

# City of Citrus Heights

## Draft 2022 Consolidated Plan

### Executive Summary

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

##### 1. Introduction

The 2022 Action Plan is a one-year plan for the Community Development Block Grant (CDBG) Program to help address the community development and low-income housing needs within the City of Citrus Heights. The following document covers year three of implementation of the city's 2020-2024 Consolidated Plan. The city's Housing and Grants Division is responsible for implementing both the Consolidated Plan and the annual Action Plan. The city plans to use a variety of funding sources to meet its housing and community development needs: CalHome, PLHA, HOME, and other resources as they become available.

The city has not yet received its Program Year 2022 CDBG grant amount from the U.S. Department of Housing and Urban Development (HUD). The city estimates receiving approximately \$600,000 in 2022 entitlement funds and \$50,000 in program income (loan repayments). To reduce delays in project start dates, the city adopted this plan based on estimated allocations with a plan for an increased or decreased allocation based on the city's actual grant amount. The city will follow this plan to determine the final amounts to allocate to each project/activity.

City staff has encouraged citizen participation throughout the Action Plan process. The city hosted a funding workshop to provide information to the public about the Request for Proposals (RFP) for CDBG public service funds. In addition, city staff provided information about the RFP for public service funds at various community meetings, such as the Collaborative meeting. Staff also invited residents to attend a public hearing on October 14, 2020, to provide feedback on the proposed 2022 Action Plan and provided individuals with an opportunity to review the draft document. Using research and input from the public, city staff formulated the objectives and outcomes briefly described below.

##### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The city's key objectives for the 2022 funding period are based on public outreach completed for the 2020-2024 Consolidated Plan and include the following:

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

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

Within those priorities, the city identified eight main goals:

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

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

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

- 2019-20 Accessibility and Drainage Improvement Project
- Signalized Intersection Improvement Project;
- San Juan Park Restroom Replacement Project;
- Critical Repair Grant Program;
- Revolving Loan Fund; and
- Variety of Public Services.

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

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

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

On July 12, 2021, staff released a Notice of Funding Opportunity (NOFA) to notify interested parties of the city's available CDBG funding. On July 21, 2021, City staff held a funding application workshop for prospective applicants. The workshop was noticed in a variety of ways. Staff sent emails to a large mailing list of interested persons and organizations along with a news items posted on the city's website.

The city invited the public to comment at the October 14, 2020 City Council meeting, wherein the City Council will consider the draft federal 2022 Community Development Block Grant (CDBG) funding recommendations. The city will also offer an opportunity for public comment at the October 28, 2021, City Council meeting when the Council considers final adoption of the 2022 Action Plan.

The 2022 Action Plan will be available for public review during public comment period from September 29 to October 28, 2021. A public notice announcing its availability was published in *The Sacramento Bee* on September 27, 2021. The first public hearing on the 2021 Action Plan will be held virtually via Zoom at the Citrus Heights City Council meeting on October 14, 2021; the second public hearing will also be held virtually on October 28, 2021.

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

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No public comments have been received. All public comments will be documented as received.

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

No public comment has been received.

#### **7. Summary**

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

- Building healthy communities; and
- Expanding economic opportunities.

Within these 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 the 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, PLHA, 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.

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

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

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 1 – 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**

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Draft 2022 Action Plan

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

### **1. Introduction**

The City of Citrus Heights made efforts to consult a wide-ranging group of stakeholders during the development of the 2022 Action Plan. Due to COVID-19 concerns, most of this year's interactions have been virtual. 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 2022 Action 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 held public meetings to assess community needs and priorities. The following sections will discuss the consultation process, the public comment process, and the planned coordination efforts.

**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, and Homeless Policy Council, prompt response to requests for data, and ongoing participation in the Continuum of Care discussions to improve the regional homeless response system.

