

CITY OF CITRUS HEIGHTS  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

2020-2024 Consolidated Plan &  
2020 Annual Action Plan

*Adopted by City Council: October 24, 2019*



# Executive Summary

## ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The Consolidated Plan is required by the U.S. Department of Housing and Urban Development (HUD) in order for local jurisdictions to receive federal housing and community development funds under the Community Development Block Grant (CDBG) program. The overall goal of the CDBG program is to develop viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities.

The Consolidated Plan serves the following functions:

- A planning document for the City of Citrus Heights, which builds on a participatory process;
- An application for federal funds under HUD's CDBG formula grants program;
- A strategy to be followed in carrying out HUD's programs; and
- An allocation of funds to specific projects for the first program year of the Consolidated Plan.

#### *Consolidated Plan Timeframe*

The 2020-2024 Consolidated Plan covers the five-year timeframe from January 1, 2020 to December 31, 2024. During this timeframe, the city anticipates receiving only CDBG funding directly from HUD and HOME funding through the city's consortium partnership with the Sacramento Housing and Redevelopment Agency (SHRA).

#### *Consolidated Plan Format*

In order to standardize the preparation of the Consolidated Plan across all grantees, HUD developed a tool in the Integrated Disbursement and Information System (IDIS), which is the system in which projects and funding are tracked. The Consolidated Plan tool provides data from HUD-selected sources, primarily the 2011-2015 American Community Survey (ACS) dataset. Newer data has been included wherever possible to ensure the longevity of the city's 2020-2024 Consolidated Plan. The tool consists of a question-and-answer format with limited opportunities for customization. In some cases, the questions are targeted toward grantees receiving other HUD funding sources, such as HOME, Emergency Shelter Grant (ESG), and Housing Opportunities for People with AIDS (HOPWA).

#### *Income Definitions*

The primary focus of the CDBG program is assisting low-income households. Throughout this document, there are several references to various income levels:

- Extremely low-income households are those earning at or below 30% of the area median income.
- Very low-income households are those earning 31% to 50% of the area median income.
- Low-income households are those earning 51% to 80% of the area median income.
- Moderate-income households are those earning between 81% and 100% of the area median income.
- Above-moderate income households are those earning 101% of the area median income and over.

The maximum income for each category is defined by HUD on an annual basis, and is adjusted based on household size. The 2019 HUD income limits by household size for the Sacramento—Roseville--Arden-Arcade, CA HUD Metro FMR Area are listed in the table below. The 2019 HUD median family income for the Citrus Heights area is \$83,600.

| Income Limit Category        | Persons in Family |        |        |        |        |
|------------------------------|-------------------|--------|--------|--------|--------|
|                              | 1                 | 2      | 3      | 4      | 5      |
| Very Low (50%) Income Limits | 30,250            | 34,550 | 38,850 | 43,150 | 46,650 |
| Extremely Low Income Limits  | 18,150            | 20,750 | 23,350 | 26,200 | 30,680 |
| Low (80%) Income Limits      | 48,350            | 55,250 | 62,150 | 69,050 | 74,600 |

Table 1 - 2020 HUD Income Limits for Selected Households

## 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Needs Assessment identified several target populations:

- Extremely low-income and very low-income individuals and households;
- Homeless persons;
- Seniors; and
- Youth.

The Needs Assessment also identified several types of projects that are needed in the Citrus Heights community:

### Housing Needs

The following housing needs were identified during the community survey and stakeholder consultations:

- Affordable housing. The community survey indicated a significant need for affordable housing, particularly for seniors, workforce households, and disabled persons. Nearly 50 percent of survey respondents report paying more than 30 percent of their monthly income on rent or mortgage costs. Residents prioritized increasing homeownership for single-family homes as the most needed housing program, followed by programs to create more affordable rental units and construction of new, single-family homes.
- Permanent supportive housing. The community survey indicated homelessness as a high priority for the city to address. The survey also indicated the two most important services to provide to people experiencing homelessness are mental health services and supportive services, such as job training, life skills, financial training, and health care. Given the need for additional affordable housing along with mental health and supportive services, permanent supportive housing is a possible solution to address both needs.
- Transitional housing. During the city's consultation with the Citrus Heights Homeless Assistance Response Team (HART), a need for transitional housing was expressed. This need was also noted at the Collaborative work session and in the community survey responses. The city currently does not have a transitional, or interim, house for homeless within the city limits while the city connects them with permanent housing and/or other programs and services. There is a need for transitional housing for families, including families with children. Survey respondents indicated homeless housing solutions are a high priority in the city.

## Homeless Needs

The following homeless needs were identified during the community survey and stakeholder consultations:

During the city's consultation with stakeholders as part of the development of the Consolidated Plan process. The following homeless needs were identified:

- Mental health services. Over 68 percent of community survey respondents indicated the most-needed service for those experiencing homelessness in Citrus Heights are mental health services.
- Supportive services. The community survey results show 63 percent of respondents believe supportive services, such as job training, life skills, financial training, and healthcare are the most-needed service for those experiencing homelessness in Citrus Heights.
- Day center. About 33% community survey respondents indicated a need for a day center as the top need for people experiencing homelessness to have mail delivered, shower, etc.
- Transitional housing. As stated in section NA 10 Housing Needs Assessment, the community survey and the city's consultation with the Citrus Heights Homeless Assistance Response Team (HART) identified a need for transitional housing. About 31 percent of survey respondents indicated transitional housing as the top priority need for homeless services in Citrus Heights.

This need was also noted at the Collaborative work session. The city currently does not have a transitional house for homeless within the city limits. There is a need for transitional housing for families, including families with children. Survey respondents indicated homeless housing solutions are a high priority in the city.

## **Public Facility Needs**

Citrus Heights contains a large number of nonprofit organizations, most of which have facility needs. Public facility needs identified over the next five years include the following:

- Neighborhood facilities. During staff's consultation with the Citrus Heights Collaborative, several non-profits expressed the need for more recreational opportunities within Citrus Heights. Although there are a number of parks within the city, many are in need of rehabilitation and safety due to homeless activity in parks was listed as a concern. During staff's consultant with the Sunrise Recreation and Park District, funding was listed as a barrier to rehabilitating local parks and increasing services offered in Citrus Heights.
- Youth center. Similarly, in the city's online survey of various public facility needs, respondents marked a youth center, as the most desired public facility need. Although the city developed a neighborhood youth center on Sayonara Drive, the community expressed a need for more youth facilities within Citrus Heights.
- Emergency food closet. During staff's consultation with the Sunrise Christian Food Ministry, the nonprofit expressed a need for a larger emergency food closet. The group currently operates out of a small building at the Advent Lutheran Church in Citrus Heights. Due to the small size of the building, it is challenging to meet the increasing need for emergency food in the Citrus Heights community. In addition, about 19 percent of community survey respondents noted food banks as one of the most important services for those experiencing homelessness in Citrus Heights.

## **Public Improvement Needs**

The city has a continued need for infrastructure and accessibility-related public improvements, including the following:

- Infrastructure improvements. About 62 percent of community survey respondents stated the city's street surfaces need improvement. In addition, the city has a need to improve drainage facilities.
- ADA-accessible curb ramps. Curb ramps allow disabled residents to have a safe path of travel on City sidewalks.

- Sidewalk infill. Sidewalk infill projects install sidewalk, curb, and gutter improvements in areas where there is currently no sidewalk. Generally, the sidewalk connects with existing sidewalk on both ends, or connects residents with a facility or other public improvement (e.g., trail).
- Signalized intersection improvements. Upgrades to signalized intersections to be ADA accessible.

Other ADA improvements. Occasionally, other types of ADA improvements will be identified by the City's General Services Department.

### **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 successfully completed the following projects during the 2015-2019 Consolidated Plan period:

- Highland Avenue Accessibility Project;
- \$1.3 million in accessibility improvements;
- \$1.2 million in health and safety repairs for low-income homeowners; and
- 30 mobilehome health and safety repair loans/grants to low-income mobilehome homeowners.

The city typically devotes the full 15 percent allowed to public services, serving thousands of households with a range of services, from meals to housing counseling. Many households have come to depend on these services. The city plans to continue to devote the maximum allowable 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 participation and comment throughout the development of the Consolidated Plan consistent with the city's Citizen Participation Plan. Outreach included traditional local newspaper announcements for public meetings and hearings as well as publication on the city's website. The city also included an online survey and promoted the public meetings and survey through social media platforms such as Twitter, Facebook, and Next Door. The city developed a second online survey to collect feedback from stakeholders. The city hosted a public meeting on August 28 at the Sayonara Neighborhood Center to gather input on current needs and priorities. City staff provided a report to the City Council on September 12 on the status of the Consolidated Plan development and to obtain feedback from the City Council, which was televised. On September 13, city staff held a brainstorming session at the monthly Collaborative meeting to gather input on current needs and

priorities from local non-profits, health care providers, and local government agency representatives. In addition, the city posted the draft plan in advance of a 30-day public review and comment period beginning September 26. The draft plan was reviewed at the October 10 public hearing and the final plan will be considered at the October 24 public hearing.

## **5. Summary of public comments**

Feedback received through the outreach efforts, such as meetings with nonprofits, service providers, and online survey responses, is incorporated into the Process and Needs Assessment sections and, to a lesser degree, the Market Analysis section. Comments received at the two public hearings for this plan will be incorporated into the plan and included in the final submission to HUD.

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

The city has not rejected any comments.

## **7. Summary**

Based on the needs assessment, market analysis, and consultations with the community and stakeholders, the following are the selected key community needs for the Consolidated Plan:

- Build healthy communities;
- Improve public infrastructure;
- Enhance accessibility;
- Improve public services for priority populations;
- Improve housing access and affordability; and
- 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.

# The Process

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

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

| Agency Role        | Name           | Department/Agency                |
|--------------------|----------------|----------------------------------|
| CDBG Administrator | CITRUS HEIGHTS | Community Development Department |
| HOME Administrator | CITRUS HEIGHTS | SHRA                             |

Table 2– Responsible Agencies

### Narrative

The City of Citrus Heights Housing and Grants Division, within the Community Development Department, serves as the lead agency for the Consolidated Plan and the administration of CDBG, 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

City of Citrus Heights  
 Attn: Stephanie Cotter  
 6360 Fountain Square Drive  
 Citrus Heights, CA 95621  
 (916) 727-4768  
 scotter@citrusheights.net  
 www.citrusheights.net

## PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(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 and evaluate outcomes, and develop funding, policies and procedures for the 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 jurisdictions consultations with housing, social service agencies and other entities**

**Table 3– Agencies, groups, organizations who participated**

|   |  |  |
|---|--|--|
| 1 | <b>Agency/Group/Organization</b>   | City of Citrus Heights   |
|   | <b>Agency/Group/Organization Type</b>  | Other government - Local   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Public Housing Needs<br>Homelessness Strategy<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Non-Homeless Special Needs<br>Economic Development  |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | 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. |

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| 2 | <b>Agency/Group/Organization</b>                               | Citrus Heights Collaborative  |
|   | <b>Agency/Group/Organization Type</b>                          | Housing<br>Services - Housing<br>Services-Children<br>Services-Elderly Persons<br>Services-Persons with Disabilities<br>Services-Victims of Domestic Violence<br>Services-homeless<br>Services-Health<br>Services-Education<br>Services-Employment<br>Service-Fair Housing<br>Other government - Local<br>Civic Leaders |
|   | <b>What section of the Plan was addressed by Consultation?</b> | Housing Need Assessment<br>Public Housing Needs<br>Homelessness Strategy<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Non-Homeless Special Needs<br>Anti-poverty Strategy                        |

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|---|---|---|
|   | <p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></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> |
| 3 | <p><b>Agency/Group/Organization</b></p>   | <p>SUNRISE RECREATION AND PARK DISTRICT</p>   |
|   | <p><b>Agency/Group/Organization Type</b></p>  | <p>Services-Children<br/> Services-Elderly Persons<br/> Services-Persons with Disabilities<br/> Services-homeless<br/> Other government - Local</p>   |

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|   | <b>What section of the Plan was addressed by Consultation?</b>   | Homelessness Strategy<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Non-Homeless Special Needs  |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | 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 | <b>Agency/Group/Organization</b>   | About Kidz  |
|   | <b>Agency/Group/Organization Type</b>  | Services-Children   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Non-Homeless Special Needs  |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | 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, transportation, and mentoring. Funding was listed as the organization's greatest need.   |
| 5 | <b>Agency/Group/Organization</b>   | Sacramento Self Help Housing  |
|   | <b>Agency/Group/Organization Type</b>  | Services-Children<br>Services-Elderly Persons<br>Services-Persons with Disabilities<br>Services-homeless  |

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|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Homelessness Strategy<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Non-Homeless Special Needs  |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Sacramento Self-Help Housing (SSH) provides housing counseling and homeless navigation services for the City of Citrus Heights. The citys Homeless Navigator completed the citys online stakeholder survey and identified housing as the greatest need of her clients.   |
| 6 | <b>Agency/Group/Organization</b>   | Campus Life Connection, Sayonara After School Program  |
|   | <b>Agency/Group/Organization Type</b>  | Services-Children  |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Homeless Needs - Families with children<br>Homelessness Needs - Unaccompanied youth<br>Non-Homeless Special Needs  |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Campus Life Connection participated in the citys 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 | <b>Agency/Group/Organization</b>   | WEAVE  |
|   | <b>Agency/Group/Organization Type</b>  | Services-Children<br>Services-Persons with Disabilities<br>Services-Victims of Domestic Violence<br>Services-Health<br>Services - Victims<br>Child Welfare Agency  |

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|---|--|--|
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Homeless Needs - Families with children<br>Homelessness Needs - Unaccompanied youth<br>Non-Homeless Special Needs  |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | WEAVE completed the citys 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 | <b>Agency/Group/Organization</b>   | City of Woodland   |
|   | <b>Agency/Group/Organization Type</b>  | Other government - Local   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Public Housing Needs<br>Homelessness Strategy<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Non-Homeless Special Needs  |

