AGENDA
CITY OF CITRUS HEIGHTS CITY COUNCIL
JANUARY 14, 2021
7:00 PM REGULAR MEETING
City Hall Council Chambers
6360 Fountain Square Drive, Citrus Heights, CA

PLEASE NOTE: In order to minimize the spread of the COVID 19 virus, Governor Newsom has issued Executive Orders that temporarily suspend some requirements of the Brown Act. Please be advised that the Council Chambers are closed to the public and that some, or all, Council Members may attend City Council meetings telephonically or otherwise electronically. The meeting will be held via webcast with NO PHYSICAL LOCATION FOR PUBLIC ATTENDANCE.

PLEASE SEE BELOW FOR ZOOM MEETING INFORMATION

For those individuals accessing the meetings through Zoom who wish to make a public comment, please use the Zoom hand raise function (or *9 if you join the webinar via telephone) and the host will unmute you when it is time to speak. Speakers will be limited to 3 minutes each. Alternatively, you may submit your comment via email to cityclerk@citrusheights.net or by completion of an online Speaker Card at https://www.citrusheights.net/FormCenter/City-Council-Meetings-Speaker-Card-30. Written public comments shall be limited to 250 words or less. Each comment will be read aloud by the City Clerk.

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If you need a disability-related modification or accommodation, to participate in this meeting, please contact the City Clerk’s Office 916-725-2448, cityclerk@citrusheights.net, or City Hall 6360 Fountain Square Drive at least 48 hours prior to the meeting. TDD: California Relay Service 7-1-1.

Zoom Meeting Link:
Regular Meeting 7:00 p.m. Zoom Meeting – Members of the public may attend via Zoom in order to observe and address the meeting.

Webinar link:
HTTPS://US02WEB.ZOOM.US/J/84608461974?
PWD=L2ZKK29IDGJUUNMVEGXNDZRLNWTZUT09

January 14, 2021 Agenda Packet (PDF)

Documents:
01-14-21 AGENDA PACKET.PDF
CALL REGULAR MEETING TO ORDER
1. Flag Salute
2. Roll Call: Council Members: Bruins, Daniels, Schaefer, Middleton, Miller
3. Video Statement

APPROVAL OF AGENDA

COMMENTS BY COUNCIL MEMBERS AND REGIONAL BOARD UPDATES

PUBLIC COMMENT

CONSENT CALENDAR
It is recommended that all consent items be acted on simultaneously unless separate discussion and/or action is requested by a Council Member.

4. SUBJECT: Approval Of Minutes
RECOMMENDATION: Approve the Minutes of the Regular Meeting of December 10, 2020

5. SUBJECT: Award Of Critical Repair Grant Program Administration Contract To Rebuilding Together Sacramento
STAFF REPORT: C. McDuffee / S. Cotter
RECOMMENDATION: Adopt Resolution No. 2021-____, a Resolution of the City Council of the City of Citrus Heights, California, Authorizing the Award of Critical Repair Grant Program Administration Contract to Rebuilding Together Sacramento

6. SUBJECT: Transportation Development Act (TDA) Funding Claim Authorization
STAFF REPORT: M. Poole
RECOMMENDATION: Adopt Resolution No. 2021-____, a Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City to Claim its Transportation Development Act (TDA) Funds for Fiscal Year 2020-2021 and Any Revised Apportionments for Previous Years

7. SUBJECT: San Juan Avenue Complete Streets Project Approval Of Caltrans Program Supplement Agreement
STAFF REPORT: L. Blomquist / M. Poole
RECOMMENDATION: Adopt Resolution No. 2021-____, a Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute the Program Supplement Agreement for the San Juan Avenue Complete Streets Project

PUBLIC HEARINGS

8. SUBJECT: Draft Amendment To The General Plan Housing Element
STAFF REPORT: C. McDuffee / C. Kempenaar / E. Singer
RECOMMENDATION: The Following is Recommended:
   a. Review and Comment on the Draft Amendment to the General Plan (Housing Element)
   b. Find the Project is Exempt from CEQA per Section 15061(b)(3)a
   c. Forward the Draft to the California Housing and Community Development Department (HCD) for Review

REGULAR CALENDAR

9. SUBJECT: New Sylvan Purchase And Sale Agreement
STAFF REPORT: C. McDuffee / R. Jones / M. Huber
RECOMMENDATION: Adopt Resolution No. 2021-____, a Resolution of the City Council of the City of Citrus Heights, California, Approving the Purchase and Sale
Members of the public may attend via webcast.

AGENDA
CITY OF CITRUS HEIGHTS CITY COUNCIL
JANUARY 14, 2021
7:00 PM REGULAR MEETING
City Hall Council Chambers
6360 ... REPORTS
CITY MANAGER ITEMS
ITEMS REQUESTED BY COUNCIL MEMBERS / FUTURE AGENDA ITEMS
ADJOURNMENT
Documents:

Please contact the City Clerk at cityclerk@citrusheights.net for more information.

Zoom Meeting Link:
PWD=L2ZKK29IDGJUUNMVEGXNDZRLNWTZUT09

Webinar link:

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REGULAR CALENDAR

1.    Flag Salute
2.    Roll Call: Council Members: Bruins, Daniels, Schaefer, Middleton, Miller
3.     Video Statement
4. SUBJECT: Approval Of Minutes
5. SUBJECT: San Juan Avenue Complete Streets Project Approval Of Caltrans Program
6. SUBJECT: Adoption Of Resolution No. 2021 - ____ , A Resolution of the City Council of the City of Citrus Heights, California, Appointing a Citrus Heights Member to Serve as the Representative on the Sacramento Metropolitan Air Quality Management District (SMAQMD) Board of Directors, and Appointing a Member to Serve as the Alternate
7. SUBJECT: San Juan Avenue Complete Streets Project Execution Of Program Supplement Agreement
8. SUBJECT: Appointment Of Resolution No. 2021 - ____ , A Resolution of the City Council of the City of Citrus Heights, California, Rebuilding Together Sacramento Repair Grant Program Administration Contract
9. SUBJECT: New Sylvan Purchase And Sale Agreement
10. SUBJECT: City Board And Commission Appointments
    STAFF REPORT: A. Van
    RECOMMENDATION: The Following is Recommended:
    a. Council Members Bret Daniels and Tim Schaefer Nominate One Regular Member to Serve on the Planning Comission
    b. The City Council, by Majority Vote, Appoint Individuals for the Remaining At-Large Appointments to the Planning Commission and Construction Board of Appeals
11. SUBJECT: Appointments To Regional Boards And Committees
    STAFF REPORT: A. Van
    RECOMMENDATION: The Following is Recommended:
    a. Adopt Resolution No. 2021 - ____ , A Resolution of the City Council of the City of Citrus Heights, California, Appointing a Citrus Heights Member to Serve as the Representative on the Sacramento Metropolitan Air Quality Management District (SMAQMD) Board of Directors, and Appointing a Member to Serve as the Alternate
    b. Adopt Resolution No. 2021 - ____ , A Resolution of the City Council of the City of Citrus Heights, California, Appointing a Citrus Heights Member to Serve as the Representative on the Sacramento Regional County Sanitation District (SRCSD) and Sacramento Area Sewer District (SASD) Boards of Directors, and Appointing a Member to Serve as the Alternate
    c. Adopt Resolution No. 2021 - ____ , A Resolution of the City Council of the City of Citrus Heights, California, Appointing a Citrus Heights Member to Serve as the Representative on the Sacramento Transportation Authority (STA), and Appointing a Member to Serve as the Alternate
    d. Adopt Resolution No. 2021 - ____ , A Resolution of the City Council of the City of Citrus Heights, California, Appointing a Citrus Heights Member to Serve as a Director to the Sacramento Area Council of Governments (SACOG) Board of Directors, and Appointing a Member to Serve as the Alternate

DEPARTMENT REPORTS

CITY MANAGER ITEMS

ITEMS REQUESTED BY COUNCIL MEMBERS / FUTURE AGENDA ITEMS

ADJOURNMENT
CITY OF CITRUS HEIGHTS
CITY COUNCIL
Regular Meeting of Thursday, January 14, 2021
Regular Meeting 7:00 p.m.