The city's Housing and Human Services Program Coordinator maintains a seat on the Continuum of Care Advisory Board and actively participates in regional coordination through the Funder's Collaborative and other regional subcommittees. The city supports the Citrus Heights Homeless Assistance Response Team (HART) and its efforts, including the Winter Sanctuary, Student Connect, a resource fair for students and families in transition, the Veterans Stand Down, and other events throughout the year. The city's Homeless Navigator provides outreach and services for people experiencing homelessness. The city's Homeless Navigator also provides housing counseling services to those at-risk of homelessness. Additionally, Meals on Wheels and the Sunrise Christian Food Ministry provide emergency food services to those at-risk of homelessness and those currently experiencing homelessness.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate**

**outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

Sacramento Steps Forward administers the Homeless Information Management System (HMIS) as well as the available Emergency Shelter Grant (ESG) funds for the Sacramento region. The city participates in improving the HMIS system through the Continuum of Care Advisory Board. The city's Housing and Human Services Program Coordinator serves on the Continuum of Care Advisory Board and assists in the development of regional programs, policies, and procedures. The city is working to become more involved in the allocation of ESG funds through the regional Funders Collaborative.

**2. Agencies, groups, organizations and others who participated in the process and consultations**

**Table 2 – Agencies, groups, organizations who participated**

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

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Staff consulted with representatives from the Community Development Department, General Services Department, and Police Department as part of the development of the Consolidated Plan. Stakeholder surveys were emailed to representatives from the three departments listed above. In addition, staff held meetings with department representatives to further discuss department priorities and opportunities for increased coordination. In addition, all city staff members were emailed a link to participate in the community survey. In discussions with other departments, staff in the Citrus Heights Police Department identified a need for additional resources for the Citrus Heights Homeless Navigator. While she has been successful, there is a need for additional housing, both temporary and permanent, and resources for related costs to eliminate barriers to housing, such as application fees and transportation. Staff in the General Services Department identified a need for accessibility improvements to public infrastructure, such as upgrades to signalized intersections and ADA-compliant sidewalks and crosswalks. The Community Development Department identified a need to rehabilitate aging housing stock through the city's housing preservation programs.</p>
2	<p><b>Agency/Group/Organization</b></p>	<p>Citrus Heights Collaborative</p>

<b>Agency/Group/Organization Type</b>	
	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Health Agency Child Welfare Agency Other government - County Other government - Local Regional organization Planning organization Business and Civic Leaders

<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment                  Public Housing Needs                  Homeless Needs - Chronically homeless                  Homeless Needs - Families with children                  Homelessness Needs - Veterans                  Homelessness Needs - Unaccompanied youth                  Homelessness Strategy                  Non-Homeless Special Needs                  Economic Development                  Anti-poverty Strategy                  Lead-based Paint Strategy</p>
<p><b>Briefly describe how the Agency/Group/Organization was consulted. 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 sent an email to the Collaborative mailing list in order to obtain stakeholder feedback on the draft 2022 activities and funding allocations. Citrus Heights Collaborative members were also invited to participate in the public meetings on October 14 and 28, 2021.</p>
<p>3 <b>Agency/Group/Organization</b></p>	<p>SUNRISE RECREATION AND PARK DISTRICT</p>
<p><b>Agency/Group/Organization Type</b></p>	<p>Services-Children                  Services-Elderly Persons                  Services-Persons with Disabilities                  Services-Health                  Other government - County                  Other government - Local                  Regional organization</p>

	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Homeless Needs - Chronically homeless                  Homeless Needs - Families with children                  Homelessness Needs - Veterans                  Homelessness Needs - Unaccompanied youth                  Homelessness Strategy                  Non-Homeless Special Needs                  Economic Development                  Anti-poverty Strategy</p>
	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The Sunrise Recreation Park District (SRPD) was consulted via email. 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. City staff have been coordinating to complete the San Juan Restroom Replacement Project and will continue to coordinate on projects as the opportunity arises.</p>
<p>4</p>	<p><b>Agency/Group/Organization</b></p>	<p>Sacramento Self-Help Housing</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Housing                  Services-homeless                  Service-Fair Housing                  Regional organization</p>

<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment                  Homeless Needs - Chronically homeless                  Homeless Needs - Families with children                  Homelessness Needs - Veterans                  Homelessness Needs - Unaccompanied youth                  Homelessness Strategy                  Non-Homeless Special Needs                  Anti-poverty Strategy</p>
<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Sacramento Self-Help Housing (SSHH) provides housing counseling and homeless navigation services for the City of Citrus Heights. City staff met with SSHH staff on August 5, 2021, in order to determine the greatest funding needs and potential areas for improved coordination.</p>