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|---|---|---|
|   | <p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></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> |
| 9 | <p><b>Agency/Group/Organization</b></p>   | <p>San Juan Unified School District</p>   |
|   | <p><b>Agency/Group/Organization Type</b></p>  | <p>Services-Children<br/>Services-Persons with Disabilities<br/>Services-homeless<br/>Services-Education</p>  |
|   | <p><b>What section of the Plan was addressed by Consultation?</b></p>   | <p>Homelessness Strategy<br/>Homeless Needs - Chronically homeless<br/>Homeless Needs - Families with children<br/>Homelessness Needs - Unaccompanied youth<br/>Non-Homeless Special Needs</p>  |
|   | <p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p> | <p>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.</p>   |

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| 10 | <b>Agency/Group/Organization</b>   | SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY   |
|    | <b>Agency/Group/Organization Type</b>  | PHA<br>Services - Housing<br>Regional organization  |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Public Housing Needs<br>Homelessness Strategy<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Non-Homeless Special Needs   |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | 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 | <b>Agency/Group/Organization</b>   | First Call Hospice  |
|    | <b>Agency/Group/Organization Type</b>  | Services-Elderly Persons<br>Services-Health   |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Non-Homeless Special Needs  |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | City staff consulted with Rachele 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. |

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| 12 | <b>Agency/Group/Organization</b>   | Citrus Heights Homeless Assistance Resource Team  |
|    | <b>Agency/Group/Organization Type</b>  | Services - Housing<br>Services-Children<br>Services-Elderly Persons<br>Services-Persons with Disabilities<br>Services-Persons with HIV/AIDS<br>Services-Victims of Domestic Violence<br>Services-homeless<br>Services-Health<br>Services-Education<br>Services-Employment<br>Service-Fair Housing<br>Services - Victims   |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Homelessness Strategy<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Non-Homeless Special Needs   |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | 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. |
| 13 | <b>Agency/Group/Organization</b>   | Citrus Heights Chamber of Commerce  |
|    | <b>Agency/Group/Organization Type</b>  | Business and Civic Leaders  |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Non-Homeless Special Needs  |

|    |  |   |
|----|--|---|
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | 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. |
| 14 | <b>Agency/Group/Organization</b>   | Sacramento County Behavioral Health Services  |
|    | <b>Agency/Group/Organization Type</b>  | Services-Children<br>Services-Elderly Persons<br>Services-Persons with Disabilities<br>Services-Persons with HIV/AIDS<br>Services-Victims of Domestic Violence<br>Services-homeless<br>Services-Health<br>Services-Education<br>Services - Victims<br>Health Agency   |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Homelessness Strategy<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Non-Homeless Special Needs   |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Staff consulted with Sacramento County Division of Behavioral Health Services via the citys 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 | <b>Agency/Group/Organization</b>   | Development Services - City of Elk Grove  |
|    | <b>Agency/Group/Organization Type</b>  | Other government - Local  |

|   |   |
|---|---|
| <p><b>What section of the Plan was addressed by Consultation?</b></p>   | <p>Housing Need Assessment<br/> Public Housing Needs<br/> Homelessness Strategy<br/> Homeless Needs - Chronically homeless<br/> Homeless Needs - Families with children<br/> Homelessness Needs - Veterans<br/> Homelessness Needs - Unaccompanied youth<br/> Non-Homeless Special Needs</p>  |
| <p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></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> |

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

No agency types were excluded from consultation.

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

| Name of Plan      | Lead Organization        | How do the goals of your Strategic Plan overlap with the goals of each plan?   |
|-------------------|--------------------------|--|
| Continuum of Care | Sacramento Steps Forward | 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 4– 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 the 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, City of Elk Grove, as well as any 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 in 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.



## **PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(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 NextDoor; published news items on the city's website, encouraged local press coverage, and held a community meeting in a lower-income neighborhood to increase participation. All public comments were accepted throughout the public participation, and the survey results and feedback from the public meetings were used to help shape the Needs Assessment and Strategic Plan sections of the Consolidated Plan. The table below outlines specific public outreach efforts.

## Citizen Participation Outreach

| Sort Order | Mode of Outreach       | Target of Outreach  | Summary of response/attendance  | Summary of comments received   | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------------|---|---|--|--|---------------------|
| 1          | Community Needs Survey | <p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Public Service Stakeholders</p> | <p>The city received 342 survey responses.</p> <p>The survey was available in both online and paper copies that were available for completion at City Hall and through key service providers.</p> | <p>Survey results indicated the highest priority for residents is to provide services to people experiencing homelessness. The survey responses also indicated a desire for more community events and activities to increase opportunities to socialize; a need for increased transportation options to improve access to services; and a need for improvements to public infrastructure and recreational areas as well as public safety. Complete survey responses are included in the attached appendix.</p> | <p>The city accepted all comments.</p>       |                     |

| 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          | Public Meeting   | Minorities<br><br>Persons with disabilities<br><br>Non-targeted/broad community<br><br>Residents of Public and Assisted Housing<br><br>Neighborhood Residents & Stakeholders | Two stakeholders attended a CDBG grant application workshop on July 10, 2019. | Potential applicants were encouraged to apply for funding, and the application process was explained. | The city accepted all comments.              |                     |

| 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 Meeting   | Minorities<br><br>Persons with disabilities<br><br>Non-targeted/broad community<br><br>Residents of Public and Assisted Housing<br><br>Neighborhood Residents & Stakeholders | Approximately 50 people attended the Community Priorities Workshop on August 28, 2019 at the Sayonara Neighborhood Center. The workshop was publicly noticed 7 days prior to the workshop in The Sacramento Bee, and the public notice is attached. | The meeting identified the top two needs as 1) expanding homeless housing and services and 2) foster affordable housing. Participants also noted a need for a wide-range of public services. Participants also expressed a desire to focus resources on extremely-low income households, families with children, and persons with mental disabilities. A summary of the workshop responses is attached in the appendix. | The city accepted all comments.              |                     |

| 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 Meeting   | Minorities<br><br>Persons with disabilities<br><br>Non-targeted/broad community<br><br>Residents of Public and Assisted Housing<br><br>Neighborhood Residents & Stakeholders | City Council meeting on September 12, 2019. | No comments were received.   | The city did not reject any comments.        |                     |

| Sort Order | Mode of Outreach | Target of Outreach   | Summary of response/attendance   | Summary of comments received | Summary of comments not accepted and reasons | URL (if applicable) |
|------------|------------------|--|--|------------------------------|--|---------------------|
| 5          | Public Meeting   | Minorities<br><br>Persons with disabilities<br><br>Non-targeted/broad community<br><br>Residents of Public and Assisted Housing<br><br>Neighborhood Residents & Stakeholders | The draft Consolidated Plan was noticed for public comment in The Sacramento Bee on September 25, 2019. A public hearing to review the draft plan took place on October 10. The notice is in the appendix. | No comments were received.   | The city did not reject any comments.        |                     |

| 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) |
|------------|------------------------|------------------------------|--|--|--|---------------------|
| 6          | Community Needs Survey | Non-profit service providers | The city provided an online survey to non-profit service providers, affordable housing developers, public agencies, health service providers, advocacy groups, and other stakeholders to gather feedback on current needs and priorities of their clients and assess any barriers they face in providing services to the Citrus Heights community. | 12 stakeholders responded to the survey. The responses indicate a need for housing; homeless services and transitional/emergency housing; public services, such as childcare and youth programs; as well as networking and employment opportunities. | The city accepted all comments.              |                     |

|   |                |   |  |   |  |  |
|---|----------------|---|--|---|--|--|
| 7 | Public Meeting | <p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Residents and Service Providers in Citrus Heights</p> | <p>The city held a virtual public meeting on April 23, 2020, to discuss the need to provide emergency funding to the city's CDBG grantees to expand existing capacity due to increasing demand from the impacts of COVID-19.</p> | <p>Scott Young, the Homeless Outreach Supervisor for Sacramento Self-Help Housing, spoke in support of additional funding for homeless services, including motel rooms for unhoused individuals and families to prevent the contraction and spread of COVID-19 by providing a safe place to remain socially distant. Rocky Peterson, Sunrise Christian Food Ministry Board President, spoke about the food bank's need for emergency food and supplies to keep up with increasing demand and associated costs. Beth Hassett, representing WEAVE, commented about the increasing</p> | <p>The city did not reject any comments.</p> |  |
|---|----------------|---|--|---|--|--|

|  |  |  |  |   |  |  |
|--|--|--|--|---|--|--|
|  |  |  |  | <p>need for domestic violence services in response to COVID-19. WEAVE requested additional CDBG funding to purchase motel rooms and emergency supplies for clients. John Foley, Executive Director of Sacramento Self-Help Housing, commented that moving people experiencing homelessness into motels is the primary need in response to COVID-19. Dan Palmer and Julie Habeeb spoke on behalf of Campus Life. They stated the Sayonara Center is feeding an average of 50 children and youth on a daily basis and is requesting additional funding to provide free meals to low-income families when the Sayonara</p> |  |  |
|--|--|--|--|---|--|--|

| 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) |
|------------|------------------|--|---|--|--|---------------------|
|            |                  |  |   | Center is closed due to COVID-19. The Sayonara Center had to cancel its annual fundraiser due to COVID-19, and at the same time, is experiencing an increased need for services due to COVID-19. |  |                     |
| 8          | Newspaper Ad     | Minorities<br>Persons with disabilities<br>Non-targeted/broad community<br>Residents of Public and Assisted Housing<br>Residents of Citrus Heights and Service Providers | The city posted a public notice in the Sacramento Bee on May 22, 2020, to notify the public about the public comment period for the draft amended Citizen Participation Plan and CARES Act Amendment, and advertising the date of the public hearing on May 28 to consider those documents. | No comments were received.   | The city did not reject any comments.        |                     |

| 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) |
|------------|------------------|---|---|--|--|---------------------|
| 9          | Public Hearing   | Minorities<br><br>Persons with disabilities<br><br>Non-targeted/broad community<br><br>Residents of Public and Assisted Housing<br><br>Citrus Heights Residents and Service Providers | The city held a virtual public hearing on May 28, 2020, to receive public feedback on the draft amended Citizen Participation Plan and the draft CARES Act Amendment for the first phase of the city's CDBG-CV allocations. | The city did not receive any comments. | The city did not reject any comments.        |                     |

| 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) |
|------------|------------------|---|--|--|--|---------------------|
| 10         | Newspaper Ad     | Minorities<br><br>Persons with disabilities<br><br>Non-targeted/broad community<br><br>Residents of Public and Assisted Housing<br><br>Citrus Heights Residents and Service Providers | The city posted a public notice in the Sacramento Bee on June 19, 2020, advertising a Public Meeting on June 25, 2020, to discuss the second phase allocations for the city's CDBG-CV funding. | The city did not receive any comments. | The city did not reject any comments.        |                     |

| 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) |
|------------|------------------|---|---|--|--|---------------------|
| 11         | Public Meeting   | Minorities<br><br>Persons with disabilities<br><br>Non-targeted/broad community<br><br>Residents of Public and Assisted Housing<br><br>Citrus Heights residents and service providers | The city held a virtual Public Meeting with the City Council on June 25, 2020, to discuss and receive feedback on the second phase of the city's CDBG-CV funding allocations. | The city did not receive any comments. | The city did not reject any comments.        |                     |

| 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) |
|------------|------------------|---|---|--|--|---------------------|
| 12         | Newspaper Ad     | Minorities<br><br>Persons with disabilities<br><br>Non-targeted/broad community<br><br>Residents of Public and Assisted Housing<br><br>Citrus Heights residents and service providers | The city posted a Public Notice in the Sacramento Bee on August 7, 2020, to advertise the public review and comment period and the upcoming public hearing on August 13, 2020, to review the CARES Act Amendment for the second phase of the city's first award of CDBG-CV funding. | The city did not receive any comments. | The city did not reject any comments.        |                     |

| 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) |
|------------|------------------|---|---|--|--|---------------------|
| 13         | Public Meeting   | Minorities<br><br>Persons with disabilities<br><br>Non-targeted/broad community<br><br>Residents of Public and Assisted Housing<br><br>Citrus Heights residents and service providers | The city held a virtual Public Hearing on August 13, 2020, to review and receive feedback on the CARES Act Amendment for the second phase of CDBG-CV funding allocations. | The city did not receive any comments. | The city did not reject any comments.        |                     |

Table 5– Citizen Participation Outreach

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The Needs Assessment collects and analyzes data on the housing needs for residents of the City of Citrus Heights. The assessment focuses especially on affordable housing, special needs housing, community development, and homelessness. Information is gathered through a community survey, stakeholder consultations, and various online data sources. Through this data collection, the city estimates its housing needs for the next five year plan period.

First, the assessment addresses the characteristics of citywide housing including income level, tenure, household type, and housing problems, including cost burden, overcrowding, and substandard housing conditions. Second, the Assessment looks at whether any of the above housing characteristics are concentrated among minority or certain racial groups. Third, the Assessment discusses the number and character of existing public housing units in the city, as well as the demand and number of waitlisted residents.

Fourth, the extent and nature of homelessness is discussed. The number and type of available housing and services for the homeless, and the challenges and risk factors for persons and families becoming homeless, are also discussed. Fifth, specific populations that are at risk of becoming homeless are reviewed for their needs, including elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents, and victims of domestic and other similar types of violence. Lastly, the Needs Assessment will address the needs for public facilities, public improvements, public services, and other eligible Community Development Block Grant (CDBG) uses.



## **NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

Citrus Heights contains a large number of nonprofit organizations, most of which have facility needs.