PLEASE NOTE: In order to minimize the spread of the COVID 19 virus, Governor Newsom has issued Executive Orders that temporarily suspend some requirements of the Brown Act. Please be advised that the Council Chambers are closed to the public and that some, or all, Council Members may attend City Council meetings telephonically or otherwise electronically. The meeting will be held via webcast with NO PHYSICAL LOCATION FOR PUBLIC ATTENDANCE.

Regular Meeting 7:00 p.m. Zoom Meeting – Members of the public may attend via Zoom in order to observe and address the meeting. Webinar link:

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January 8, 2021

Amy Van, City Clerk
REGULAR MEETING
7:00 PM

CALL REGULAR MEETING TO ORDER

1. Flag Salute

2. Roll Call: Council Members: Bruins, Daniels, Schaefer, Middleton, Miller

3. Video Statement

APPROVAL OF AGENDA

COMMENTS BY COUNCIL MEMBERS AND REGIONAL BOARD UPDATES

PUBLIC COMMENT

CONSENT CALENDAR
It is recommended that all consent items be acted on simultaneously unless separate discussion and/or action are requested by a Council Member.

4. SUBJECT: Approval of Minutes
   RECOMMENDATION: Approve the Minutes of the Regular Meeting of December 10, 2020

5. SUBJECT: Award of Critical Repair Grant Program Administration Contract to Rebuilding Together Sacramento
   STAFF REPORT: C. McDuffee / S. Cotter
   RECOMMENDATION: Adopt Resolution No. 2021-____, a Resolution of the City Council of the City of Citrus Heights, California, Authorizing the Award of Critical Repair Grant Program Administration Contract to Rebuilding Together Sacramento

6. SUBJECT: Transportation Development Act (TDA) Funding Claim Authorization
   STAFF REPORT: M. Poole
   RECOMMENDATION: Adopt Resolution No. 2021-____, a Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City to Claim its Transportation Development Act (TDA) Funds for Fiscal Year 2020-2021 and Any Revised Apportionments for Previous Years

7. SUBJECT: San Juan Avenue Complete Streets Project Approval of Caltrans Program Supplement Agreement
   STAFF REPORT: L. Blomquist / M. Poole
   RECOMMENDATION: Adopt Resolution No. 2021-____, a Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute the Program Supplement Agreement for the San Juan Avenue Complete Streets Project
PUBLIC HEARING

8. **SUBJECT:** Draft Amendment to the General Plan Housing Element  
**STAFF REPORT:** C. McDuffee / C. Kempenaar / E. Singer  
**RECOMMENDATION:** The Following is Recommended:
   
a. Review and Comment on the Draft Amendment to the General Plan (Housing Element)
   
b. Find the Project is Exempt from CEQA per Section 15061(b)(3)a
   
c. Forward the Draft to the California Housing and Community Development Department (HCD) for Review

REGULAR CALENDAR

9. **SUBJECT:** New Sylvan Purchase and Sale Agreement  
**STAFF REPORT:** C. McDuffee / R. Jones / M. Huber  
**RECOMMENDATION:** Adopt Resolution No. 2021-___, a Resolution of the City Council of the City of Citrus Heights, California, Approving the Purchase and Sale Agreement of Sylvan Property to Woodside Homes

10. **SUBJECT:** City Board and Commission Appointments  
**STAFF REPORT:** A. Van  
**RECOMMENDATION:** The Following is Recommended:
   
a. Council Members Bret Daniels and Tim Schaefer Nominate One Regular Member to Serve on the Planning Commission
   
b. The City Council, by Majority Vote, Appoint Individuals for the Remaining At-Large Appointments to the Planning Commission and Construction Board of Appeals

11. **SUBJECT:** Appointments to Regional Boards and Committees  
**STAFF REPORT:** A. Van  
**RECOMMENDATION:** The Following is Recommended:
   
a. Adopt Resolution No. 2021 - ___, A Resolution of the City Council of the City of Citrus Heights, California, Appointing a Citrus Heights Member to Serve as the Representative on the Sacramento Metropolitan Air Quality Management District (SMAQMD) Board of Directors, and Appointing a Member to Serve as the Alternate
   
b. Adopt Resolution No. 2021 - ___, A Resolution of the City Council of the City of Citrus Heights, California, Appointing a Citrus Heights Member to Serve as the Representative on the Sacramento Regional County Sanitation District
c. Adopt Resolution No. 2021 - ___, A Resolution of the City Council of the City of Citrus Heights, California, Appointing a Citrus Heights Member to Serve as the Representative on the Sacramento Transportation Authority (STA), and Appointing a Member to Serve as the Alternate

d. Adopt Resolution No. 2021 - ___, A Resolution of the City Council of the City of Citrus Heights, California, Appointing a Citrus Heights Member to Serve as a Director to the Sacramento Area Council of Governments (SACOG) Board of Directors, and Appointing a Member to Serve as the Alternate

DEPARTMENT REPORTS

CITY MANAGER ITEMS

ITEMS REQUESTED BY COUNCIL MEMBERS/ FUTURE AGENDA ITEMS

ADJOURNMENT
CALL REGULAR MEETING TO ORDER

The regular meeting was called to order at 7:00 p.m. by Mayor Slowey.

1. The Flag Salute was led by Mayor Slowey.

2. Roll Call: Council Members present: Bruins, Daniels, Middleton, Miller, Slowey
   Council Members absent: None
   Staff present: Alejandrez, Blomquist, Boyd, Cotter, Jones, Myers, Poole, Van and department directors.

3. The video statement was read by City Clerk Van.

APPROVAL OF AGENDA

ACTION: On a motion by Mayor Slowey, seconded by Council Member Bruins, the City Council approved the agenda.

   AYES: Bruins, Daniels, Middleton, Miller, Slowey
   NOES: None
   ABSENT: None

SPECIAL ITEMS

4. Proclamation Honoring Jeffrey Slowey for His Service to the City of Citrus Heights

Vice Mayor Miller read and presented a proclamation to Jeff Slowey for his service on the City Council.

5. SUBJECT: Certification of November 3, 2020 General Municipal Election Results
   STAFF REPORT: A. Van
   RECOMMENDATION: Adopt Resolution No. 2020-125, a Resolution of the City Council of the City of Citrus Heights, California, Reciting the Fact of the General Municipal Election Held on November 3, 2020, Declaring the Result and Other Such Matters as Provided by Law

City Clerk Van stated pursuant to Elections Code the City Council, as the governing body of the city, shall adopt a resolution reciting the fact of the election. As a result of the November 3, 2020 General Municipal Election, the following council members have been elected to the City Council for full, four-year terms: City Council District 1 – Bret Daniels, and City Council District 3 – Tim Schaefer. The City Council, as the governing body of the city, also declares the results of the election for each measure voted on at the municipal election. As a result of the election, Measure M did not pass.
ACTION: On a motion by Council Member Bruins, seconded by Council Member Middleton, the City Council adopted Resolution No. 2020-125, a Resolution of the City Council of the City of Citrus Heights, California, Reciting the Fact of the General Municipal Election Held on November 3, 2020, Declaring the Result and Other Such Matters as Provided by Law.

AYES: Bruins, Daniels, Middleton, Miller, Slowey
NOES: None
ABSENT: None

6. Swearing in of Newly Elected Council Members

City Clerk Van administered the oath of office to Bret Daniels and Tim Schaefer.

7. Selection of Mayor and Vice Mayor

ACTION: On a motion by Council Member Bruins, seconded by Council Member Middleton, the City Council appointed Steve Miller as Mayor.

AYES: Bruins, Middleton, Miller
NOES: Daniels, Schaefer
ABSENT: None

ACTION: On a motion by Council Member Bruins, seconded by Mayor Miller, the City Council appointed Porsche Middleton as Vice Mayor.