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

**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		

Table 3 - Other local / regional / federal planning efforts

**Narrative**

**AP-12 Participation - 91.401, 91.105, 91.200(c)**

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

The City of Citrus Heights completed citizen participation efforts consistent with the city's adopted Citizen Participation Plan during the development of the 2022 Action Plan. Outreach included traditional local newspaper announcements for meetings, public hearings, and publications on the city's website. The city made copies of the draft 2022 Action Plan available for review at City Hall, Rusch Park, and the Sylvan Library. The draft 2022 Action Plan was also available to review on the city's website at [www.citrusheights.net](http://www.citrusheights.net). The city takes all public comments into consideration when setting annual goals and funding priorities.

**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	Internet Outreach	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Non-profit organizations	The city released a Notice of Funding Opportunity (NOFA) to advertise the availability of the city's 2022 public service funding and remaining CDBG-CV-3 funds. The NOFA was advertised on the city's website and via email to the city's list of interested stakeholders. The city received a total of eight applications in response to the NOFA.	The city received eight proposals from nonprofits to provide a variety of public services from senior meals to housing repair grants.	No comments were rejected.	

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 Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	On July 21, 2021, the city held a CDBG funding assistance workshop for prospective applicants. The workshop was noticed in a variety of ways, including via the city's website and a large mailing list of interested stakeholders.	No comments have been received.	No comments have been rejected.	

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	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	The city posted a public notice in the Sacramento Bee on September 27, 2021, to notify the public about the public comment period for the draft 2022 Annual Action Plan, and advertising the date of the public hearing on October 14, 2021 to consider the draft 2022 Action Plan document and October 28 to consider final adoption of the 2022 Action Plan.	No comments have been received.	No comments have been rejected.	

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	Internet Outreach	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	The city's Draft 2022 Action Plan was made available on the city's website for review and comment from September 27, 2021, to October 28, 2021. Staff posted a news item on the city's website and sent e-notifications to notify interested parties about the availability of the Draft 2022 Action Plan.	No comments have been received.	No comments have been rejected.	

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 Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Non-Profit Organizations	The city will hold a virtual public hearing on October 14, 2021, to receive public feedback on the Draft 2022 Action Plan.			

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The city is a CDBG entitlement jurisdiction and received a 2021 grant of \$647,381. Since the city's 2022 CDBG entitlement allocation has not been determined, this 2022 Action Plan is based on an estimated entitlement grant amount of \$600,000 and \$50,000 in loan repayments for the 2022 program year. In addition, at the end of the 2021 Program Year, the city anticipates having \$287,303 in rollover funding remaining. This funding is currently allocated to the Greenback Lane Complete Streets Project and will commence in Program Year 2022. The expected amount available for the remainder of the Con Plan period assumes the city will receive \$600,000 in entitlement funds and \$50,000 in program income 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 - a permanent supportive housing project in Citrus Heights (currently under construction). This project has been a regional collaboration with various funding sources, including the city's share of HOME funding administered by SHRA.

The Anticipated Resources Matrix outlines each of these funds, expected amounts available in Year 3 and a projection of resources between PY 2022 and PY 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 Admin and Planning Economic Development Housing Public Improvements Public Services	600,000	50,000	287,303	937,303	1,300,000	Based on prior years, the city anticipates receiving \$600,000 in annual entitlement funding and \$50,000 annually in program income (loan payments).
Other	public - state	Acquisition Housing Public Services	312,759	0	0	312,759	938,277	The city recently received its grant agreement for the first year of Permanent Local Housing Allocation (PLHA) funds from the state's Department of Housing and Community Development (HCD). The city estimates receiving an annual allocation of \$312,759.

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 - state	Housing	200,000	0	0	200,000	200,000	The city occasionally receives loan payments from loans funded with prior CalHome grants. The city funnels loan payments into its First-time Homebuyer Program. The current balance is approximately \$200,000.

Table 5 - Expected Resources – Priority Table

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

There is no federal requirement for the city to match CDBG funds with other non-federal program resources; however, the city strives to leverage additional funds where possible to utilize public resources in the most efficient manner. 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. For example, the city is utilizing its new PLHA annual funding to further leverage the city's CDBG funding. It is the city’s intent to ensure that adequate non-federal and private funds are available, thus minimizing the city's 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.