### **How were these needs determined?**

Public facility needs identified over the next five years include the following:

- Neighborhood facilities. During staff's consultation with the Citrus Heights Collaborative, several non-profits expressed the need for more recreational opportunities within Citrus Heights. Although there are a number of parks within the city, many are in need of rehabilitation and safety due to homeless activity in parks was listed as a concern. During staff's consultant with the Sunrise Recreation and Park District, funding was listed as a barrier to rehabilitating local parks and increasing services offered in Citrus Heights.
- Youth center. Similarly, in the city's online survey of various public facility needs, respondents marked a youth center, as the most desired public facility need. Although the city developed a neighborhood youth center on Sayonara Drive, the community expressed a need for more youth facilities within Citrus Heights.
- Emergency food closet. During staff's consultation with the Sunrise Christian Food Ministry, the nonprofit expressed a need for a larger emergency food closet. The group currently operates out of a small building at the Advent Lutheran Church in Citrus Heights. Due to the small size of the building, it is challenging to meet the increasing need for emergency food in the Citrus Heights community. In addition, about 19 percent of community survey respondents noted food banks as one of the most important services for those experiencing homelessness in Citrus Heights.

### **Describe the jurisdiction's need for Public Improvements:**

The city has a continued need for accessibility-related public improvements, including the following:

- Infrastructure improvements. About 62 percent of community survey respondents stated the city's street surfaces need improvement.
- ADA-accessible curb ramps. Curb ramps allow disabled residents to have a safe path of travel on City sidewalks.
- Sidewalk infill. Sidewalk infill projects install sidewalk, curb, and gutter improvements in areas where there is currently no sidewalk. Generally, the sidewalk connects with existing sidewalk on both ends, or connects residents with a facility or other public improvement (e.g., trail).

- Signalized intersection improvements. Upgrades to signalized intersections to be ADA accessible.
- Other ADA improvements. Occasionally, other types of ADA improvements will be identified by the city's General Services Department.

### **How were these needs determined?**

These needs were determined in coordination with the City's General Services Department and other stakeholder consultations as well as through community survey results.

### **Describe the jurisdiction's need for Public Services:**

Citrus Heights is served by several local and regional nonprofits. Nonprofits provide services ranging from case management to after-school programs to landlord/tenant mediation. Needs identified over the next five years include the following:

- Senior services. Seniors need continued access to meals, both delivered for homebound seniors and Rusch Park, for more mobile seniors. Seniors also need access to transit that provides service close to their homes, medical facilities, shopping, and other services.
- Youth services. Youth in general need access to after-school and extracurricular programs that help them maintain education and gang involvement.
- Tenant/Landlord services. Renters need access to free advisory services when faced with a tenant landlord dispute.
- Homeless Assistance. Many survey respondents and Collaborative members mentioned services to the homeless as a high priority need in the city. Respondents mentioned mental health services are a particularly needed.
- Job training/education. Many low-income and English as a second language individuals need specialized job training and mentoring in order to fill the needs of Citrus Heights' employers.

### **How were these needs determined?**

These needs were determined upon consultation with the Citrus Heights Collaborative, various non-profits and service providers, input from a community workshop, and an online survey for community members and stakeholders.

Based on the needs analysis above, describe the State's needs in Colonias

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The City of Citrus Heights' housing stock is primarily composed of single-family homes, with a combination of owned and rental properties. Most single-family homes have at least three bedrooms and there is an adequate number of housing units to accommodate most of the city's residents, as evidenced by the low rate of overcrowding. The City of Citrus Heights is 98 percent built out, so there is little land available for new housing developments. Additionally, Citrus Heights is characterized by aging housing stock, with a majority of housing built before 1979, which can result in increased need for repair and rehabilitation. Therefore, the primary components of the city's housing strategy are to preserve and rehabilitate its existing housing stock through housing repair and rental inspection programs, and to continue to operate its First-Time Homebuyer Program (FTHB). Community engagement efforts expressed similar support for these programs. When asked to prioritize affordable housing needs, residents selected the following four preferences: emergency repair (21 percent), acquisition/rehab multi-family (21 percent), accessibility repairs grant (13 percent), and rehabilitation of existing single-family homes (13 percent). When surveyed, 18 percent of renters said they believed their home had a code violation, and all but one said they had reported it already to code enforcement. When why they had not reported it, 40 percent said they were afraid the owner would retaliate in some way. Moreover, when ask what are the top three housing program for the city to focus on, they said: homeownership - affordable single-family homes; rentals: affordable rental units, new construction of single-family, and home improvements for low-income homeowners. The city has adequate housing for moderate and above-moderate income households, but many lower-income households struggle with different challenges as a result of economic factors. The city offers a mix of conventional housing units and assisted housing units both public-housing complexes and privately-owned. No affordable housing units are at risk of being converted to market rate rents during the upcoming plan period. Nonetheless, the city will continue to pursue additional affordable housing. The city will also continue to seek and develop opportunities for redevelopment, foster and develop an educated workforce through job training services, and expand jobs in the local community. This is especially important because most residents commute to outside of Citrus Heights to work.

### Community Feedback

The city gathered community feedback on housing affordability issues as well. When surveyed about their satisfaction with housing, renters said they were most unsatisfied with frequency of rent increases and affordability of rent. When asked about prioritizing city programs, residents ranked housing issues as the top two most important activities: 1) Expand homeless housing and services, 2) foster affordable housing, 3) offer a variety of public services, 4) construction/upgrade public facilities, and 5) improve

accessibility. When asked what groups have the greatest need for affordable housing, respondents prioritized these three groups: seniors, disabled persons, and homeless persons. All of these groups typically need financial assistance with repairs and repairs to their home.

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.



## MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

### Introduction

The city is interested in bringing more jobs and in addition, high-quality jobs to the city. The 2011 Citrus Heights Economic Development Strategy Report identified that the city's aging stock of retail space, particularly space in small unanchored strip retail centers, was one of its key challenges. Recently the city has been in the process of a Specific Plan amendment to redevelop the Sunrise Mall. The city also has been improving its Comprehensive Transit Plan to improve service operations for the commuting public.

### Economic Development Market Analysis

#### Business Activity

| Business by Sector                            | Number of Workers | Number of Jobs | Share of Workers % | Share of Jobs % | Jobs less workers % |
|---|-------------------|----------------|--------------------|-----------------|---------------------|
| Agriculture, Mining, Oil & Gas Extraction     | 334               | 0              | 1                  | 0               | -1                  |
| Arts, Entertainment, Accommodations           | 4,091             | 3,398          | 15                 | 22              | 7                   |
| Construction                                  | 2,391             | 711            | 9                  | 5               | -4                  |
| Education and Health Care Services            | 5,614             | 3,130          | 20                 | 21              | 1                   |
| Finance, Insurance, and Real Estate           | 2,275             | 1,045          | 8                  | 7               | -1                  |
| Information                                   | 596               | 151            | 2                  | 1               | -1                  |
| Manufacturing                                 | 1,536             | 38             | 5                  | 0               | -5                  |
| Other Services                                | 1,248             | 560            | 4                  | 4               | 0                   |
| Professional, Scientific, Management Services | 2,835             | 1,117          | 10                 | 7               | -3                  |
| Public Administration                         | 0                 | 0              | 0                  | 0               | 0                   |
| Retail Trade                                  | 4,951             | 4,886          | 18                 | 32              | 14                  |
| Transportation and Warehousing                | 855               | 58             | 3                  | 0               | -3                  |
| Wholesale Trade                               | 1,359             | 145            | 5                  | 1               | -4                  |
| Total   | 28,085            | 15,239         | --                 | --              | --                  |

**Table 6 - Business Activity**

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

|  |        |
|--|--------|
| Total Population in the Civilian Labor Force   | 44,390 |
| Civilian Employed Population 16 years and over | 38,850 |
| Unemployment Rate                              | 12.44  |
| Unemployment Rate for Ages 16-24               | 34.23  |
| Unemployment Rate for Ages 25-65               | 8.42   |

Table 7 - Labor Force

Data Source: 2011-2015 ACS

| Occupations by Sector                            | Number of People |
|--|------------------|
| Management, business and financial               | 7,900            |
| Farming, fisheries and forestry occupations      | 1,830            |
| Service  | 4,620            |
| Sales and office                                 | 11,515           |
| Construction, extraction, maintenance and repair | 3,545            |
| Production, transportation and material moving   | 2,150            |

Table 8 – Occupations by Sector

Data Source: 2011-2015 ACS

## Travel Time

| Travel Time  | Number | Percentage |
|--------------|--------|------------|
| < 30 Minutes | 23,750 | 65%        |

| Travel Time        | Number        | Percentage  |
|--------------------|---------------|-------------|
| 30-59 Minutes      | 10,640        | 29%         |
| 60 or More Minutes | 2,285         | 6%          |
| <b>Total</b>       | <b>36,675</b> | <b>100%</b> |

Table 9 - Travel Time

Data Source: 2011-2015 ACS

### Education:

#### Educational Attainment by Employment Status (Population 16 and Older)

| Educational Attainment                      | In Labor Force    |            | Not in Labor Force |
|---|-------------------|------------|--------------------|
|   | Civilian Employed | Unemployed |                    |
| Less than high school graduate              | 2,505             | 535        | 1,470              |
| High school graduate (includes equivalency) | 7,730             | 1,030      | 3,360              |
| Some college or Associate's degree          | 14,250            | 1,785      | 4,750              |
| Bachelor's degree or higher                 | 6,570             | 510        | 1,230              |

Table 10 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

#### Educational Attainment by Age

|   | Age       |           |           |           |         |
|---|-----------|-----------|-----------|-----------|---------|
|   | 18-24 yrs | 25-34 yrs | 35-44 yrs | 45-65 yrs | 65+ yrs |
| Less than 9th grade                       | 65        | 500       | 460       | 585       | 645     |
| 9th to 12th grade, no diploma             | 950       | 875       | 540       | 1,545     | 755     |
| High school graduate, GED, or alternative | 2,970     | 3,405     | 2,480     | 6,255     | 3,800   |
| Some college, no degree                   | 3,655     | 4,455     | 3,465     | 7,225     | 3,545   |
| Associate's degree                        | 405       | 1,725     | 1,330     | 2,655     | 1,285   |
| Bachelor's degree                         | 480       | 1,860     | 1,315     | 2,950     | 1,690   |

|                                 | Age       |           |           |           |         |
|---------------------------------|-----------|-----------|-----------|-----------|---------|
|                                 | 18–24 yrs | 25–34 yrs | 35–44 yrs | 45–65 yrs | 65+ yrs |
| Graduate or professional degree | 0         | 400       | 475       | 1,325     | 1,000   |

Table 11 - Educational Attainment by Age

Data Source: 2011-2015 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

| Educational Attainment                      | Median Earnings in the Past 12 Months |
|---|---------------------------------------|
| Less than high school graduate              | 21,000                                |
| High school graduate (includes equivalency) | 27,080                                |
| Some college or Associate's degree          | 34,456                                |
| Bachelor's degree                           | 46,590                                |
| Graduate or professional degree             | 55,596                                |

Table 12 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

A majority of Citrus Heights residents work in the education and health care services sector, followed by retail trade, and arts, entertainment, and accommodations sectors. A majority of Citrus Heights residents in highly skilled professions work outside Citrus Heights.

### Describe the workforce and infrastructure needs of the business community:

In the community engagement survey, the types of businesses that were ranked as needed most were entertainment venues, locally owned businesses, and performing and visual arts.

In 2015, per the 2011–2015 ACS 5-Year estimates, there were 5,797 companies in Citrus Heights. The mean travel time to work was 25 minutes in 2015. A large portion of the population commutes outside of the city for work. According to Trulia, in 2017, about 29 percent of the population leaves the city during the day to commute to jobs outside of the city while 17.4 percent of workers live and work in the City of Citrus Heights. Increasing the availability of jobs in the city is one of the needs for the community.

The local business community expressed the need for an educated workforce during the annual city and Chamber of Commerce 2014 Business Walk. Infrastructure needs are typically related to maintaining street improvement and maintenance and technology needs, including sufficient data capacity infrastructure, reliable internet access, etc.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

There are several major redevelopment projects proposed for the City of Citrus Heights over the next five-year period. There will likely be new retail and office-related jobs generated as part of this redevelopment/new development. Workforce development is likely to be met through the existing employment training and placement services including organizations like (Crossroads, Asian Resources).

For example, the city will be revamping Sunrise Mall. The plan would likely make way for a mixed-use property. The current goal is to transform Sunrise Mall into an area where residents and visitors shop, work, live, and play. Sunrise Mall covers 100 acres of prime property in Citrus Heights. The city is working on a General Plan amendment that recognizes the importance of Sunrise Mall in the region and which would require the development of a specific plan to ensure the future redevelopment of Sunrise Mall is conducted in a comprehensive manner. These future changes are anticipated to have a positive impact on the community by diversifying the economy with more businesses and jobs.

The city also has been implementing its Comprehensive Transit Plan, which was adopted by City Council in October 2018, to improve service operations for the commuting public. The operating enhancements will address how to improve transit travel times through actions such as transit signal priority, peak hour bus-only lanes, and queue jump lanes.

## **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

The majority of persons in each age group (except 65+) has completed some college, but did not obtain a degree. Currently, the retail trade sector represents the second largest business sector by number of workers (4,951 workers) and the largest business sector by share of jobs (30 percent). While college degree (associate and above) is not necessary for some retail positions, several respondents at the Citrus Heights Collaborative meeting and on the online survey expressed the need for job training services. One of the main goals of the city's Community and Economic Development Department is to attract highly-skilled workers and businesses to expand its businesses offerings beyond its strong retail base.

## **Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The city partners with Crossroads Diversified Services, when possible; Crossroads, a nonprofit which receives SETA designated funding for the Sacramento County, provides resources and services to employers and job seekers in Sacramento County. In addition, the city has recently provided CDBG funding to Crossroads Diversified Services for the Youth and Employment Readiness Program, which offers employment readiness and soft skill development workshops to high school students.