AYES: Bruins, Middleton, Miller
NOES: Daniels, Schaefer
ABSENT: None

CITY MANAGER REPORT

City Manager Boyd provided a COVID-19 update, he stated the ICU bed capacity is decreasing across that state and as a result, the Governor and his health team have taken some different actions. Additional restrictions go into effect for regions with less than 15% ICU bed availability. In our briefings with the County Health Department, we’ve learned we haven’t reached the peak of the pandemic yet. In some instances, they’re seeing more than a thousand new cases in one day. We are told about 20% of those cases will require hospitalization. There are about 46,500 confirmed cases in Sacramento County, a little over 2,100 of those in Citrus Heights. As of yesterday, the greater Sacramento region dropped below the ICU bed threshold and currently sits at about 13.3%. Because of this, Citrus Heights and the entire region will be under additional restrictions as of midnight tonight.

PRESENTATIONS

8. Employee Service Recognition
Human Resources Manager Alejandrez stated tonight we will be recognizing individual employees who have reached a milestone, either their 5, 10, 15 or 20 years of service to the City.

City Manager Boyd began by recognizing Mayor Steve Miller for 15 years of service on the City Council. He also recognized Regina Cave for 20 years of service and Leslie Blomquist for 5 years of service.

Chief Building Official Anderson recognized Kelley Shotigian for 5 years of service.

9. Proclamation National Homeless Persons Memorial Day

Mayor Miller read and presented a proclamation to Citrus Heights resident and advocate Alfred Sanchez.

**COMMENTS BY COUNCIL MEMBERS AND REGIONAL BOARD UPDATES**

Council Member Bruins provided a report from the Sunrise MarketPlace Board meeting. She commended the Citrus Heights Police Department on the Miracle on Fountain Square drive-through event.

Council Member Daniels attended the Miracle on Fountain Square drive-through event. He encouraged residents to continue to support local businesses. He thanked voters for electing him to represent District 1.

Council Member Schaefer thanked voters for electing him to represent District 3.

Vice Mayor Middleton provided a report from the League of California Cities Sacramento Valley Division Board of Directors meeting.

Mayor Miller provided a report from Regional Transit Board meeting.

**PUBLIC COMMENT**

Gus Chaveste with Asian Resources, Inc. (ARI) announced on December 12, ARI in partnership with Dignity Health will be offering a free drive-through flu shot event.

City Clerk Van read the following comment from Joan Whittaker, “About 10 years ago, I met Tim Schaefer at an area 5 neighborhood meeting. One thing he said at the meeting was if anyone in the neighborhood needs help moving items. I have a truck and I am willing to help. Then he gave his phone number out. I was impressed with his giving attitude. Later on, I heard how put his words into actions when some neighbors called upon him. I, too, had some occasions to ask for assistance and Tim gladly helped. As part of the PONA neighborhood, Tim and some others thought up a float theme for the Red, White and Blue parade. We worked in Tim’s side yard to decorate the float. That year we won an award! Tim has done a lot to strengthen our neighborhood by helping people and being an example of what a good neighbor is like. At our neighborhood meetings Tim listened to neighborhood concerns and opinions. He drew his own conclusions from listening to others. He will also do this when representing us on the city council. Tim has been an asset to the neighborhood and I know he will be an asset to the city.”
CONSENT CALENDAR

10. **SUBJECT:** Approval of Minutes  
**RECOMMENDATION:** Approve the Minutes of the Special / Regular Meeting of November 12, 2020

11. **SUBJECT:** Submission of Application for Tree City USA Designation  
**STAFF REPORT:** C. McDuffee / C. Kempenaar / A. Bermudez  
**RECOMMENDATION:** Adopt Resolution No. 2020-126, 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

12. **SUBJECT:** Extension of Temporary Outdoor Program  
**STAFF REPORT:** C. McDuffee / C. Kempenaar / A. Bermudez  
**RECOMMENDATION:** Adopt Resolution No. 2020-127, a Resolution of the City Council of the City of Citrus Heights, California, Authorizing the Extension of the Temporary Outdoor Program to Allow Use of Outdoor Space by Temporarily Relaxing the Regulations for Outdoor Dining, Signage and Parking through December 2021

13. Item was moved to Regular Calendar.

14. **SUBJECT:** Annual AB 1600 Development Fee Report  
**STAFF REPORT:** R. Rivera / T. Nossardi  
**RECOMMENDATION:** Adopt Resolution No. 2020-128, a Resolution of the City Council of the City of Citrus Heights, California, Accepting, Filing, and Making the Findings Identified in the City’s Annual AB 1600 Fee Report for the Fiscal Year Ended June 30, 2020

15. **SUBJECT:** Various Signalized Intersection Safety Improvements Project Award of Construction Contract  
**STAFF REPORT:** L. Blomquist / J. Davidson / S. Cotter  
**RECOMMENDATION:** The Following is Recommended:

   a. Consent to relieve Tennyson Electric, Inc. of their low bid, in accordance with Section 5101 of the California Public Contract Code, for the amount of $897,505 because of a mistake made in completing the bid submitted for the Various Signalized Intersection Safety Improvement Project

   b. Adopt Resolution No. 2020-129, a Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute an Agreement with Central Valley Engineering & Asphalt, Inc. for the Various Signalized Intersection Safety Improvements Project

**ACTION:** On a motion by Council Member Daniels, seconded by Vice Mayor Middleton, the City Council adopted Consent Calendar Items 10, 11, 12, 14 and 15.

**AYES:** Bruins, Daniels, Schaefer, Middleton, Miller  
**NOES:** None  
**ABSENT:** None
PUBLIC HEARING

16. **SUBJECT:** Administrative Modification to the City’s Permanent Local Housing Allocation Funding Application  
**STAFF REPORT:** C. McDuffee / S. Cotter  
**RECOMMENDATION:** The Following is Recommended:

a. Conduct a Public Hearing and Adopt a Resolution to Submit a Permanent Local Housing Allocation Funding Application for an Estimated $1,876,554 Over a Five-Year Period

b. Adopt Resolution No. 2020-130, a Resolution of the City Council of the City Council of the City of Citrus Heights, California, Authorizing the Submission of the City’s Permanent Local Housing Allocation Funding Application and Accepting the Funds Pursuant to Certain Terms and Conditions

Housing and Human Services Program Coordinator Cotter stated the item before Council is an administrative modification to the City’s resolution for the Permanent Local Housing Allocation application that was already approved by the City Council on July 9. The State has asked the City to add some additional language to the resolution.

Mayor Miller opened the public hearing at 7:51 p.m., hearing no speakers he closed the public hearing.

**ACTION:** On a motion by Council Member Bruins, seconded by Vice Mayor Middleton, the City Council adopted Resolution No. 2020-130, a Resolution of the City Council of the City Council of the City of Citrus Heights, California, Authorizing the Submission of the City’s Permanent Local Housing Allocation Funding Application and Accepting the Funds Pursuant to Certain Terms and Conditions.

AYES: Bruins, Daniels, Schaefer, Middleton, Miller  
NOES: None  
ABSENT: None

17. **SUBJECT:** Adoption of the Analysis of Impediments to Fair Housing Choice Report  
**STAFF REPORT:** C. McDuffee / S. Cotter  
**RECOMMENDATION:** The Following is Recommended:

a. Conduct a Public Hearing to Receive Information from Staff and Comments from the Public Regarding the Analysis of Impediments to Fair Housing Choice

b. Adopt Resolution No. 2020-131, a Resolution of the City Council of the City of Citrus Heights, California, Adopting the Analysis of Impediments to Fair Housing Choice for the Community Development Block Grant Program

Housing and Human Services Program Coordinator Cotter explained the Analysis of Impediments (AI) is a planning process for local governments and public housing agencies to take meaningful actions to overcome historic patterns of segregation, promote fair housing choice, and foster
inclusionary communities that are free from discrimination. The data and findings from this report will be used to develop the City’s future CDBG Action Plans and Consolidated Plans and City documents that relate to this. The City used a regional approach to the AI report. She provided an overview of the primary findings of the analysis of demographics, disproportionate housing needs, access to opportunity, disability and community engagement.

Mayor Miller opened the public hearing at 8:03 p.m., hearing no speakers he closed the public hearing.