Additionally, the city recently purchased a property at Sylvan Corners. In accordance with the Surplus Lands Act, a portion of the housing development will be restricted to low- and moderate-income homeowners. The city will work with the developer on the affordable component of this project.

## **Discussion**

As stated above, the city has demonstrated the utilization of publically-owned land to address the city's Consolidated Plan needs, including to promote affordable housing and economic development in Citrus Heights.

## 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	Building Healthy Communities Enhance Accessibility Improve Housing Access and Affordability	CDBG: \$50,000	Homeowner Housing Rehabilitated: 1 Household Housing Unit
2	Services for people experiencing homelessness	2020	2024	Homeless	City-wide	Building Healthy Communities Improve Public Services for Priority Populations Improve Housing Access and Affordability Expand Economic Opportunities	CDBG: \$16,000 PLHA: \$78,189	Homelessness Prevention: 112 Persons Assisted
3	Services for seniors and youth	2020	2024	Non-Homeless Special Needs	City-wide	Building Healthy Communities Improve Public Services for Priority Populations	CDBG: \$32,119	Public service activities other than Low/Moderate Income Housing Benefit: 389 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	Building Healthy Communities Improve Public Services for Priority Populations	CDBG: \$18,478	Public service activities other than Low/Moderate Income Housing Benefit: 7000 Persons Assisted
5	Improve accessibility	2020	2024	Non-Housing Community Development	CDBG Target Area	Building Healthy Communities Improve Public Infrastructure Enhance Accessibility		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
6	Effectively administer CDBG program	2020	2024	Program Administration			CDBG: \$130,000	
7	Affirmatively further fair housing	2020	2024	Affordable Housing	City-wide	Building Healthy Communities Improve Public Services for Priority Populations Improve Housing Access and Affordability	CDBG: \$23,403	Public service activities other than Low/Moderate Income Housing Benefit: 425 Persons Assisted

**Table 6 – Goals Summary**

**Goal Descriptions**

1	<b>Goal Name</b>	Foster affordable housing
	<b>Goal Description</b>	The city funnels any program income (loan payments) received into its Revolving Loan Fund to be used to issue new housing repair loans and grants. The city estimates receiving approximately \$50,000 annually in program income. Consistent with CDBG guidelines, 20 percent of program income received is reserved for planning and administration expenses.
2	<b>Goal Name</b>	Services for people experiencing homelessness
	<b>Goal Description</b>	The city uses a combination of CDBG and Permanent Local Housing Allocation (PLHA) funds to pay for a contract with Sacramento Self-Help Housing for housing counseling and homeless navigation services.
3	<b>Goal Name</b>	Services for seniors and youth
	<b>Goal Description</b>	The city has allocated \$15,479 in public service funding to Campus Life Connection to provide youth services and \$16,640 to Meals on Wheels for senior meals.
4	<b>Goal Name</b>	Provide public services responsive to current need
	<b>Goal Description</b>	The 2022 Action Plan includes a public service allocation in the amount of \$18,478 to the Sunrise Christain Food Ministry to operate an emergency food bank at Advent Lutheran Church in Citrus Heights.
5	<b>Goal Name</b>	Improve accessibility
	<b>Goal Description</b>	The 2022 Action Plan includes an allocation of approximatley \$390,000 (plus any remaining capital funding) toward CDBG-eligible accessibilty improvements associated with the 2022 Residential Street Resurfacing Project.
6	<b>Goal Name</b>	Effectively administer CDBG program
	<b>Goal Description</b>	The city has allocated the allowable 20 percent of its annual grant amount plus any program income, estimated at \$130,000, toward planning and administration expenses.
7	<b>Goal Name</b>	Affirmatively further fair housing
	<b>Goal Description</b>	As part of a regional partnership, the city allocated \$23,403 to Sacramento Self-Help Housing for the city's share of the Renter's Helpline Program.



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

### **Introduction**

The table below summarizes the city’s recommendation to allocate 2022 Community Development Block Grant funding. On September 20, 2021, the Quality of Life Committee recommended funding the following 2022 CDBG projects. On October 14, 2021, the City Council will hold a virtual public hearing on the draft 2022 Action Plan. On October 28, 2021, the City Council will hold a public hearing to consider the final 2022 Action Plan.