Asian Resources provides a variety of comprehensive workforce training programs and resources for Citrus Heights youth, adults, and recent immigrants and refugees. Training programs include job placement opportunities, English classes, and technical skills training, such as computer skills and financial literacy.

The San Juan Unified School District offers workforce training through the Career and Technical Education program, which provides pathway programs to enter a number of local sectors, including health, manufacturing, construction trades, hospitality, and information technology.

Finally, the Sacramento County libraries, including Sylvan Oaks Library in the city, offer career counseling, skills training, and free amenities, such as WiFi and computers, to support residents entering the workforce or searching for a job.

Overall, these community organizations and their programs support this Consolidated Plan through expanding economic opportunities for youth and low-income residents.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

No, the city does not currently participate in the CEDS.

**Discussion**

The city is actively engaging in efforts to increase local jobs, so that residents have the option of working close to home in highly skilled jobs. There may be opportunities for new businesses to work with local service providers to encourage job training related to meet their needs.

The city makes efforts to strengthen the retail base to ensure its own fiscal stability, provide needed goods and services, and promote the vitality of its commercial districts and nodes. In coordination with the General Plan, the city made efforts to take the lead in the design, construction, and funding of public improvements, including streetscape enhancements, to improve the appearance of commercial districts and stimulate private investment.

For example, the city has completed several streetscape projects, including Sunrise Boulevard and portions of Auburn Boulevard. The city also recently launched a campaign to revitalize the Auburn Boulevard Specific Plan Area. The campaign includes assisting business owners in 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. This campaign is about halfway completed and is now currently in the second phase.

The city continually seeks ways to improve transportation services for the commuting public, which will make it easier to get to and from work. The city is also in the process of a General Plan amendment regarding redevelopment of Sunrise Mall. It would require the development of a specific plan to ensure that the future redevelopment of Sunrise Mall is conducted in a comprehensive manner. These future changes are anticipated to have a positive impact on the community by diversifying the economy and by providing more access to businesses and jobs.



## **MA-50 Needs and Market Analysis Discussion**

**Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

Historically, the city has focused many resources on Sayonara Drive, which is the street in the city most subject to crime, calls for service, code enforcement issues, and building deficiencies. 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. The city is currently in the pre-planning phase of this project.

The city will pursue housing resources consistent with the priorities outlined in the city's Housing Element and Consolidated Plan, including pursuing funds for the city's Housing Trust Fund, FTHB, the Sayonara neighborhood, other pockets of low-income neighborhoods, and the city's ten mobile home communities.

In general, there is not a large concentration of multiple housing problems in other areas of the city. The city recently started rental housing inspection program, which will also assist with identifying any building deficiencies in the city.

**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

Racial and ethnic minorities and low-income families are not concentrated to an extent in neighborhoods that would require a specific targeting of CDBG funds. HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is: R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, neighborhoods of extreme poverty must be within census tracts with 40 percent or more of individuals living at or below the poverty line. None of the parcels within the city have that combined level of concentration.

**What are the characteristics of the market in these areas/neighborhoods?**

As a majority of Citrus Heights housing was constructed prior to 1989, many neighborhoods and areas face similar challenges in terms of housing maintenance.

**Are there any community assets in these areas/neighborhoods?**

Regarding Sayonara Drive, the Citrus Heights Children and Youth Center is located on Sayonara Drive and was constructed with CDBG funds in the 2010-2014 Consolidated Plan period. The street maintains easy access to regional transit.

**Are there other strategic opportunities in any of these areas?**

The city anticipates constructing an affordable housing development project on Sayonara Drive in this Consolidated Plan period.

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Countywide, 82 percent of households have a desktop or laptop computer and 87 percent have a smartphone - higher than the US overall. Seventy-six percent of households have broadband access by cable, fiber, or DSL and 89 percent have some type of broadband access- 10 percent only have internet through their cellular data plan.

However, American Community Survey (ACS) data indicate that access is much lower for low- and moderate-income households. In Sacramento County, just three percent of households earning \$75,000 or more per year are without any internet subscription compared to 29 percent of households earning less than \$20,000 per year and 12 percent of households earning between \$20,000 and \$75,000 per year.

There is Coalition for Digital Inclusion in Sacramento, made up of government entities, for profits, and nonprofits that are concerned with digital equity. The Coalition pulls together resources and data to move the needle on digital inclusion and determine what efforts to focus on. Their goal is for everyone in the region to have the ability to access services (skills), hardware (access to or own), and connection (wiring/infrastructure, broadband speeds).

There are three "spheres" of digital equity:

- 1) Economic: the ability to apply for a job or complete tasks
- 2) Civic: for example, fill out the Census, apply for services, access healthcare
- 3) Cultural: communicate with family and friends, use propriety applications for entertainment

The attached map is from a market assessment of the Sacramento Region and shows how broadband access varies by neighborhood.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

According to the Federal Communications Commission database, Sacramento is served by more than five broadband providers.

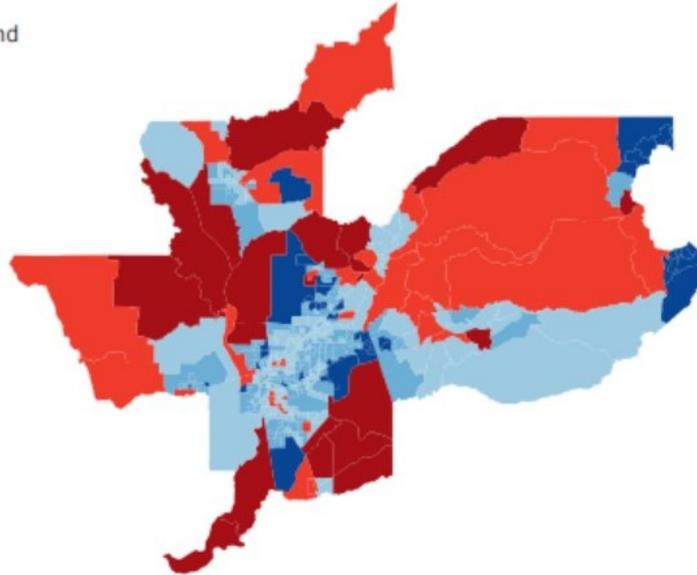
FIGURE 29

**Broadband subscription rates differ considerably in the Sacramento region**

Neighborhood broadband subscription rates by census tract, 2015

Neighborhood broadband  
subscription rates

- 0-20%
- 20-40%
- 40-60%
- 60-80%
- 80-100%
- NA



Source: "Signs of Digital Distress: Mapping Broadband Availability and Subscription in American Neighborhoods," Brookings, 2017

**Broadband Subscription Rates: Sacramento County**

## MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

### Describe the jurisdiction's increased natural hazard risks associated with climate change.

The Citrus Heights Emergency Operations Plan (EOP) is the city's all hazards plan that establishes an Emergency Management Organization and assigns functions and tasks consistent with California's Standard Emergency Management System (SEMS) and the National Incident Management System (NIMS). It provides for the integration and coordination of planning efforts of multiple departments within Citrus Heights, multijurisdictional special districts, Sacramento County and the State of California. It addresses actions for all disasters as well as additional actions appropriate for specific hazards.

Citrus Heights depends on the federal government, State of California, California Master Mutual Aid System and other formal and informal agreements for outside disaster and emergency response assistance. The level and sources of outside assistance depend on the nature and scope of the incident and the availability of specific resources. When a local state of emergency has been declared and the Citrus Heights Emergency Operations Center (EOC) is activated, all requests for outside resources will go through the City EOC to the Sacramento OA EOC .

Citrus Heights is vulnerable to the following natural hazards that can be associated with climate change. All these hazards have the potential to cause impacts ranging from slight to catastrophic, severely disrupting city operations and resulting in extensive damage, fatalities and injuries:

- Severe Weather
- Flood
- Earthquake
- Volcano
- Fire

Any of the hazards above impacting Sacramento County and Southern Placer County have the potential to affect Citrus Heights. Those hazards that do not directly affect Citrus Heights have the potential impact of producing evacuees from the impacted regions flowing into or passing through Citrus Heights. This could cause overloading of major streets, a requirement to open and maintain shelters, and overburdened traffic control.

### Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Natural hazards risks and problems include reaching people who are homeless before or during a disaster, especially those who are camping out or who may not have a phone that receives emergency alerts. In addition, seniors with mobility

issues may not be able to evacuate without assistance. </font></p><p style="margin: 0in 0in 10pt;"><font face="Calibri" size="3">For homes in the flood plain, insurance can be a large problem and many residents don't have this type of insurance because of unaffordable premiums. Another issue is that some residents bought homes without knowing they were in a flood plain, and therefore they didn't know they needed to carry flood insurance.</font></p><p style="margin: 0in 0in 10pt;"><font face="Calibri" size="3">The biggest issue that low-income residents experience after a disaster is shelter. They often don't have the means to stay in a hotel, so low-income residents are most likely to be stuck in a shelter.</font></p>

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

Citrus Heights will use a need-based strategy, as opposed to a place-based strategy, over the course of the planning period.

At the community workshop in September 2019, when the public was asked what the top two priorities were that the city should prioritize, the following priorities were listed as follows: 29 percent of respondents chose expand homeless housing and services 26 percent chose foster affordable housing; 19 percent chose offer a variety of public services, 18 percent chose construct/ upgrade facilities, and 8 percent chose improve accessibility.

When the public was asked what were the top priority populations for the city to provide assistance, the following groups were selected: extremely low income, families with children and elderly, families with children, mentally ill homeless, homeless veterans, chronically homeless, persons with mental disabilities, elderly, frail elderly, persons with developmental disabilities, victims of domestic violence.

Based on the needs assessment, market analysis, and consultations with the community and stakeholders, the following are the selected key community needs for the Consolidated Plan:

- Build healthy communities;
- Improve public infrastructure;
- Enhance accessibility;
- Improve public services for priority populations;
- Improve housing access and affordability; and
- 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.

### Identifying Goals

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
- Affirmatively further fair housing

## Addressing Goals

To address these goals, the city is in the pre-planning process for future construction of new affordable housing development on Sayonara Drive. The city also plans to continue to provide loans to homeowners needing health-related and safety repairs, support nonprofits offering a wide range of social services and support services to the homeless populations, and assist with accessibility and new facility projects.

To help address homelessness, the city has funded Sacramento Self-Help Housing (Housing Counseling/Navigator) to provide housing counseling services to households at-risk of becoming homeless and navigator services to households that are currently homeless.

Other types of projects may be considered as needed throughout the Consolidated Plan period. 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.

Funded programs that provide services for youth and seniors include the following: Campus Life Connection which operates an after-school center that provides low-income youth with recreational activities, activities include mentoring, tutoring, educational games, technology center, and daily nutritious meals; Crossroads Diversified Services which runs a Youth and Employment Readiness Program (YERP) that includes employment readiness and soft skill development workshops to high school students; Terra Nova Counseling which operates a Juvenile Diversion and Education Program (JDEP) that provides individual and family therapy to decrease crime recidivism and improve quality of life for Citrus Heights youth; and Meals on Wheels which provides balanced, nutritious meals throughout the week, 250 days per year to seniors.

The city will also undertake public improvements using internal staff and contractors. For example, the city recently is in process of and has completed projects relating to the rehabilitation of areas, improving public services, and improving accessibility. Sunrise Boulevard Complete Streets Phase II- the Sunrise Boulevard Rehabilitation and Complete Streets Project (multiple Phases) is a comprehensive and realistic Complete Streets project that will rehabilitate and reconstruct a regionally significant arterial, adding much needed Complete Streets element throughout the project area. In September, Phase 2A of the revitalization project was completed. The phase saw the installation of new storm drain system, new

curb, gutter and sidewalk, and new streetlights. In addition, restriping of the boulevard decreased travel lane widths and placed dedicated bike lanes.

One project that helps improve living conditions and affirmatively further fair housing is the Rental Housing Inspection Program. In October 2018, the City Council approved moving forward with a Rental Housing Inspection Program. The program promotes compliance with health and safety standards to reduce the number of substandard rental housing conditions. In addition, the Sacramento Self-Help Housing (Renters Helpline) provides a telephone and internet-based "Renters Helpline" as well as counseling, dispute resolution, and fair housing services.

## SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

### Geographic Area

Table 13 - Geographic Priority Areas

|  |   |  |
|--|---|--|
| 1  | <b>Area Name:</b>   | CDBG Target Area   |
|  | <b>Area Type:</b>   | Local Target area  |
|  | <b>Other Target Area Description:</b>   |  |
|  | <b>HUD Approval Date:</b>   |  |
|  | <b>% of Low/ Mod:</b>   |  |
|  | <b>Revital Type:</b>  | Other  |
|  | <b>Other Revital Description:</b>   | Accessibility Improvements   |
|  | <b>Identify the neighborhood boundaries for this target area.</b>   | This target area includes all census blocks with 55% or more low- and moderate-income households, based on CPD maps information.   |
|  | <b>Include specific housing and commercial characteristics of this target area.</b>   | This target area includes all low- and moderate-income census blocks. Citrus Heights is a primarily residential area. However, there are some commercial areas, generally located along the main arterial corridors. |
|  | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>   | There is a general need for assistance in the low- and moderate-income neighborhoods. Therefore, the low- and moderate-income census blocks were selected as the CDBG target area.                                   |
|  | <b>Identify the needs in this target area.</b>  | The CDBG target area is need of infrastructure improvements, accessibility improvements, housing preservation activities, park improvements, and public services.  |
| <b>What are the opportunities for improvement in this target area?</b> | There is an opportunity to partner with the General Services Department and Sunrise Recreation and Park District to leverage CDBG funding with other funding sources.                       |  |
| <b>Are there barriers to improvement in this target area?</b>          | The amount of funding available is the main barrier for improvements within the city's low- and moderate-income census blocks. The city continues to make progress with our annual efforts. |  |
|  | <b>Area Name:</b>   | City-wide  |

|   |  |               |
|---|--|---------------|
| 2 | Area Type:   |               |
|   | Other Target Area Description:   |               |
|   | HUD Approval Date:   |               |
|   | % of Low/ Mod:   |               |
|   | Revital Type:  | Other         |
|   | Other Revital Description:   | Accessibility |
|   | Identify the neighborhood boundaries for this target area.   |               |
|   | Include specific housing and commercial characteristics of this target area.   |               |
|   | How did your consultation and citizen participation process help you to identify this neighborhood as a target area? |               |
|   | Identify the needs in this target area.  |               |
|   | What are the opportunities for improvement in this target area?  |               |
|   | Are there barriers to improvement in this target area?   |               |

### General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Citrus Heights will use a need-based strategy, as opposed to a place-based strategy, over the course of the planning period. There are no geographic priorities, except for the low- and moderate-income census tracts within Citrus Heights. The city prioritizes funding primarily within the low-income neighborhoods (at least 51% of low- and moderate-income neighborhoods). The majority of the activities the city plans to conduct will be offered to eligible households citywide. For example, the Citywide Accessibility Project funded in 2019 is focused on the low- and moderate-income census tracts. These locations were selected in coordination with the city's General Services Department based on resident input and timing with other planned projects in order to leverage non-CDBG funds.