**ACTION:** On a motion by Council Member Bruins, seconded by Vice Mayor Middleton, the City Council adopted Resolution No. 2020-131, a Resolution of the City Council of the City of Citrus Heights, California, Adopting the Analysis of Impediments to Fair Housing Choice for the Community Development Block Grant Program.

- **AYES:** Bruins, Daniels, Schaefer, Middleton, Miller
- **NOES:** None
- **ABSENT:** None

**REGULAR CALENDAR**

18. **SUBJECT:** Adopt Multi Modal Transportation Safety Program  
**STAFF REPORT:** L. Blomquist / M. Poole  
**RECOMMENDATION:** Adopt Resolution No. 2020-132, a Resolution of the City Council of the City of Citrus Heights, California, Adopting the Multi Modal Transportation Safety Program

Operations Manager Poole explained the Multi Modal Transportation Safety Program (MMTSP) Goals consisted of: identify safety patterns, trends and “hot spots” and appropriate solutions; engage the community; develop a prioritization methodology and tool; evaluate and prioritize past resident concerns and requests; identify potential funding sources for implementing solutions; and provide a “toolbox” and program guidelines for the community. She stated the MMTSP Guide is a comprehensive guidance document that summarizes the MMTSP process and will be a resource for the City and the community. The guide includes four sections covering an introduction, discussion of the prioritization process, a section on how requests are submitted and tracked, and a toolbox that includes a discussion of non-physical countermeasures.

Iain Conway with Steer provided a detailed overview of the prioritization process in the MMTSP Guide.

City Council questions and comments followed.

**ACTION:** On a motion by Council Member Daniels, seconded by Council Member Schaefer, the City Council adopted Resolution No. 2020-132, a Resolution of the City Council of the City of Citrus Heights, California, Adopting the Multi Modal Transportation Safety Program.

- **AYES:** Bruins, Daniels, Schaefer, Middleton, Miller
- **NOES:** None
- **ABSENT:** None
19. **SUBJECT:** Adopt Carriage Drive / Lauppe Lane Safe Schools Corridor Plan  
**STAFF REPORT:** L. Blomquist / M. Poole  
**RECOMMENDATION:** Adopt Resolution No. 2020-133, a Resolution of the City Council of the City of Citrus Heights, California, Adopting the Carriage Drive/Lauppe Lane Safe Schools Corridor Plan

City Engineer Blomquist provided an overview of the development process of the Carriage Drive / Lauppe Lane Safe Schools Corridor Plan. Based on feedback they received the plan vision was created. The plan vision is a corridor where students of all ages, families, and neighborhood residents can access their destinations in a safe and comfortable matter, however they choose to travel. With this vision three specific goals were developed: maximize safety for students and families traveling to school; ensure all people are comfortable while traveling, whether they walk, bicycle, scoot, skateboard or drive; provide access to all neighborhood destinations for both school attendees and local residents. She provided an overview of recommended roadway improvements outlined in the plan.

City Council questions and comments followed.

**ACTION:** On a motion by Council Member Bruins, seconded by Council Member Schaefer, the City Council adopted Resolution No. 2020-133, a Resolution of the City Council of the City of Citrus Heights, California, Adopting the Carriage Drive/Lauppe Lane Safe Schools Corridor Plan.

- **AYES:** Bruins, Daniels, Schaefer, Middleton, Miller  
- **NOES:** None  
- **ABSENT:** None

20. **SUBJECT:** Discussion Concerning Discontinuing Participation in the Great Plates Delivered Program

Facilities & Grounds Manager Myers stated the Great Plates Delivered Program is funded by Federal Emergency Management Agency (FEMA) and administered by the Office of Cal OES. By the time we reach December 31, 2020, we will have fully invested $2.4 million into the program. To date the City has received reimbursement from FEMA in the amount of $385,725. He explained the City is still awaiting a majority of its FEMA reimbursement. Because of the increased claims due to California wildfires, FEMA is projecting it will not be able to process Great Plates reimbursements for approximately 12 months.

City Council questions and comments followed.

**ACTION:** On a motion by Mayor Miller, seconded by Council Member Schaefer, the City Council adopted Resolution No. 2020-134, a Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Discontinue Participation in the Great Plates Delivered Program.

- **AYES:** Bruins, Daniels, Schaefer, Middleton, Miller  
- **NOES:** None  
- **ABSENT:** None
21. **SUBJECT:** Great Plates Delivered Restaurant Contract Amendments  
**STAFF REPORT:** C. Myers  
**RECOMMENDATION:** The Following is Recommended:

a. Adopt Resolution No. 2020-___, a Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute an Agreement Amendment with Beach Hut Deli for the Great Plates Delivered Program

b. Adopt Resolution No. 2020-___, a Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute an Agreement Amendment with Boston’s Pizza for the Great Plates Delivered Program

c. Adopt Resolution No. 2020-___, a Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute an Agreement Amendment with Ciro’s Pizza for the Great Plates Delivered Program

d. Adopt Resolution No. 2020-___, a Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute an Agreement Amendment with Dos Coyotes Border Café for the Great Plates Delivered Program

e. Adopt Resolution No. 2020-___, a Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute an Agreement Amendment with Nor Cal Subs for the Great Plates Delivered Program

f. Adopt Resolution No. 2020-___, a Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute an Agreement Amendment with R Vida Cantina for the Great Plates Delivered Program

No action was taken on Item 21.

**DEPARTMENT REPORTS**

None

**CITY MANAGER ITEMS**

Item was discussed early on the agenda.

**ITEMS REQUESTED BY COUNCIL MEMBERS/ FUTURE AGENDA ITEMS**

Council Member Daniels asked the Council to support County Supervisor Sue Frost’s effort to change the criteria on COVID restrictions to zip code based efforts as opposed to county or regional efforts.

Council Member Bruins stated she would like to have a discussion with County Supervisor Frost first.
Vice Mayor Middleton stated she would need more details.

Council Member Schaefer stated he supported the effort to move to a zip code categorization.

Council Member Daniels suggested a letter of support to Supervisor Frost.

City Attorney Jones advised since the item is not on the agenda the Council may only discuss whether there is support to come back and have a public discussion about the item.

**ADJOURNMENT**

Mayor Miller adjourned the regular meeting at 9:09 p.m.

Respectfully submitted,

__________________________

Amy Van, City Clerk
DATE: January 14, 2021

TO: Mayor and City Council Members
    Christopher W. Boyd, City Manager

FROM: Colleen McDuffee, Community Development Director
      Stephanie Cotter, Housing and Human Services Program Coordinator

SUBJECT: Award of Critical Repair Grant Program Administration Contract to Rebuilding Together Sacramento

Summary and Recommendation

Staff issued a Request for Proposals for administration of the city’s Critical Repair Grant Program, an activity of the Community Development Block Grant (CDBG) Program. The city received one proposal: Rebuilding Together. After reviewing the submitted proposal, staff recommends the City Council:

1. Adopt Resolution No. 2021-___, authorizing the City Manager to Execute a Contract with Rebuilding Together Sacramento for Administration of the city’s Critical Repair Grant Program.

Fiscal Impact

This contract will not impact the city’s General Fund. Contract services in an amount not-to-exceed $53,389 will be paid from the city’s federal CDBG funds (Fund 234). As an Entitlement Community, the city receives an annual allocation of CDBG funds. The city received a total of $639,115 in CDBG Entitlement grant funds for the 2020 Program Year. In addition, the city occasionally receives repayments from previous loans. It is the city’s intention to enter into a multi-year contract and allocate funds to the program as they are available. In November 2019, City Council allocated $190,000 in PY 2020 CDBG funds to this activity as part of the 2020 CDBG Action Plan.

Background and Analysis

The city has operated a Housing Rehabilitation Program since 2000. The city’s program has primarily consisted of low-interest loans (up to $60,000) for essential home repairs, some layered with grants for accessibility improvements and lead abatement for low-income households. Loan
repayments from previous loans funded with CDBG are funneled back into the city’s Housing Rehabilitation Program. In addition, the City Council occasionally allocates CDBG Entitlement funding to the Housing Rehabilitation Program as funding permits. The Critical Repair Grant Program is separate from the city’s existing Housing Repair Loan Program, and is intended to meet the needs of residents who only need a repair to one system and/or live in a mobile home. The city’s Housing Repair Loan Program is intended to serve residents who own conventional homes and need more extensive repairs.