<b>#</b>	<b>Project Name</b>
4	Revolving Loan Fund (Ongoing)

**Table 7 – Project Information**

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

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	Revolving Loan Fund (Ongoing)
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Foster affordable housing Improve accessibility
	<b>Needs Addressed</b>	Building Healthy Communities Enhance Accessibility Improve Housing Access and Affordability
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Matrix Code 14A; National Objective: LMH - Receipts from previous CDBG-funded loans are used to make new home repair loans and accessibility grants to low-income households.
	<b>Target Date</b>	12/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Based on an estimated annual program income amount, one household will benefit from the proposed activity.
	<b>Location Description</b>	Private residences
	<b>Planned Activities</b>	Housing repair loans and grants for eligible homeowners. The city funnels its loan payments back into the Revolving Loan Fund to make new loans and grants. 20 percent of loan repayments is allocated to planning and administrative expenses. Annual funding is estimated at \$50,000.

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

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

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

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

### **Geographic Distribution**

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

**Table 8 - 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-75 Barriers to affordable housing -91.420, 91.220(j)**

### **Introduction**

The city has identified several barriers to affordable housing throughout the city's Housing Element. Notable barriers to developing affordable housing include:

1. The balance between owner-occupied and renter-occupied housing and the preservation and maintenance of the city's aging housing stock.
2. As suburbs mature with an aging housing stock, both single-family homes and apartment complexes in Citrus Heights face an increasing need to maintain.
3. Land availability and land zoned at densities appropriate for multi-family housing.
4. Environmental factors such as floodplains and native oak trees.
5. Availability of funding.
6. Design guidelines, which control the appearance of new development. Due to the requirements, the cost of building new housing may increase.
7. Site improvements, development impact fees, and processing fees add significant cost to the developing new housing. Developers often pay for new roadways, sewer, water, and park facilities, along with other miscellaneous fees. There are also costs associated with getting projects approved by the city and other agencies.
8. Permit and approval process. In addition, the cost of fees on new projects, the amount of time required to process them varies by project, and the developer generally must pay holding costs, such as property taxes during the time of assessment.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The city's Housing Element describes in more detail how the city is undertaking actions to reduce potential barriers and constraints to affordable

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housing.

**Discussion**

## **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 when possible.

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

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

### **Actions planned to foster and maintain affordable housing**

In 2021, the city will offer several programs to foster and maintain affordable housing: The Housing Repair Program will offer low-interest loans/grants to homeowners making health and safety repairs to their homes. This program will be funded using prior-year CDBG funds and loan repayments. The city's First-Time Homebuyer Program will offer 30-year deferred loans to first-time homebuyers for down payment assistance. The city will continue to support Code Enforcement programs, such as the Rental Housing Inspection Program, that assure low-income households have a safe, decent, and appropriate place to live. The city will continue to support public services through nonprofits funded by CDBG that serve the community's youth, seniors, domestic violence victims, families, and those with special needs. The city will work with developers of the Sunrise Pointe affordable permanent supportive housing project to identify additional funding sources to fill the remaining funding gap. The city approved the project in 2018 and allocated \$3,580,000 of the city's share of HOME Consortium funds to the 47-unit project planned for Sunrise Boulevard in Citrus Heights. The project recently received tax credits and is currently under construction.

### **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 2022 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.

### **Discussion**

The city has a number of actions planned to increase coordination among housing and social services agencies. For example, the city facilitates the Citrus Heights Collaborative - an informal network of public and private social service agencies and community advocates. The Collaborative meets virtually the second Friday of each month. In addition, staff participates on the Continuum of Care Advisory

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Board and regional Funder's Collaborative. Recently, Citrus Heights has started participating in the regional Homeless Policy Coordinating Council.

## **Program Specific Requirements**

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

#### **Introduction**

#### **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
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
3. The amount of surplus funds from urban renewal settlements
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.
5. The amount of income from float-funded activities

Total Program Income

#### **Other CDBG Requirements**

1. The amount of urgent need activities

#### **Discussion**