The city plans to continue to identify the need for proposed projects on an annual basis through the collection of data (quantitative and qualitative) during the application process. The city also plans to consult service providers in determining the level of need for proposed activities.

The summary analysis of the result of the community engagement meeting that took place in September 2019, resulted in the following priorities: 1) expand homeless housing and services, 2) foster

affordable housing, 3) offer a variety of public services, 4) construction/upgrade public facilities, and 5) improve accessibility. Given the difficulties that already exist in implementing these types of projects, it was decided to not limit services to certain geographic areas in the city. Most of the services available in the city are open to all residents.

However, during the community workshop, the public in attendance was asked to share their thoughts about particular geographic areas within the city that should be prioritized for future CDBG funding. They placed pins on a map of the city, broken into different census block groups. Census block 8139 was designated as a top priority. If given the opportunity in the future, this priority area will be taken into account for during the priority needs assessment process.

# SP-25 Priority Needs - 91.415, 91.215(a)(2)

## Priority Needs

Table 14 – Priority Needs Summary

|          |                                  |   |
|----------|----------------------------------|---|
| <b>1</b> | <b>Priority Need Name</b>        | Building Healthy Communities  |
|          | <b>Priority Level</b>            | High  |
|          | <b>Population</b>                | Extremely Low<br>Low<br>Large Families<br>Families with Children<br>Elderly<br>Chronic Homelessness<br>Individuals<br>Mentally Ill<br>Chronic Substance Abuse<br>veterans<br>Victims of Domestic Violence<br>Unaccompanied Youth<br>Frail Elderly<br>Persons with Mental Disabilities<br>Persons with Physical Disabilities<br>Persons with Developmental Disabilities<br>Victims of Domestic Violence<br>Non-housing Community Development |
|          | <b>Geographic Areas Affected</b> | CDBG Target Area  |
|          | <b>Associated Goals</b>          | Foster affordable housing<br>Effectively administer CDBG program<br>Affirmatively further fair housing  |

|   |                                    |   |
|---|------------------------------------|---|
|   | <b>Description</b>                 | Through this goal the city plans to: <ul style="list-style-type: none"> <li>• Foster affordable housing</li> <li>• Provide services for people experiencing homelessness</li> <li>• Provide services for seniors and youth</li> <li>• Provide additional public services responsive to current public needs</li> <li>• Improve accessibility</li> <li>• Construct/upgrade public facilities</li> <li>• Effectively administer the CDBG program to benefit the Citrus Heights community</li> <li>• Affirmatively further fair housing</li> </ul> |
|   | <b>Basis for Relative Priority</b> | When surveyed, Citrus Heights residents expressed a strong desire to improve the health and prosperity of the communities and neighborhoods that they live in.  |
| 2 | <b>Priority Need Name</b>          | Improve Public Infrastructure   |
|   | <b>Priority Level</b>              | High  |
|   | <b>Population</b>                  | Extremely Low<br>Low<br>Moderate<br>Large Families<br>Families with Children<br>Elderly<br>Chronic Homelessness<br>Individuals<br>Frail Elderly<br>Persons with Physical Disabilities<br>Persons with Developmental Disabilities<br>Non-housing Community Development   |
|   | <b>Geographic Areas Affected</b>   | CDBG Target Area  |
|   | <b>Associated Goals</b>            | Improve accessibility<br>Construct/upgrade public facilities  |

|   |                                    |  |
|---|------------------------------------|--|
|   | <b>Description</b>                 | Through this goal the city plans to: <ul style="list-style-type: none"> <li>Construct/upgrade public facilities</li> </ul>   |
|   | <b>Basis for Relative Priority</b> | Survey results indicated that the most important infrastructure projects for the city are street surface repairs, reducing utility rates, and energy programs. Additionally, survey respondents specifically identified the following public facilities improvements as the most important for the city to support homeless facilities 21 percent; youth centers 17 percent, senior center 12 percent, parks and rec facilities 8 percent, street and sidewalk infill 8 percent, and 7 percent health facilities.  |
| 3 | <b>Priority Need Name</b>          | Enhance Accessibility  |
|   | <b>Priority Level</b>              | High   |
|   | <b>Population</b>                  | Extremely Low<br>Low<br>Moderate<br>Large Families<br>Families with Children<br>Elderly<br>Chronic Homelessness<br>Individuals<br>Families with Children<br>Mentally Ill<br>Chronic Substance Abuse<br>veterans<br>Persons with HIV/AIDS<br>Victims of Domestic Violence<br>Unaccompanied Youth<br>Frail Elderly<br>Persons with Mental Disabilities<br>Persons with Physical Disabilities<br>Persons with Developmental Disabilities<br>Persons with Alcohol or Other Addictions<br>Persons with HIV/AIDS and their Families<br>Victims of Domestic Violence<br>Non-housing Community Development |
|   | <b>Geographic Areas Affected</b>   | CDBG Target Area   |

|   |                                    |  |
|---|------------------------------------|--|
|   | <b>Associated Goals</b>            | Improve accessibility<br>Construct/upgrade public facilities   |
|   | <b>Description</b>                 | Through this goal the city plans to: <ul style="list-style-type: none"> <li>Improve accessibility</li> </ul>   |
|   | <b>Basis for Relative Priority</b> | Outreach with residents identified the need for persons with disabilities, seniors, and low-income families to have better access to transportation as well as to facilities through ADA-compliant and other type improvements.  |
| 4 | <b>Priority Need Name</b>          | Improve Public Services for Priority Populations   |
|   | <b>Priority Level</b>              | High   |
|   | <b>Population</b>                  | Extremely Low<br>Low<br>Moderate<br>Large Families<br>Families with Children<br>Elderly<br>Chronic Homelessness<br>Individuals<br>Families with Children<br>Mentally Ill<br>Chronic Substance Abuse<br>veterans<br>Persons with HIV/AIDS<br>Victims of Domestic Violence<br>Unaccompanied Youth<br>Frail Elderly<br>Persons with Mental Disabilities<br>Persons with Physical Disabilities<br>Persons with Developmental Disabilities<br>Persons with Alcohol or Other Addictions<br>Persons with HIV/AIDS and their Families<br>Victims of Domestic Violence<br>Non-housing Community Development |
|   | <b>Geographic Areas Affected</b>   | CDBG Target Area   |

|   |                                    |   |
|---|------------------------------------|---|
|   | <b>Associated Goals</b>            | <p>Services for people experiencing homelessness</p> <p>Services for seniors and youth</p> <p>Provide public services responsive to current need</p> <p>Improve accessibility</p> <p>Effectively administer CDBG program</p>  |
|   | <b>Description</b>                 | <p>Through this goal the city plans to:</p> <ul style="list-style-type: none"> <li>• Provide services for people experiencing homelessness</li> <li>• Provide services for seniors and youth</li> <li>• Provide additional public services responsive to current public needs</li> <li>• Improve accessibility</li> <li>• Effectively administer the CDBG program to benefit the Citrus Heights community</li> </ul>  |
|   | <b>Basis for Relative Priority</b> | <p>Community Engagement meeting identified the need to improve public spaces including accessibility for disabled populations.</p> <p>Additionally, surveyed residents said that children’s and youth highest priority needs as after-school programs and affordable child-care. Services for senior populations were also highly prioritized as needing social activities, general financial assistance, and affordable transportation.</p> <p>Consultations with service providers suggested that access to affordable housing and transportation would help these populations as well.</p> |
| 5 | <b>Priority Need Name</b>          | Improve Housing Access and Affordability  |
|   | <b>Priority Level</b>              | High  |

|                                  |   |
|----------------------------------|---|
| <b>Population</b>                | Extremely Low<br>Low<br>Moderate<br>Large Families<br>Families with Children<br>Elderly<br>Chronic Homelessness<br>Individuals<br>Families with Children<br>Mentally Ill<br>Chronic Substance Abuse<br>veterans<br>Persons with HIV/AIDS<br>Victims of Domestic Violence<br>Unaccompanied Youth<br>Frail Elderly<br>Persons with Mental Disabilities<br>Persons with Physical Disabilities<br>Persons with Developmental Disabilities<br>Persons with Alcohol or Other Addictions<br>Persons with HIV/AIDS and their Families<br>Victims of Domestic Violence |
| <b>Geographic Areas Affected</b> | CDBG Target Area  |
| <b>Associated Goals</b>          | Foster affordable housing<br>Improve accessibility<br>Affirmatively further fair housing  |
| <b>Description</b>               | Through this goal the city plans to: <ul style="list-style-type: none"> <li>· Foster affordable housing</li> <li>· Improve accessibility</li> <li>· Affirmatively further fair housing</li> </ul>   |

|   |                                    |  |
|---|------------------------------------|--|
|   | <b>Basis for Relative Priority</b> | <p>Surveyed residents selected the following housing program priorities: homeownership for affordable single-family homes (64 percent), and 48 percent of those surveyed indicated the priority for affordable rental units. Additionally, almost half of the respondents are cost burdened with 38 percent paying between 30 and 50 percent of their monthly income towards rent/ mortgage, and another 11 percent paying more than 50 percent towards their rent/ mortgage.</p> <p>Affordable housing was also the top priority in the survey for seniors.</p>   |
| 6 | <b>Priority Need Name</b>          | Expand Economic Opportunities  |
|   | <b>Priority Level</b>              | High   |
|   | <b>Population</b>                  | <p>Extremely Low<br/> Low<br/> Moderate<br/> Large Families<br/> Families with Children<br/> Elderly<br/> Chronic Homelessness<br/> Individuals<br/> Families with Children<br/> Mentally Ill<br/> Chronic Substance Abuse<br/> veterans<br/> Persons with HIV/AIDS<br/> Victims of Domestic Violence<br/> Unaccompanied Youth<br/> Frail Elderly<br/> Persons with Mental Disabilities<br/> Persons with Physical Disabilities<br/> Persons with Developmental Disabilities<br/> Persons with Alcohol or Other Addictions<br/> Persons with HIV/AIDS and their Families<br/> Victims of Domestic Violence</p> |
|   | <b>Geographic Areas Affected</b>   | CDBG Target Area   |
|   | <b>Associated Goals</b>            | <p>Services for people experiencing homelessness<br/> Services for seniors and youth<br/> Provide public services responsive to current need</p>   |

|                                    |   |
|------------------------------------|---|
| <b>Description</b>                 | <p>Through this goal the city plans to:</p> <ul style="list-style-type: none"> <li>• Foster affordable housing</li> <li>• Improve accessibility</li> <li>• Affirmatively further fair housing</li> </ul>  |
| <b>Basis for Relative Priority</b> | <p>Surveyed residents selected teen employment services (49%) as a need for the city's youth. In addition, over 51% of survey respondents listed job opportunities as an important service for persons with disabilities in Citrus Heights. Supportive services, including jobs, for people experiencing homelessness also ranked high (63%) among service respondents. Given the high cost of housing and survey results, expanding economic opportunities is included as a high-priority need for Citrus Heights.</p> |

**Narrative (Optional)**

During the community survey engagement meeting, when asked what are the top two priorities that the city should prioritize, the following priorities were listed: 29 percent of respondents chose expand homeless housing and services, 26 percent chose foster affordable housing, 19 percent chose offer a variety of public services, 18 percent chose construct/ upgrade facilities, and 8 percent chose improve accessibility. Respondents also selected the following priority populations as needing the most assistance: extremely low and low-income individuals; families with children, elderly individuals; persons experiencing homelessness (particularly homeless families with children, mentally ill, veterans, and chronically homeless); persons with mental disabilities, frail elderly, persons with developmental disabilities, and victims of domestic violence.

## SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

### Introduction

The city is a CDBG entitlement jurisdiction. Citrus Heights received a 2020 grant amount of \$639,213 and a CDBG-CV Phase I allocation of \$376,028. 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.

On March 27, 2020, Coronavirus Aid, Relief, and Economic Security Act (CARES), Public Law 116-136 was signed by the President of the United States. Funding allocations are in table below.

The Anticipated Resources Matrix outlines each of these funds, expected amounts available in Year 1 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.

For the period of this current Consolidated Plan, the State of California has dedicated additional resources and we expect that the production volume will increase. This will be made possible by a \$4 billion dollar statewide affordable housing bond approved by the voters in November of 2018 and a new, ongoing source of affordable housing approved by the legislature in 2017 (Senate Bill 2). The State has significantly increased the amount of resources available to support housing for homeless and mentally ill; however, most of those resources are allocated to the County and Continuum of Care agencies and the city does not receive any funding directly.