**Critical Repair Grant Program**

In 2019, the City Council allocated $190,000 in CDBG Entitlement funding to create a Critical Repair Grant Program. The program will provide up to $20,000 in grants to low-income households for single-system repairs and replacements such as HVAC, roofs, accessibility modifications, electrical, plumbing, and fencing. Both mobile and conventional homes are eligible for the Critical Repair Grant Program.

While city staff oversees the administration of the program, the city will contract with a consultant to perform the delivery of the Critical Repair Grant Program. These duties include applicant intake, income verification, and construction oversight functions. The city most recently contracted with NeighborWorks to administer the Housing Repair Loan Program; however, the city does not currently have a contractor for the new Critical Repair Grant Program.

**Evaluation of Submitted Proposal**

On Friday, November 6, 2020, the city released a Request for Proposals (RFP) for the Critical Repair Grant Program Administration. The city received one proposal: Rebuilding Together. Staff thoroughly reviewed the proposal, interviewed Rebuilding Together, and conducted a reference check. Following a thorough evaluation, staff recommends executing a contract with Rebuilding Together for administration of the city’s Critical Repair Grant Program. If approved, the contract will be effective for one year, with the option to renew for a maximum of five years, as funding permits. The proposed budget is as follows:

**Critical Repair Grant Program Budget**

<table>
<thead>
<tr>
<th>Use Type</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Rehabilitation Services</td>
<td>136,611.00</td>
</tr>
<tr>
<td>Personnel (Program Management)</td>
<td>34,389.00</td>
</tr>
<tr>
<td>Operating Costs (10%)</td>
<td>19,000.00</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>190,000.00</strong></td>
</tr>
</tbody>
</table>

**Attachments**

1. Resolution No. 2021-___ authorizing the City Manager to Execute a Contract with Rebuilding Together Sacramento for Administration of the city’s Critical Repair Program
2. Draft Contract for Services with Rebuilding Together
RESOLUTION NO. 2021-______

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA AUTHORIZING THE AWARD OF CRITICAL REPAIR GRANT PROGRAM ADMINISTRATION CONTRACT TO REBUILDING TOGETHER SACRAMENTO

WHEREAS, the city desires to operate a Critical Repair Grant Program, which provides grants to low-income homeowners for essential home repairs;

WHEREAS, the City Council allocated $190,000 in Community Development Block Grant funding (Fund 234) to the Critical Repair Grant Program as part of the city’s 2020 Action Plan;

WHEREAS, the city uses a consultant to assist with administration of the program, including applicant intake, underwriting, and construction oversight program functions;

WHEREAS, the city issued a Request for Proposals (RFP) for administration of the city’s Housing Rehabilitation Program on November 6, 2020;

WHEREAS, the city received one proposal, from Rebuilding Together Sacramento; and

WHEREAS, after a thorough review of the submitted proposals, interviews, and extensive reference checks, staff recommends executing a contract with Rebuilding Together Sacramento for administration of the city’s Critical Repair Grant Program.

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

1. Authorizes the City Manager to execute a contract with Rebuilding Together Sacramento in an amount not-to-exceed $53,389.00 for administration of the city’s Critical Repair Grant Program.

BE IT FURTHER RESOLVED AND ORDERED that the contract with Rebuilding Together Sacramento will be for a term of one year with an option to renew for a maximum of five years.

PASSED AND ADOPTED by the City Council of the City of Citrus Heights the 14th day of January 2021, by the following roll call vote:

Ayes: Council Members:
Noes: Council Members:
Abstain: Council Members:
Absent: Council Members:

________________________________________
Steve Miller, Mayor

ATTEST:

________________________________________
Amy Van, City Clerk
SUBRECIPIENT AGREEMENT FOR 2020 CDBG FUNDS BETWEEN THE CITY OF CITRUS HEIGHTS AND REBUILDING TOGETHER SACRAMENTO

THIS AGREEMENT is made and entered into this 15 day of January, 2021, by and between the City of Citrus Heights, a municipal corporation, hereinafter called “Recipient,” and Rebuilding Together Sacramento, hereinafter called “Subrecipient”; jointly referred to as “Parties.”

W I T N E S S E T H

WHEREAS, on October 24, 2019, the Citrus Heights City Council approved the City of Citrus Heights Program Year 2020 Action Plan of the Consolidated Plan and projected use of funds pursuant to applicable federal regulations (24 CFR Part 570) (hereinafter referred to as the “2020 Action Plan”); and

WHEREAS, on October 24, 2019, the Citrus Heights City Council approved funding in the amount of $90,000 from the city’s 2020 Community Development Block Grant (hereinafter referred to as “CDBG”) (Catalog of Federal Domestic Assistance #14.218) Program for the Recipient to provide public services; and

WHEREAS, the Federal Award date identified in the Grant Agreement for the 2020 CDBG funds is January 1, 2020; and

WHEREAS, on October 24, 2019, the Citrus Heights City Council approved funding in the amount of $190,000 from the city’s 2020 Community Development Block Grant (hereinafter referred to as “CDBG”) (Catalog of Federal Domestic Assistance #14.218) Program for the Subrecipient to administer a Critical Repair Grant Program per the submitted scope of work, hereinafter referred to as the “Project”; and

WHEREAS, the Federal Award date has not yet been identified but is expected in winter 2020; and

WHEREAS, this Agreement sets forth the benefits, entitlements, obligations and responsibilities bestowed upon, and agreed to, by the Subrecipient in exchange for receiving and using the CDBG funds to be used for the Project as described in this Agreement; and

WHEREAS, the Recipient completed the necessary federal environmental review documents per 24 CFR Part 58 to account for all CDBG funds allocated to the Project; and

WHEREAS, the Parties’ participation in the programs funded by the Act complies with all applicable federal laws, regulations and executive orders; and

WHEREAS, the agreement shall remain in effect throughout the implementation of projects specified in the City of Citrus Heights’ Program Year 2020 Action Plan of the
This Agreement sets forth the responsibilities of the Recipient and the Subrecipient in accomplishing the objectives of the CDBG program (CFDA Title #14.218) as set forth in the Housing and Community Development Act of 1974, as amended.

Pursuant to 2 CFR 200, 24 CFR 570.500(c) and 24 CFR 570.501(b), the Recipient may provide CDBG funds to public or private nonprofit agencies, authorities or organizations, or for-profit entities authorized under 570.201(o) (referred to collectively and individually as “sub-recipients”) to be used by the sub-recipients to provide certain eligible services in connection with the Recipient’s desire to develop viable urban communities, through community development activities, as specified in 24 CFR 570.200 (“CDBG Program”); and

Recipient agrees to fund the services of the Subrecipient, and the Subrecipient agrees to perform the services for Recipient hereinafter described in Exhibit A – Scope of Services, during the term, and otherwise subject to the covenants and conditions hereinafter set forth.

1. **Scope of Services**
   A. **Activity Description:** The Subrecipient agrees to perform during the term of this Agreement, all tasks, obligations, and services set forth in the Scope of Services attached to this Agreement as Exhibit A and incorporated into this Agreement by this reference.

   The Subrecipient may request minor modification of the tasks, schedule or budget in writing to the Recipient. The Recipient shall review each request to modify tasks, schedule or budget on a case-by-case basis and will respond to the Subrecipient within 30 days of the request.

   B. **National Objectives:** All activities funded with CDBG funds must meet one of the CDBG programs’ National Objectives: (1) to primarily benefit low- and moderate-income persons; (2) to aid in the prevention or elimination of slums or blight; or (3) to
meet community development needs having a particular urgency, as defined in 24 CFR 570.208.

C. **Level of Accomplishment – Goals and Performance Measures:** The Subrecipient certifies that the activities carried out under this Agreement will meet the CDBG program national objective of primarily benefitting low- and moderate-income persons. The Subrecipient agrees to provide the levels of program services according to the goals in Exhibit A.

D. **Staffing:** Any changes in key personnel assigned or their general responsibilities under this project as described in Exhibit A must be reported to the Recipient.

2. **Payment for Services**

   The Recipient shall reimburse the Subrecipient for the services performed by the Subrecipient pursuant to the terms of this Agreement and in accordance with the terms set forth in the “Schedule of Compensation” attached hereto as Exhibit B. The compensation shall be paid at the time and manner set forth in Exhibit B. Further, the “Schedule of Compensation” shall be based on the Approved Line Item Budget as set forth in Exhibit B. The Reimbursement Amount shall constitute reimbursement only for allowable costs incurred as a result of the Project Services/Program Expenses.

   All requests for reimbursement shall be submitted on the City of Citrus Height Payment Request Form for costs incurred under this Agreement, along with one (1) set of copies of original source documentation supporting the expenditures by the Subrecipient for the projects identified in Exhibit A – Scope of Services, which shall be submitted to the Recipient in such form acceptable to the Recipient in its sole and absolute discretion. Such documentation shall be submitted prior to any payment, in whole or in part, by the Recipient of the Reimbursement Amount.

   The Subrecipient shall be liable for all amounts which are determined to be due by HUD including, but not limited to, disallowed costs which are the result of the Subrecipient’s or its contractor’s conduct under this Agreement. The Subrecipient shall be notified in writing and shall be permitted to respond regarding any controversy or proceeding between the Recipient and HUD arising from this Agreement.

   All financial transactions must be supported by complete and verifiable source documents. Records shall provide a clear audit trail and shall be maintained as specified in Section 19 (Agreement Responsibility for Monitoring and Records) of this Agreement.

3. **Availability of Funds/Modifications**

   The Recipient’s provision of funding to the Subrecipient pursuant to this Agreement is contingent on the availability of CDBG funds, continued federal
authorization of CDBG program activities, and the accumulation of CDBG Program Income, as set forth in Section 14 (Program Income). Subrecipient may amend or terminate this Agreement if CDBG funds become unavailable. This Agreement may be modified, by written amendment, or terminated as necessary by Recipient if necessary to comply with future Federal legislation, regulations or Recipient policy. All other modifications must be in written form and approved by both Parties. The Subrecipient shall use the Payment Request Form for reimbursement purposes.

4. **Term of Agreement**
   The term of this Agreement shall commence on January 15, 2021, and terminate January 15, 2022, unless said work is completed prior to the date or unless sooner terminated as herein provided. All services required of the Subrecipient under this Agreement shall be completed on or before the end of this term. The City may elect to extend the term of the agreement for a maximum of five years, as funding permits.

5. **Obligation of Funds/Time for Performance**
   The Subrecipient shall not perform any work, obligate any funds, incur any costs, or initiate any Project under this Agreement until all environmental review has been completed and certified by Recipient’s Community Development Department and Recipient has issued a written “Authorization to Oblige Funds and Incur Costs.”

6. **Designated Representative**
   A. The Recipient’s representative is as follows:

   Name and Title: Stephanie Cotter, Housing and Human Services Program Coordinator
   Address: City of Citrus Heights
           6360 Fountain Square Drive
           Citrus Heights, CA 95621
   E-mail Address: scotter@citrusheights.net
   Telephone No.: 916-727-4768

   B. The Subrecipient’s representative who shall be responsible for job performance, negotiations, contractual matters, and coordination with the Recipient Representative is as follows:

   Name and Title: Carrie Grip, Executive Director
   Address: P.O. Box 255584
           Sacramento, CA 95865
   E-mail Address: cgrrip@rebuildingtogethersacramento.org
   Telephone No.: (916) 455-1800 x2

7. **Timely Completion and Expenditure**
Timely completion of the Project is the highest priority of this Agreement. The Subrecipient shall develop and submit a remediation plan to the Recipient that outlines a detailed course of action to complete the project and drawdown funds in compliance with applicable regulations. Subrecipient shall demonstrate reasonable progress in the implementation of the Project by adhering to the remediation plan and by incurring all project related costs and expending allocated CDBG Project funds in accordance with established performance goals and standards.

Failure to comply with this Agreement and the remediation plan will trigger administrative requirements in accordance with 2 CFR Part 200.338 and 2 CFR Part 200.305(b) (6).

8. Compensation and Method of Payment
The Recipient shall reimburse the Subrecipient an amount not to exceed $53,389.00 (“Reimbursement Amount”) for services performed under this Agreement. This amount shall constitute full and complete compensation hereunder for the Project. The Reimbursement Amount will only be paid if reimbursable from the federal government under the Housing and Community Development Act of 1974 for the amount indicated above, or from CDBG program income, as described in 24 CFR 570.500(a), and accumulated as a result of this Agreement. The Reimbursement Amount shall constitute reimbursement only for allowable costs incurred as a result of the Project.

All reimbursement requests shall be submitted via the Request for Payment Form and shall include an invoice for costs incurred under this Agreement, along with one (1) set of copies of all original source documentation supporting the expenditures by the Subrecipient for the Project, which shall be submitted to the Recipient in such form acceptable to the Recipient in its sole and absolute discretion. Such supporting documentation shall be submitted prior to any payment, in whole or in part, by the Recipient of the Reimbursement Amount.

9. Compliance
The Subrecipient agrees that in executing this Agreement it undertakes hereby the same obligations to Recipient that Recipient has undertaken to HUD pursuant to Recipient’s CDBG application and certifications. The obligations undertaken by the Subrecipient include, but are not limited to, the obligation to comply with all federal laws and regulations described in Subpart K of 24 CFR Part 570 and specifically with each of the following:

A. The Housing and Community Development Act of 1974 (Public Law 93-383) as amended, and legislative changes contained in the Housing and Urban-Rural Recovery Act of 1983; and the Housing and Community Development Act of 1987;
B. Final regulations of the Department of Housing and Urban Development relating to Community Development Block Grants (Title 24, Chapter V, Part 570 of the Code of Federal Regulations commencing with Section 570.1) dated September 6, 1988; and revisions to 24 CFR Part 570 at Subpart J entitled “Grant Administration” and dated March 11, 1988;

C. Regulations of the Department of Housing and Urban Development relating to environmental review procedures for the Community Block Grant program (Title 24, Subtitle A, Part 58 of the Code of Federal Regulations, commencing at Section 58.1) except that the Subrecipient does not assume Recipient’s environmental responsibilities as described in 24 CFR Part 570.604;

D. Title VI of the Civil Rights Act of 1964 (Public Law 88-352) as amended; Title VIII of the Civil Rights Act of 1968 (Public Law 90-284) (affirmatively furthering fair housing) as amended; Section 104(b) and Section 109 of title I of the Housing and Community Development Act of 1974 as amended; Section 3 of the Housing and Urban Development Act of 1968 (Employment Opportunities for Low- and Very Low-Income Persons); as amended, 12 U.S. C. 1701u; Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990, the Age Discrimination Act of 1975, Executive Order 11246 as amended by Executive Orders 11375 and 12086; Executive Order 11063 as amended by Executive Order 12259; and HUD regulations heretofore issued or to be issued to implement these authorities relating to civil rights and 24 CFR 570.904(d) and 2 CFR Part 200.321:

1. Contracting with Small and Women and Minority Owned Businesses (W/MBE) (2 CFR 200.321). The Subrecipient will take all necessary affirmative steps to assure that minority owned and/or women owned business enterprises, and labor area surplus firms are used when possible. Such firms and businesses have 50% or more ownership by an ethnic minority person(s) and/or by woman/women. All construction projects receiving HUD funds and all contractors and subcontractors who receive $10,000 or more in HUD funds shall fulfill these hiring requirements. These steps are in addition to full and open competition and must include, at a minimum, the following six affirmative steps:

(a) Solicitation Lists. Subrecipient must place small and minority businesses and women’s business enterprises on solicitation lists (2 CFR 200.321 (b) (1);

(b) Solicitations. The Subrecipient must assure that it solicits small and minority businesses and women’s business enterprises whenever they are potential sources (2 CFR 200.321 (b) (2);
(c) Dividing Requirements. Subrecipient must divide total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses and women’s business enterprises (2 CFR 200.321 (b) (3);

(d) Delivery Schedules. The Subrecipient must establish delivery schedules, where the requirement permits, which encourage participation by small and minority businesses and women’s business enterprises (2 CFR 200.321 (b) (4);

(e) Obtaining Services and Assistance. The Subrecipient must use the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce (2 CFR 200.321 (b) (5); and

(f) Prime Contractor Requirements. The Subrecipient must require the prime contractor, if subcontractors are anticipated or let, to take the five affirmative steps as described in (a) through (e) above (2 CFR 200.321 (b) (6).