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<br>Admin and Planning<br>Economic Development<br>Housing<br>Public Improvements<br>Public Services | 639,213                          | 32,103             | 727,779                  | 1,399,095 | 2,600,000   | The city is a CDBG entitlement jurisdiction. This includes a 2020 grant amount of \$639,213 and a CDBG-CV Phase I allocation of \$376,028. To date, we have received \$32,103 in loan repayments and we have \$727,778 in rollover funding from prior years. The expected amount assumes the city will receive \$600,000 in entitlement funds annually. |
| General Fund | public - local   | Public Services  | 134,000                          | 0                  | 0                        | 134,000   | 536,000   | 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 | 150,000                          | 0                  | 0                        | 150,000   | 226,028   | The city received a CDBG-CV 1 award of \$376,028 to prepare for and respond to the impacts of COVID-19.  |
| Other   | public - state   | Housing                            | 50,000                           | 0                  | 0                        | 50,000    | 200,000   | The city receives program income from prior years Calhome grants.  |

Table 15 - Anticipated Resources

**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 2019, the city allocated \$130,000 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.

**If appropriate, describe publically owned land or property located within the state 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.

## SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

| Responsible Entity               | Responsible Entity Type  | Role   | Geographic Area Served |
|----------------------------------|--------------------------|--|------------------------|
| City of Citrus Heights           | Government               | Economic Development<br>Homelessness<br>Non-homeless special needs<br>Ownership<br>Planning<br>Rental<br>neighborhood improvements<br>public facilities<br>public services | Jurisdiction           |
| Sacramento Self Help Housing     | Non-profit organizations | Homelessness<br>Ownership<br>Rental<br>public services   | Jurisdiction           |
| Sunrise Christian Food Ministry  | Non-profit organizations | Homelessness<br>public services  | Jurisdiction           |
| SACRAMENTO STEPS FORWARD         | Non-profit organizations | Homelessness   | Region                 |
| Citrus Heights Code Enforcement  | Government               | neighborhood improvements  | Jurisdiction           |
| Citrus Heights Police Department | Government               | Homelessness<br>neighborhood improvements<br>public services   | Jurisdiction           |

Table 16 - Institutional Delivery Structure

### Assess of Strengths and Gaps in the Institutional Delivery System

The city's Community Development Department is responsible for the administration of the city's community development programs, including some of the local programs that assist target-income residents. The department includes the city's Housing and Grant Division, which has the primary responsibility for management and implementation of the city's affordable housing programs, including the Consolidated Plan and local documents. Other divisions involved in providing services include Planning, Building and Safety, General Services, and Neighborhood Enhancement. Additionally, Citrus

Heights benefits from working closely with several local and regional nonprofits that focus their efforts on target-income households.

The primary gaps in the delivery system relate to the lack of services for target-income households in Citrus Heights. Although some services are located in Citrus Heights, many services are located outside Citrus Heights, usually in Sacramento. The city's City Ride and bus system connects with Sacramento Regional Transit, but many residents have noted that it is not convenient to get to Sacramento on transit due to the cost, number of transfers, and length of trips. The city is working on a Comprehensive Transit Plan, which was adopted by City Council in October 2018, to improve service operations for the commuting public.

Additionally, in 2016, Citrus Heights funded a full-time homeless navigator position with local community support funds for the first time to identify and assist people who are homeless in the city. The navigator proactively seeks to connect with homeless persons who need resources. The navigator is based out of the Sacramento Self-Help Housing (SSHH) non-profit agency will continue to build relationships with community service providers and Citrus Heights Homeless Resource Team (HART) members as well as city and Citrus Heights Police Department staff to assist the homeless population.

The city's Housing and Human Services Program Coordinator has a seat on the Continuum of Care Advisory Board and is working with the CoC to develop a regional gaps analysis. City staff will use the gaps analysis results to identify gaps in the institutional delivery system.

### Availability of services targeted to homeless persons and persons with HIV and mainstream services

| Homelessness Prevention Services        | Available in the Community | Targeted to Homeless | Targeted to People with HIV |
|---|----------------------------|----------------------|-----------------------------|
| <b>Homelessness Prevention Services</b> |                            |                      |                             |
| Counseling/Advocacy                     | X                          | X                    |                             |
| Legal Assistance                        | X                          |                      |                             |
| Mortgage Assistance                     | X                          |                      |                             |
| Rental Assistance                       | X                          |                      |                             |
| Utilities Assistance                    | X                          |                      |                             |
| <b>Street Outreach Services</b>         |                            |                      |                             |
| Law Enforcement                         | X                          | X                    |                             |
| Mobile Clinics                          |                            |                      |                             |
| Other Street Outreach Services          | X                          | X                    |                             |
| <b>Supportive Services</b>              |                            |                      |                             |
| Alcohol & Drug Abuse                    |                            |                      |                             |
| Child Care                              | X                          |                      |                             |

| Supportive Services                |   |  |  |
|------------------------------------|---|--|--|
| Education                          | X |  |  |
| Employment and Employment Training | X |  |  |
| Healthcare                         | X |  |  |
| HIV/AIDS                           |   |  |  |
| Life Skills                        | X |  |  |
| Mental Health Counseling           | X |  |  |
| Transportation                     | X |  |  |
| Other                              |   |  |  |
|                                    |   |  |  |

Table 17 - Homeless Prevention Services Summary

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The City of Citrus Heights, in conjunction with surrounding cities in Sacramento County, offers an extensive and encompassing provision of services for individuals who are homeless and/or at risk of being homeless. When analyzing the services offered by Citrus Heights alone, there are several homeless services and organizations dedicated to assisting homeless and at-risk populations in the city.

The primary homeless service providers locally are the Sunrise Christian Food Bank, SSHH, and Sacramento Steps Forward:

- Sunrise Christian Food Ministry provides food bank services to local residents and provides referrals to available services where possible.
- SSHH provides housing counseling services and navigator services to low-income persons and persons who are homeless or at risk of becoming homeless. The city’s navigator engages and interacts with individuals located in Citrus Heights. SSHH also maintains a database of affordable housing resources in the Sacramento region. SSHH maintains regular office hours at the One-Stop Shop Career Center.
- The city maintains strong involvement with Sacramento Steps Forward as it manages the Continuum of Care.
- The Citrus Heights Police Department works closely with the homeless navigator. Police officers who are in contact with the homeless population connect with the navigator to conduct outreach along the trails, creeks, and other known homeless camps.
- The City of Citrus Heights is a participant in the regional Homeless Emergency Aid Program (HEAP) efforts. The City Council adopted an emergency shelter crisis declaration in January 2019 and is working with the Continuum of Care to implement and monitor the HEAP-funded programs in Sacramento County.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Some of the strengths listed below include coordinated services between multiple agencies and government service providers and coordinated intake. For example, city staff participates in HART, a group of agencies, nonprofits, faith-based organizations, members of the business community, and interested individuals dedicated to addressing Citrus Heights' homeless issues. The goal of HART is to provide homeless individuals with resources so they may better access housing options. The navigator also provides referrals and resources.

Also, the city is a participant in the regional HEAP efforts. The City Council adopted an emergency shelter crisis declaration in January 2019 and is working with the Continuum of Care to implement and monitor the HEAP-funded programs in Sacramento County.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The priority needs for homeless populations addressed in the community survey included mental health services and supportive services. While Citrus Heights currently does not have a shelter providing services within the city limits, residents are referred to agencies such as St. John's, Volunteers of America, Sacramento Housing Prevention and Rapid Rehousing Program, Sacramento Area Emergency Housing, and Union Gospel Mission for different shelter options.

The institutional structure in place makes efforts to help connect with and provide services to these populations through a collaborative intake system with the homeless navigator. The homeless navigator proactively seeks to connect with the homeless individuals who have not yet sought help directly.

The homeless navigator builds relationships with the community, service providers, Citrus Heights HART members, and city and Citrus Heights Police Department staff to assist the homeless population. The future tiny homes that will be built by the HEAP program will also help by providing temporary shelter to people experiencing homelessness.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

| Sort Order | Goal Name                                     | Start Year | End Year | Category                   | Geographic Area                  | Needs Addressed   | Funding   | Goal Outcome Indicator  |
|------------|---|------------|----------|----------------------------|----------------------------------|---|---|---|
| 1          | Foster affordable housing                     | 2020       | 2024     | Affordable Housing         | City-wide<br>CDBG<br>Target Area | Building Healthy Communities<br>Improve Housing Access and Affordability          | CDBG:<br>\$500,000<br>Calhome:<br>\$350,000<br>HOME:<br>\$850,000 | Rental units constructed:<br>35 Household Housing Unit<br><br>Homeowner Housing Rehabilitated:<br>8 Household Housing Unit<br><br>Direct Financial Assistance to Homebuyers:<br>8 Households Assisted |
| 2          | Services for people experiencing homelessness | 2020       | 2024     | Homeless                   | City-wide<br>CDBG<br>Target Area | Improve Public Services for Priority Populations<br>Expand Economic Opportunities | CDBG:<br>\$200,000<br>General Fund:<br>\$650,000                  | Public service activities other than Low/Moderate Income Housing Benefit:<br>400 Persons Assisted<br><br>Homelessness Prevention:<br>500 Persons Assisted   |
| 3          | Services for seniors and youth                | 2020       | 2024     | Non-Homeless Special Needs | City-wide<br>CDBG<br>Target Area | Improve Public Services for Priority Populations<br>Expand Economic Opportunities | CDBG:<br>\$350,000<br>General Fund:<br>\$500,000                  | Public service activities other than Low/Moderate Income Housing Benefit:<br>2500 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 | 2020       | 2024     | Non-Homeless Special Needs        | City-wide                        | Improve Public Services for Priority Populations<br>Expand Economic Opportunities  | CDBG:<br>\$100,000   | Public service activities other than Low/Moderate Income Housing Benefit:<br>500 Persons Assisted                     |
| 5          | Improve accessibility                              | 2020       | 2024     | Non-Housing Community Development | City-wide<br>CDBG<br>Target Area | Improve Public Infrastructure<br>Enhance Accessibility<br>Improve Public Services for Priority Populations<br>Improve Housing Access and Affordability | CDBG:<br>\$1,000,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit:<br>5000 Persons Assisted |
| 6          | Construct/upgrade public facilities                | 2020       | 2024     | Non-Housing Community Development | City-wide<br>CDBG<br>Target Area | Improve Public Infrastructure<br>Enhance Accessibility   | CDBG:<br>\$300,000   | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit:<br>500 Persons Assisted  |
| 7          | Effectively administer CDBG program                | 2020       | 2024     | Program Administration            | City-wide                        | Building Healthy Communities<br>Improve Public Services for Priority Populations   | CDBG:<br>\$600,000   |   |

| Sort Order | Goal Name                          | Start Year | End Year | Category           | Geographic Area            | Needs Addressed  | Funding            | Goal Outcome Indicator  |
|------------|------------------------------------|------------|----------|--------------------|----------------------------|--|--------------------|---|
| 8          | Affirmatively further fair housing | 2020       | 2024     | Affordable Housing | City-wide CDBG Target Area | Building Healthy Communities<br>Improve Housing Access and Affordability | CDBG:<br>\$100,000 | Public service activities other than Low/Moderate Income Housing Benefit:<br>800 Persons Assisted |

Table 18 – Goals Summary

### Goal Descriptions

|   |                         |  |
|---|-------------------------|--|
| 1 | <b>Goal Name</b>        | Foster affordable housing  |
|   | <b>Goal Description</b> | The city will foster affordable housing by constructing new units where possible, rehabilitating units in need of health-related, and safety repairs, and providing down payment assistance to low-income homebuyers.  |
| 2 | <b>Goal Name</b>        | Services for people experiencing homelessness  |
|   | <b>Goal Description</b> | The city plans to support homeless housing efforts where possible and continue to fund homeless prevention and mental health services.   |
| 3 | <b>Goal Name</b>        | Services for seniors and youth   |
|   | <b>Goal Description</b> | The city will continue to support programs and services that focus on senior and youth populations. Services include affordable child-care, counseling, after-school programs, youth development, meal programs, and elderly-care programs that include social activities and affordable transportation. |
| 4 | <b>Goal Name</b>        | Provide public services responsive to current need   |
|   | <b>Goal Description</b> | 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 public service providers that offer essential support services to low- and moderate-income individuals.                        |

|   |                         |   |
|---|-------------------------|---|
| 5 | <b>Goal Name</b>        | Improve accessibility   |
|   | <b>Goal Description</b> | The city will fund public works projects to provide residents with accessible routes in the city.   |
| 6 | <b>Goal Name</b>        | Construct/upgrade public facilities   |
|   | <b>Goal Description</b> | The city will continue to construct or upgrade public facilities, such as infrastructure improvements, improvements to parks and recreation facilities, and other public improvements as necessary. |
| 7 | <b>Goal Name</b>        | Effectively administer CDBG program   |
|   | <b>Goal Description</b> | The city will continue to prioritize effectively administering the CDBG program. CDBG funds will be used for the betterment of the Citrus Heights community.  |
| 8 | <b>Goal Name</b>        | Affirmatively further fair housing  |
|   | <b>Goal Description</b> | The city will continue to fund programs that seek to maintain fair housing through fair housing testing, housing counseling, and anti-discriminatory efforts.                                       |

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The city has approximately 1,133 units that have been assisted with federal, state, and local programs. In the City of Citrus Heights, there are ten affordable housing complexes, six of which are public housing units and four, which are conventional housing units that are privately owned. The six public housing complexes contain 90 units and the privately owned complexes contain 650 units for 740 affordable housing units. Complexes are available to low-income renters, while some are available to both very low- and low-income renters. The apartment complexes are funded through a variety of sources: Low-Income Housing Tax Credit (LIHTC) properties, county multifamily funds, and HUD Section 202 funds. The city has two senior complexes, Normandy Park and Vintage Oaks, with 317 units available to Citrus Height's population ages 55 and over. SHRA also offers vouchers that can be used at multiple sites. In addition, the city will offer to the Housing Repair and FTHB programs to residents.



## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

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

The City of Citrus Heights' goal is to accurately assess and quantify risks associated with childhood lead poisoning and implement effective measures to significantly reduce or eliminate such risks. Local efforts will be directed at achieving the following major tasks or objectives:

- Increase coordination between relevant public health, environmental, educational, and housing programs;
- Achieve greater awareness and participation by the private sector in addressing lead-based paint problems;
- Advocate for increased federal and state funding and other support for lead-based paint testing, abatement, and public information activities; and
- Comply with Title X requirements in all city-funded housing programs.

### **How are the actions listed above integrated into housing policies and procedures?**

The city's housing program guidelines include specific policies related to testing and abatement. When lead-based paint is present or presumed to be present, lead-safe work practices are required. In addition, all of the city's loan agreements for new projects prohibit the use of any lead-based paint.

## SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

### Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The city's anti-poverty strategy is based on providing a range of employment opportunities and supportive services aimed at enabling those in poverty to move into the workforce or obtain benefits to which they are entitled (e.g., social security, disability). During the 2019 program year, these activities will include SSHH counseling services and Crossroads Diversified unemployment services. The city will also continue to support activities that preserve and expand the supply of housing affordable to low-income households. Also, in the community survey, respondents prioritized the following services: mental health 13 percent, senior services 10 percent, domestic violence and preventions 8 percent, employment training 7 percent, substance abuse services 7 percent, youth services 7 percent. In the stakeholder survey results, several stakeholders identified services for youth such as job training, and reliable transportation for their clients as the greatest needs that clients face.

### How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Citrus Heights' goals include several that align with the goal of reducing poverty, including the creation of affordable housing where possible, expanding housing services for homeless people, and providing job training and social services. The city plans to fund specific activities that address each of these goals during the Consolidated Plan period.

The city works to strengthen its institutional structure to maximize the outcomes on addressing affordable housing issues. The Housing and Grants Division operates in close consultation with the city's advisory committees, the Citrus Heights Collaborative, the General Services Department, and the director of the Community and Economic Development Department.

Also, the city works in coordination with public and private housing and social services agencies. The city will continue to collaborate with neighboring jurisdictions, such as the County and the City of Sacramento and the SHRA, to address the regional issues that affect the needs of low-income persons and 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, as well as with other entitlement jurisdictions in Sacramento County.

For example, to help households in poverty meet their basic needs, the Citrus Heights Homeless Assistance Resource Team (HART) organizes local programs and organizations offering services, including food banks, meals, animal resources, clothing donations, and laundry services, to increase awareness and accessibility to local resources. To help youth, the city also funds projects such as the Sayonara After-School Program to provide tutoring and improve quality of life for Citrus Heights youth. To help keep low-income people in their homes by avoiding homelessness, the city funds

Sacramento Self-Help Housing (Housing Counseling) which provides housing counseling services to households at-risk of becoming homeless.</font></p>

## SP-80 Monitoring - 91.230

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The City of Citrus Heights has developed a monitoring system to ensure that the activities carried out in furtherance of the Consolidated Plan are done so in a timely manner in accordance with federal monitoring requirements of 24 CFR 570.501(B) and 2 CFR Part 200 and all other applicable laws, regulations, policies, and sound management and accounting practices. The objectives of monitoring are:

To assure the subrecipients are carrying out their program/project as described;

To assure that subrecipients are implementing the program/project in a timely manner;

To assure that subrecipients are assessing costs to the program/project which are eligible under CDBG regulations and the contract;

To assure that subrecipients are conforming with other applicable laws, regulations and terms of the agreement;

To assure that the program/project is operating in a manner that minimizes the opportunity for fraud, waste, and mismanagement;

To assure that subrecipients have the capacity to carry out the approved project/program; and

To assure that subrecipients are carrying out their program/project as described in their agreement.

The city informs subrecipients of their obligations under their subrecipient agreement at the beginning of each program year; reviews quarterly reports submitted by subrecipients; provides feedback regarding compliance; and conducts annual desk assessment of subrecipient activities. The city also recommends that all subrecipients read "Playing by the Rules" guide produced by HUD. The city provides technical assistance to each Subrecipient throughout the year as needed. The city will track and report on its progress toward meeting its housing and community development goals, and report these on an annual basis in the CAPER.

## Expected Resources

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

#### Introduction

The city is a CDBG entitlement jurisdiction. Citrus Heights received a 2020 grant amount of \$639,213 and a CDBG-CV Phase I allocation of \$376,028. 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.

On March 27, 2020, Coronavirus Aid, Relief, and Economic Security Act (CARES), Public Law 116-136 was signed by the President of the United States. Funding allocations are in table below.

The Anticipated Resources Matrix outlines each of these funds, expected amounts available in Year 1 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.

For the period of this current Consolidated Plan, the State of California has dedicated additional resources and we expect that the production volume will increase. This will be made possible by a \$4 billion dollar statewide affordable housing bond approved by the voters in November of 2018 and a new, ongoing source of affordable housing approved by the legislature in 2017 (Senate Bill 2). The State has significantly increased the amount of resources available to support housing for homeless and mentally ill; however, most of those resources are allocated to the County and Continuum of Care agencies and the city does not receive any funding directly.

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<br>Admin and Planning<br>Economic Development<br>Housing<br>Public Improvements<br>Public Services | 639,213                          | 32,103             | 727,779                  | 1,399,095 | 2,600,000   | The city is a CDBG entitlement jurisdiction. This includes a 2020 grant amount of \$639,213 and a CDBG-CV Phase I allocation of \$376,028. To date, we have received \$32,103 in loan repayments and we have \$727,778 in rollover funding from prior years. The expected amount assumes the city will receive \$600,000 in entitlement funds annually. |
| General Fund | public - local   | Public Services  | 134,000                          | 0                  | 0                        | 134,000   | 536,000   | 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 | 150,000                          | 0                  | 0                        | 150,000   | 226,028   | The city received a CDBG-CV 1 award of \$376,028 to prepare for and respond to the impacts of COVID-19.  |
| Other   | public - state   | Housing                            | 50,000                           | 0                  | 0                        | 50,000    | 200,000   | The city receives program income from prior years Calhome grants.  |

Table 19 - 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 2019, the city allocated \$130,000 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.

**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**

<p style="margin: 0in 0in 10pt;"><font face="Calibri" size="3">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.</font></p><p style="margin: 0in 0in 10pt;"><font face="Calibri" size="3">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.</font></p>

## 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                     | 2020       | 2024     | Affordable Housing         | City-wide<br>CDBG<br>Target Area | Building Healthy Communities<br>Improve Housing Access and Affordability         | CDBG:<br>\$352,266                              | Homeowner Housing Rehabilitated: 8 Household Housing Unit<br>Direct Financial Assistance to Homebuyers: 2 Households Assisted |
| 2          | Services for people experiencing homelessness | 2020       | 2024     | Homeless                   | City-wide                        | Improve Public Services for Priority Populations                                 | CDBG:<br>\$141,000<br>General Fund:<br>\$35,400 | Homelessness Prevention: 312 Persons Assisted   |
| 3          | Services for seniors and youth                | 2020       | 2024     | Non-Homeless Special Needs | City-wide                        | Building Healthy Communities<br>Improve Public Services for Priority Populations | CDBG:<br>\$123,422<br>General Fund:<br>\$93,000 | Public service activities other than Low/Moderate Income Housing Benefit: 585 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 | 2020       | 2024     | Non-Homeless Special Needs        | City-wide                     | Improve Public Services for Priority Populations                                 | CDBG: \$74,430<br>General Fund: \$5,715 | Public service activities other than Low/Moderate Income Housing Benefit: 8574 Persons Assisted                    |
| 5          | Construct/upgrade public facilities                | 2020       | 2024     | Non-Housing Community Development | CDBG Target Area              |  | CDBG: \$200,000                         | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted  |
| 6          | Improve accessibility                              | 2020       | 2024     | Non-Housing Community Development | City-wide<br>CDBG Target Area | Improve Public Infrastructure Enhance Accessibility                              | CDBG: \$585,000                         | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted |
| 7          | Affirmatively further fair housing                 | 2020       | 2024     | Affordable Housing                | City-wide<br>CDBG Target Area | Building Healthy Communities<br>Improve Public Services for Priority Populations | CDBG: \$29,540                          | Public service activities other than Low/Moderate Income Housing Benefit: 485 Persons Assisted                     |
| 8          | Effectively administer CDBG program                | 2020       | 2024     | Program Administration            | City-wide                     | Building Healthy Communities<br>Improve Housing Access and Affordability         | CDBG: \$204,332                         |  |

Table 20 – Goals Summary

## Goal Descriptions

|   |                         |  |
|---|-------------------------|--|
| 1 | <b>Goal Name</b>        | Foster affordable housing  |
|   | <b>Goal Description</b> | 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 | <b>Goal Name</b>        | Services for people experiencing homelessness  |
|   | <b>Goal Description</b> | The city plans to support homeless housing efforts where possible and continue to fund the Housing Counseling and Navigator Program.   |
| 3 | <b>Goal Name</b>        | Services for seniors and youth   |
|   | <b>Goal Description</b> | The city will continue to support programs and services that focus on senior and youth populations. Services include the Meals on Wheels Senior Program and Sayonara after-school program.   |
| 4 | <b>Goal Name</b>        | Provide public services responsive to current need   |
|   | <b>Goal Description</b> | 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 | <b>Goal Name</b>        | Construct/upgrade public facilities  |
|   | <b>Goal Description</b> | The city will continue to provide improvements to public facilities, including park and recreational facility improvements.  |
| 6 | <b>Goal Name</b>        | Improve accessibility  |
|   | <b>Goal Description</b> | The city will fund public works projects to provide residents with accessible routes in the city.  |

|   |                         |  |
|---|-------------------------|--|
| 7 | <b>Goal Name</b>        | Affirmatively further fair housing   |
|   | <b>Goal Description</b> | 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. |
| 8 | <b>Goal Name</b>        | Effectively administer CDBG program  |
|   | <b>Goal Description</b> | 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.  |

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

The table below summarizes the city's recommendation to allocate 2020 Community Development Block Grant funding as well as the city's CARES Act CDBG-CV funding. On September 1, 2019, the Quality of Life Committee recommended funding the following 2020 CDBG projects. On October 10, 2019, the City Council heard public comment on the draft 2020 Action Plan, on October 24, 2019; the City Council adopted the final 2020 Action Plan. On April 2, 2020, the city received a special \$376,028 allocation of CDBG-CV funds authorized by the CARES Act to respond to the impacts of COVID-19. These funds have been incorporated into the city's Program Year 2020 Action Plan. The initial CDBG-CV allocations were approved by the City Council on April 23, 2020. Residents were provided with a 7-day notice of the meeting and the opportunity to comment on the recommended funding allocations. The city held a public review and comment period from May 23-28, 2020, and a public hearing on May 28, 2020, to approve the first the CARES Act Amendment to the city's PY 2020 Action Plan with the first phase of funding allocations. On August 13, 2020, the city held a public hearing and allocated the city's remaining CDBG-CV funding as part of the CARES Act Amendment. The CARES Act Amendment with the CDBG-CV allocations was made available for public review and comment consistent with the city's Citizen Participation Plan.

| # | Project Name                          |
|---|---------------------------------------|
| 1 | Public Services (2020)                |
| 2 | Public Infrastructure Projects        |
| 3 | Housing Preservation Programs         |
| 4 | Planning & Administration             |
| 5 | Revolving Loan Fund (Ongoing)         |
| 6 | Public Services (CDBG-CV)             |
| 7 | Planning and Administration (CDBG-CV) |

Table 21 – 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

|   |  |  |
|---|--|--|
| 1 | <b>Project Name</b>  | Public Services (2020)   |
|   | <b>Target Area</b>   | City-wide  |
|   | <b>Goals Supported</b>   | Services for people experiencing homelessness<br>Services for seniors and youth<br>Provide public services responsive to current need<br>Affirmatively further fair housing                          |
|   | <b>Needs Addressed</b>   | Building Healthy Communities<br>Improve Public Services for Priority Populations<br>Expand Economic Opportunities  |
|   | <b>Funding</b>   | CDBG: \$90,000<br>General Fund: \$134,100  |
|   | <b>Description</b>   | Provide public services to low- and moderate-income households and individuals, including services for seniors, persons with disabilities, and homeless persons, youth, and families.                |
|   | <b>Target Date</b>   | 12/31/2020   |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | About 9,021 individuals and 497 households will benefit from the proposed activities, including seniors, youth, persons with disabilities, persons experiencing homeless, and low-income households. |
|   | <b>Location Description</b>  | Citywide to eligible participants  |

|   |                           |   |
|---|---------------------------|---|
|   | <b>Planned Activities</b> | <p><b>PY 2020 EN Activities:</b></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. Approximately 16% of available public service funding, estimated at \$14,430.</p> <p><u>Meals on Wheels:</u> Provide a balanced, nutritious meals Mon-Fri, 250 days per year to an estimated 280 seniors either dining at Rusch Park Community Center five days a week or by delivery to homebound seniors. Approximately 16% of 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. Approximately 18% of 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 385 households. Approximately 23% of available public service funding, estimated at \$21,140.</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. Approximately 16% of available public service funding, estimated at \$14,430.</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 24 individuals. Approximately 11% of available public service funding estimated at \$10,000.</p> |
| 2 | <b>Project Name</b>       | Public Infrastructure Projects  |
|   | <b>Target Area</b>        | CDBG Target Area  |
|   | <b>Goals Supported</b>    | Improve accessibility<br>Construct/upgrade public facilities  |