2. Land Covenants. This Agreement is subject to the requirements of Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and 24 CFR 570.601 and 602. In regard to the sale, lease, or other transfer of land acquired, cleared or improved with assistance provided under this Agreement, the Subrecipient shall cause or require a covenant running with the land to be inserted in the deed or lease for such transfer, prohibiting discrimination as herein defined, in the sale, lease or rental, or in the use or occupancy of such land, or in any improvements erected or to be erected thereon, providing that the Recipient and the United States are beneficiaries of and entitled to enforce such covenants. The Subrecipient, in undertaking its obligation to carry out the program assisted hereunder, agrees to take such measures as are necessary to enforce such covenant, and will not itself so discriminate.

E. The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and regulations adopted to implement the Act in the Code of Federal Regulations, Title 24, Part 42;

F. Equal Employment Opportunity; Agreements exceeding $10,000 are subject to the following:
During the performance of this Agreement, the Subrecipient agrees it will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin, and hereby promises to comply with the provisions on contractor agreements contained in Presidential Executive Order #11246 as amended by Executive Order 11375 and as approved by the Department of Labor Relations (41 CFR Part 61).

G. 2 CFR Part 200 entitled “Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards”; including, but not limited to, applicable Section of Department of Housing and Urban Development regulations located at:

1. 24 CFR 570.502 – Uniform Administrative Requirements. Pursuant to 24 CFR 570.502, the Subrecipient will comply with the requirements of 2 CFR part 200, except that the following provisions shall not apply: § 200.305 as modified by 24 CFR 570.502(a)(1), 200.306, 200.307 as governed by 24 CFR 570.504, 200.308, 200.311 except as provided in 24 CFR 570.200(j) and governed by 24 CFR 570.505, 200.313 except as provided in 570.502(a)(6), 200.333 except as provided in 570.502(a)(7)(ii) for subrecipients. If there is a conflict between definitions in 2 CFR part 200 and 24 CFR part 570, the definitions in 24 CFR part 570 shall govern.

H. Public Law 89-665 the Archaeological and Historical Preservation Act of 1974 (Public Law 93-291), and Executive Order 11593 including the procedures prescribed by Advisory Council on Historic Preservations in 36 Code of Federal Regulations, Part 800;

I. The Labor Standards Regulations set forth in Section 570.603 of 24 CFR Part 570; and HUD Handbook 1344.1. If this Agreement involves construction or facility improvements exceeding $2,000 awarded by the Recipient, the Subrecipient agrees to comply with:

1. Prevailing Wages: Requirements of the Secretary of Labor in accordance with the Davis-Bacon Act (40 USC 276a to 276 a-7) as supplemented in the Department of Labor regulations (29 CFR Part 5) applies. The Federal minimum wage rates for this Project as predetermined by the United States Secretary of Labor are set forth in the Special Provisions. If there is a difference between the minimum wage rates predetermined by the Secretary of labor and the prevailing wage rates determined to be applicable to this Agreement by the Director of the California Department of Industrial Relations for similar classifications of labor, the Subrecipient and its contractor and subcontractors shall pay not less than the higher wage rate.
The Subrecipient agrees that, except with respect to the rehabilitation of residential property designed for residential use for less than eight (8) households, or as allowed by the Housing and Community Development Act of 1974, as amended, all contractors engaged under contracts in excess of $2,000.00 for construction, renovation or repair of any building or work financed in whole or in part with assistance provided under this Agreement, shall comply with federal requirements adopted by the Recipient pertaining to such contract, and with the applicable requirements of the regulations of the Department of Labor, under 29 CFR, Parts 3, 1, 5 and 7 governing the payment of wages and ratio of apprentices and trainees to journeymen; provided, that if wage rates higher than those required under the regulations are imposed by state or local law, nothing hereunder is intended to relieve the Subrecipient of its obligation, if any, to require payment of the higher wage. The Subrecipient shall cause or require to be inserted in full, in all such contracts subject to such regulations, provisions meeting the requirements of this paragraph, for such contracts in excess of $10,000.00.

2. Copeland Anti-Kickback Act: During the performance of this Agreement, the Subrecipient and its contractors and subcontractors agree to comply with the Copeland Anti-Kickback Act (18 USC 874) as supplemented in the Department of labor regulations (29 CFR Part 3). This act provides that the Subrecipient, its contractor and subcontractors shall be prohibited from inducing any person employed in the construction, completion, or repair of public facilities to give up any part of the compensation which they are otherwise entitled.

The Subrecipient, its contractor and subcontractors shall maintain documentation that demonstrates compliance with hour and wages requirements of this part. Such documentation shall be made available to the Recipient for review upon request. The Subrecipient’s contractor and subcontractors agree to include a provision requiring such compliance in its lower tier covered contracts and transactions.

Agreements exceeding $100,000 that involve the employment of mechanics or laborers shall comply with the following:

3. Contract Work Hours and Safety Standards Act: Where applicable, during the performance of this Agreement all contracts awarded by the Subrecipient, the prime contractor and subcontractors in excess of $2,000 for construction contracts and in excess of $100,000 are required, pursuant to the Contract Work Hours and Safety Standards Act, to apply the four clauses below. These clauses shall be inserted in addition to the clauses required by 29 CFR Part 5.5(a) or 29 CFR Part 4.6. As used in this section, the terms laborers and mechanics include watchmen and guards.

a. Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or
mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

b. Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in paragraph (a.) of this section, the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph (a.) of this section, in the sum of $10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (a.) of this section.

c. Withholding for unpaid wages and liquidated damages. The Recipient shall upon its own action or upon written request of an authorized representative of the U.S. Department of Housing and Urban Development (HUD) or the U.S. Department of Labor (DOL) withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (b.) of this section.

d. Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraphs (a.) through (d.) of this section and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs (a.) through (d.) of this section.

4. Bonding Requirements: For construction or facility improvements contracts or subcontracts exceeding the Simplified Acquisition Threshold ($150,000) the
Recipient may accept the bonding policy and requirements of the Subrecipient provided that the Recipient has made a determination that the CDBG funds are adequately protected. If such a determination has not been made, the minimum requirements must be as follows:

(a) **Bid Guarantee.** At the submission of a bid to the Subrecipient, the contractor shall furnish a “bid” guarantee equivalent to five percent of the bid price. The “bid guarantee” must consist of a firm commitment such as a bid bond, certified check, or other negotiable instrument accompanying a bid as assurance that the bidder will, upon acceptance of the bid, execute such contractual documents as may be required within the time specified.

(b) **Performance Bond.** At the time of execution of a contract between the Subrecipient and the contractor, the contractor shall furnish a “faithful performance” bond in the sum of one hundred percent (100%) of the contract price to guarantee the performance of the contract.

(c) **Payment Bond.** At the time of execution of the contract, the contractor shall furnish a “payment” bond in the sum of one hundred percent (100%) of the contract price to assure payment as required by law of all persons supplying labor and material in the execution of the work provided for in the contract.