|  |   |
|--|---|
| <b>Needs Addressed</b>   | Building Healthy Communities<br>Improve Public Infrastructure<br>Enhance Accessibility  |
| <b>Funding</b>   | CDBG: \$785,000<br>General Fund: \$440,849  |
| <b>Description</b>   | Complete improvements to parks, public facilities, and public infrastructure improvements located in the CDBG target area or that predominantly serve low-income households.  |
| <b>Target Date</b>   | 12/31/2020  |
| <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 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.  |
| <b>Location Description</b>  | The 2020 Accessibility Improvement Project, Park and Public Facility Improvements, and Signalized Intersection 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. |

|   |                           |   |
|---|---------------------------|---|
|   | <b>Planned Activities</b> | <p>1. 2019-20 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. This project was approved in PY 2019, but did not start until PY 2020. Consists of \$339,000 + \$98,250 for AD (approved in PY 2019 and split with city general fund based on overall percentage of project cost; CDBG portion estimated @ \$491,250.</p> <p>2. Park and Public Facility Improvements: Complete improvements to parks and public facilities located in the CDBG target area or that predominantly serve low-income households. Funding allocation is 51% of available capital funding; estimated @ 200,000.</p> <p>3. Signalized Intersection Project: Complete construction of four curb ramps located at two intersections - Sunrise/Macy Plaza and Sunrise/Bircage Center. Thsi project will increase the pedestrian safety throughout the city. This project was approved in PY 2019 (accessibility and public facilities improvements), but did not begin until PY 2020. Consists of \$75,000 + \$18,750 for AD (approved in PY 2019 and split based on percentage of project cost). Funding allocation; estimated @ \$93,750.</p> <p>The CDBG funds will pay for the construction of 4 curb ramps on the east side of Sunrise Blvd. Two at Sunrise/Macy Plaza Drive and two at Sunrise/Birdcage Center Drve (the signalized intersection just south of Greenback Lane).</p> |
| 3 | <b>Project Name</b>       | Housing Preservation Programs   |
|   | <b>Target Area</b>        | City-wide   |
|   | <b>Goals Supported</b>    | Foster affordable housing   |
|   | <b>Needs Addressed</b>    | Building Healthy Communities  |

|   |  |   |
|---|--|---|
|   | <b>Funding</b>   | CDBG: \$190,000   |
|   | <b>Description</b>   | Housing repair loans, mobile home grants, and accessibility grants for low-income homeowners, and administration of these activities.   |
|   | <b>Target Date</b>   | 12/31/2020  |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Approximately four low- and moderate-income households will be assisted.  |
|   | <b>Location Description</b>  | Citywide  |
|   | <b>Planned Activities</b>  | 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 | <b>Project Name</b>  | Planning & Administration   |
|   | <b>Target Area</b>   | City-wide   |
|   | <b>Goals Supported</b>   | Effectively administer CDBG program   |
|   | <b>Needs Addressed</b>   | Building Healthy Communities<br>Improve Public Services for Priority Populations  |
|   | <b>Funding</b>   | CDBG: \$129,127   |
|   | <b>Description</b>   | 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. |
|   | <b>Target Date</b>   | 12/31/2020  |

|   |  |  |
|---|--|--|
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | N/a  |
|   | <b>Location Description</b>  | N/a  |
|   | <b>Planned Activities</b>  | General Planning and Administration, funding is 20 percent of annual grant amount plus program income, estimated at \$129,126.72.  |
| 5 | <b>Project Name</b>  | Revolving Loan Fund (Ongoing)  |
|   | <b>Target Area</b>   | City-wide  |
|   | <b>Goals Supported</b>   | Foster affordable housing  |
|   | <b>Needs Addressed</b>   | Building Healthy Communities   |
|   | <b>Funding</b>   | CDBG: \$162,266  |
|   | <b>Description</b>   | Receipts from previous CDBG-funded loans are used to make new loans. This is the current amount, plus we will add any future RL receipts.  |
|   | <b>Target Date</b>   | 12/31/2020   |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Approximately four low- and moderate-income households will be assisted.   |
|   | <b>Location Description</b>  | Citywide   |
|   | <b>Planned Activities</b>  | 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 @ \$162,265.64. |
|   | <b>Project Name</b>  | Public Services (CDBG-CV)  |

|   |  |  |
|---|--|--|
| 6 | <b>Target Area</b>   | City-wide  |
|   | <b>Goals Supported</b>   | Services for people experiencing homelessness<br>Services for seniors and youth<br>Provide public services responsive to current need<br>Affirmatively further fair housing  |
|   | <b>Needs Addressed</b>   | Building Healthy Communities<br>Improve Public Services for Priority Populations<br>Improve Housing Access and Affordability   |
|   | <b>Funding</b>   | CDBG: \$300,822  |
|   | <b>Description</b>   | Public services allocated as part of the city's CARES Act CDBG-CV funding to prepare and respond to the impacts of COVID-19.   |
|   | <b>Target Date</b>   | 12/31/2023   |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | We estimate a total of approximately 9,224 unduplicated individuals and 75 households will benefit from the proposed activities. These families include low-income families and individuals, seniors, youth, domestic violence survivors, and people at-risk of/experiencing homelessness. |
|   | <b>Location Description</b>  | The activities will be provided citywide to eligible participants. Campus Life will provide services from the Sayonara Center, located at 7836 Sayonara Drive. The Sunrise Christian Food Ministry operates out of the Advent Lutheran Church property at 5901 San Juan Avenue.            |

|                                  |  |
|----------------------------------|--|
| <p><b>Planned Activities</b></p> | <p><b>CARES Act (CDBG-CV) Activities:</b></p> <p><b><u>Phase I Funding Allocations</u></b></p> <p><u>Campus Life Connection</u>: Distribute emergency food and household supplies to low-income households from the Sayonara Center five days per week. Estimated to serve 100 individuals. Funding estimate is \$15,750.</p> <p><u>Citrus Heights Navigator Program, Supplemental Navigator Fund</u>: Supplemental fund to provide subsistence payments, such as motel and laundry vouchers to homeless individuals and security deposit assistance to help people obtain permanent housing. Estimated to serve 100 homeless individuals in Citrus Heights. Funding estimated at \$125,000.</p> <p><u>Sunrise Christian Food Ministry</u>: Provide emergency food and household supplies to approximately 8,500 low-income and homeless individuals in Citrus Heights. Funding estimated at \$30,000.</p> <p><u>WEAVE</u>: Provide domestic violence response services to Citrus Heights residents referred by the Citrus Heights Police Department or via the 24-hour support line, such as counseling, motel vouchers, food, and household supplies. Estimated to serve 24 individuals. Funding estimated at \$30,000.</p> <p><b><u>Phase II Funding Allocations</u></b></p> <p><u>Sacramento Self-Help Housing, Renter's Helpline</u>: Provides partial funding for temporary staffing at the Renter's Helpline, which is experiencing a high call volume due to renter financial hardships and eviction questions. Funding is provided as part of a regional contract. Estimated to serve 50 individuals. Funding estimated at \$8,400.</p> <p><u>Great Plates Delivered Program</u>: Provides three nutritious meals daily to eligible seniors as part of the city's local program match of 6.25 percent. Estimated to serve 500 individuals. Funding estimated at 91,672.</p> |
| <p><b>Project Name</b></p>       | <p>Planning and Administration (CDBG-CV)</p>   |

|   |  |  |
|---|--|--|
| 7 | <b>Target Area</b>   | City-wide  |
|   | <b>Goals Supported</b>   | Effectively administer CDBG program  |
|   | <b>Needs Addressed</b>   | Building Healthy Communities<br>Improve Public Services for Priority Populations   |
|   | <b>Funding</b>   | CDBG: \$75,206   |
|   | <b>Description</b>   | Planning and administration activities associated with the city's CDBG-CV funds.   |
|   | <b>Target Date</b>   | 12/31/2023   |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | The city's CDBG-CV funding is expected to serve approximately 9,300 individuals.   |
|   | <b>Location Description</b>  | The public services will be provided to eligible individuals within Citrus Heights.  |
|   | <b>Planned Activities</b>  | Plan, administer, and monitor the city's CDBG-CV funding and associated activities. Funding is 20 percent of the city's CDBG-CV funding award, estimated at \$75,205.60. |

## **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**

| <b>Target Area</b> | <b>Percentage of Funds</b> |
|--------------------|----------------------------|
| City-wide          | 15                         |
| CDBG Target Area   | 85                         |

Table 22 - 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 19/20 is \$133,115.

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 2020, 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 2020 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. In 2016, the city entered into a Memorandum of Understanding (MOU) with Sacramento Housing and Redevelopment Agency, Roseville Housing Authority, Housing Authority of the County of Yolo, and seven other local entitlement jurisdictions to conduct a regional fair housing assessment. The Affirmatively Furthering Housing Assessment is expected to be completed in Program Year 2020.

## **Discussion**

# 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        |
| <b>Total Program Income:</b>   | <b>0</b> |

### 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% |

## **Discussion**

The city's loan payments are used for the city's Revolving Loan Fund (80%). The remaining 20% of program income received is used for costs in accordance with CDBG program regulations.

## Appendix - Alternate/Local Data Sources

**RESOLUTION NO. 2019-093**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA ADOPTING THE 2020 ANNUAL ACTION PLAN AND 2020-2024 CONSOLIDATED PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AND AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE CONTRACTS, CORRECT ERRORS, AND MAKE MINOR ADJUSTMENTS TO IMPLEMENT THE ADOPTED 2020 ANNUAL ACTION PLAN**

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

**WHEREAS**, the city has developed a 2020-2024 Consolidated Plan to assess the city's current housing and community development needs and guide the spending of the city's CDBG funding for the next five years;

**WHEREAS**, the City has prepared a 2020 CDBG Action Plan that includes the planned activities for the use of CDBG federal funds on specific activities during the calendar year 2020;

**WHEREAS**, sub-recipients have submitted proposals to provide public service activities to low and moderately-low income residents of the City of Citrus Heights and the City Council held noticed public hearings to receive public comment and consider the 2020 CDBG Action Plan and 2020-2024 Consolidated Plan on October 10, 2019, and October 24, 2019; and

**WHEREAS**, sub-recipients will receive CDBG funds under contract to carry out the activities as described in the 2020 CDBG Action Plan.

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

1. Adopts the 2020 CDBG Action Plan; and
2. Authorizes the City Manager or designee to execute contracts with outside agencies to administer and to carry out the activities described in the 2020 CDBG Action Plan; and
3. Authorizes the City Manager or designee to correct any errors that may be found in the adopted 2020 CDBG Action Plan, make minor adjustments to the individual allocations not to exceed 25% upon final Congressional appropriation and to make minor changes that may be requested by HUD and the City Council as provided with the final documentation.

**PASSED AND ADOPTED** by the City Council of the City of Citrus Heights the 24<sup>th</sup> day of October, 2019 by the following roll call vote:

**Ayes:** Council Members: Daniels, Middleton, Miller, Slowey, Bruins  
**Noes:** Council Members: None  
**Abstain:** Council Members: None  
**Absent:** Council Members: None

  
Jeannie Bruins, Mayor

ATTEST:

Amy Van  
Amy Van, City Clerk

11/28/19

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11/28/19  
(date & initials)

**RESOLUTION NO. 2019- 107**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS,  
CALIFORNIA, AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE  
NATIONAL ARBOR DAY FOUNDATION FOR CONSIDERATION OF CITRUS HEIGHTS  
BEING DESIGNATED A TREE CITY USA COMMUNITY**

**WHEREAS**, trees play an important role in the quality of life of a community in providing needed shade and cooling, aesthetic beauty, and increased property values;

**WHEREAS**, the planting of trees today allows us to pass along a legacy of community and environmental awareness to future generations;

**WHEREAS**, the City of Citrus Heights has an overall tree canopy cover of twenty-five percent which is estimated to provide nearly two million dollars in annual benefits;

**WHEREAS**, the City of Citrus Heights has made significant policy statements regarding the important role trees play in the development and redevelopment of public and private property within the City as demonstrated by the Street Tree ordinance and a Tree Preservation ordinance which requires new parking surfaces to provide 50% shading within 15 years of the tree being planted;

**WHEREAS**, the City of Citrus Heights held an Arbor Day celebration on Saturday, April 6, 2019, recognizing that trees are a renewable resource giving us paper, wood for our homes and play an important role in reducing greenhouse gases; and

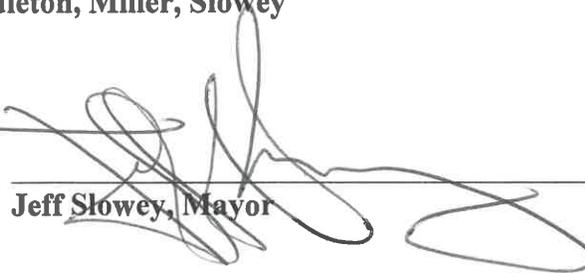
**WHEREAS**, Tree City USA communities must submit an application for certification, and must on an annual basis submit an application for recertification to maintain their designation.

**NOW THEREFORE BE IT RESOLVED AND ORDERED** that the City of Citrus Heights does hereby authorize City staff to submit an application for certification to the National Arbor Day Foundation for their consideration of Citrus Heights to be designated as a Tree City USA community for the year 2019.

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

**PASSED AND ADOPTED** by the City Council of the City of Citrus Heights, California, this 12<sup>th</sup> day of December 2019 by the following vote, to wit:

|                 |                         |  |
|-----------------|-------------------------|--|
| <b>AYES:</b>    | <b>Council Members:</b> | <b>Bruins, Middleton, Miller, Slowey</b> |
| <b>NOES:</b>    | <b>Council Members:</b> | <b>None</b>                              |
| <b>ABSTAIN:</b> | <b>Council Members:</b> | <b>None</b>                              |
| <b>ABSENT:</b>  | <b>Council Members:</b> | <b>Daniels</b>                           |

  
\_\_\_\_\_  
Jeff Slowey, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Amy Van, City Clerk