J. The Architectural Barriers Act of 1968 (42 U.S.C. Section 4151 and the Americans with Disabilities Act of 1990 (ADA);

K. The Hatch Act relating to the conduct of political activities (Chapter 15 of Title 5, U.S.C.);

L. The Flood Disaster Protection Act of 1973 (Public Law 93-234 and the regulations adopted pursuant thereto) Section 202(a) and the regulations in 44 CFR parts 59 through 79;

M. The Clean Air Act (42 U.S.C. Chapter 85) and the Federal Water Pollution Control Act, as amended (33 U.S.C. Section 1251 et seq.) and the regulations adopted pursuant thereto;

N. Executive Order 12372, which requires State Clearinghouse review and comment of any CDBG project for the planning, construction, reconstruction, and/or installation of water or sewer facilities;
O. Section 401(b) of the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4831 (b)); and

P. Debarment and Suspension. An agreement or contract must not be made to parties listed on the governmentwide exclusions in the System for Award Management (SAM) database, in accordance with 2 CFR 180 that implements Executive Orders 12549 and 12689, “Debarment and Suspension.” Provision of 24 CFR Part 570.609, and 24 CFR 5.105(c) for procurement activities regarding use of debarred, suspended, or ineligible contractors or subcontractors and 24 CFR Part 24 for non-procurement activities, regarding use of debarred, suspended, or ineligible contractors or subcontractors. This Agreement is a covered transaction for purposes of 2 CFR 180 and 2 CFR 3000. As such the Subrecipient is required to verify with the Recipient that the Subrecipient, its contractors, subcontractors, its principles (defined at 2 CFR 180.940), or its affiliates (defined at 2 CFR 180.905) are excluded (defined at 2 CFR 180.940) or disqualified (defined at 2 CFR 180.935).

The Subrecipient must comply with 2 CFR 180, subpart C and 2 CFR 3000, subpart C during the term of this Agreement and any other contract that may arise as a result of this agreement. Subrecipient must include a provision requiring such compliance in its lower tier covered contracts and transactions.

If it is later determined that the Subrecipient did not comply with 2 CFR 1800, Subpart C and 2 CFR 3000, subpart C, in addition to other remedies available to the Recipient and the Federal Government, may pursue available remedies, including but not limited to suspension and/or debarment.

Contractors excluded, disqualified or otherwise ineligible (e.g., suspension, debarment, or limited denial of participation) for Federal procurement and non-procurement programs per 24 CFR 570.609 shall not be considered for contract award. This applies to any CDBG-assisted contracts for the procurement of goods and services, professional services, public services, and construction activities (prime and sub-prime contractors).

The Subrecipient shall work with the Recipient to verify eligibility for all contractors and subcontractors, its principles or its affiliates are not excluded or disqualified subject to procurement requirements prior to contract award by the Subrecipient. The Subrecipient shall not use a self-certification letter or form signed by the contractor as a substitute for evidence of their eligibility status.

To verify and document a contractor's eligibility the Recipient shall check the General Services Administration System for Award Management site (http://www.sam.gov/portal/SAM##1) to assure the contractor's eligibility and shall
submit the verification to the Subrecipient prior to the notification and award of the contract. The Recipient and the Subrecipient shall retain a copy of the verification(s) for their file to verify for each consultant/contractor.

The Subrecipient further agrees to comply with any environmental, procurement, construction, and other guidelines provided by the Recipient. All local code regulations must be recognized and services provided must conform to the said standards.

Q. Reporting. The Subrecipient also agrees to submit an annual performance and evaluation report no later than 15 days after the completion of the most recent program year showing the status of all activities as of the end of the program year. The purpose of the performance and evaluation report is to assist the Recipient in complying with its reporting obligations under 24 Code of Federal Regulations section 570.507(a) and under 24 Code of Federal Regulations Part 91. The Recipient shall specify the content and format of this report.

R. Economic Opportunities for Low- and Very Low-Income Persons (24 CFR Part 135). Non-Public Housing Authority entities that obligate or commit to spend over $200,000, or when an individual contractor receives $100,000 of covered funds on projects involving housing construction, demolition, rehabilitation, or other public construction is required to comply with Section 3 of the Housing and Urban Development Act of 1968, hereinafter referred to as “Section 3 (HUD)."

The purpose of the Section 3 (HUD) is to ensure that employment and other economic opportunities generated by the U.S. Department of Housing and Urban Development (HUD) assistance or HUD assisted project covered by Section 3 (HUD), shall, to the greatest extent feasible, be directed to low and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

All Section 3 (HUD) covered contracts shall include the following clause:

1. The work to be performed under this Agreement is subject to the requirements of Section 3 (HUD), as amended, 12 U.S.C. 1701u and the implementing regulations at 24 CFR Part 135 (Economic Opportunities for Low-And Very Low-Income Persons). The purpose of Section 3 (HUD) is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3 (HUD), shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

2. As evidenced by its execution of this Agreement, the contractor certifies that it is under no contractual or other impediment that would prevent it from complying with the Part 135 regulations.
3. The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this Section 3 (HUD) clause and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall contain the Section 3 (HUD) preference, shall set forth: (1) the minimum number and job titles subject to hire; (2) availability of apprenticeship and training positions; (3) the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and (4) the anticipated date the work shall begin.

4. The contractor agrees to require this Section 3 (HUD) clause in every subcontract subject to compliance with regulations in 24 CFR Part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 (HUD) clause, upon a finding that a subcontractor is in violation of the regulations in 24 CFR Part 135. The contractor shall not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR Part 135.

5. By its signature to this Agreement, the contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR Part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR Part 135.

6. Noncompliance with HUD's regulations in 24 CFR Part 135 may result in sanctions, termination of this Agreement for default, and debarment or suspension from future HUD assisted contracts.

S. The Subrecipient shall implement and monitor all Project mitigation measures approved in the Project’s National Environmental Policy Act (NEPA) document prepared by the Recipient. Per 40 CFR 1505.2(c), Exhibit C of this Agreement summarizes all mitigation measured adopted by the Recipient in the Project NEPA document to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance. The staff responsible for implementing and monitoring mitigation measures shall be clearly identified in the Project construction plan(s).

T. Rights to Inventions. Per 2 CFR Appendix II to Part 200(F), if the use of CDBG award meets the definition of “funding agreement” under 37 CFR 401.2(a) and the Agreement includes the performance of experimental, developmental, or research work, must provide for the rights of the Federal Government and the Recipient in any
resulting invention as established by 37 CFR part 401, Rights to Inventions Made by Non-profit Organizations and Small Business Firms under Government Grants, Contracts, and Cooperative Agreements. This Agreement incorporates by reference the patent and inventions rights as specified within in the 37 CFR §401.14. Contractor must include this requirement in all sub-tier contracts involving experimental, developmental, or research work.

The regulation at 37 C.F.R. § 401.2(a) currently defines “funding agreement” as any contract, grant, or cooperative agreement entered into between any Federal agency, other than the Tennessee Valley Authority, and any contractor for the performance of experimental, developmental, or research work funded in whole or in part by the Federal government. This term also includes any assignment, substitution of parties, or subcontract of any type entered into for the performance of experimental, developmental, or research work under a funding agreement as defined in the first sentence of this paragraph.

U. Clean Air Act and the Federal Water Pollution Control Act. If this Agreement involves construction or facility improvements and exceeds $150,000 the following provision is applicable. The Subrecipient shall comply with all applicable standards, orders, or regulations issued under Section 306 of the Clean Air Act (42 USC 7401 – 7671q), Section 508 of the Clean Water Act (33 USC 1368), Executive Order 11738, and EPA regulations (40 CFR Part 15), which prohibit the use under non-exempt federal contracts, grants, or loans of facilities included in the EPA List of Violating Facilities. Violations will be reported to the US EPA Administrator for Enforcement (EN-329).

By execution of this Agreement, the Subrecipient, its contractor and subcontractors will be deemed to have stipulated as follows:

The Subrecipient, its contractor and subcontractors hereby declare that no person who will be utilized in the performance of this contract has a violation of Section 508 of the Clean Water Act or Section 306 of the Clean Air Act which prohibits them from perform work on a federally funded project.

During the performance of this contract, the Subrecipient, its contractor and/or subcontractor agrees to comply with all applicable standards, orders, and regulations issued pursuant to the Clean Air Act (42 USC 7401-7671q), and the Federal Water Pollution Control Act as amended (33 USC 1251-1387). Violations must be reported to the EPA.

That any facility that is or will be utilized in the performance of this Agreement, unless the Agreement is exempt under the Clean Air Act, as amended (42 USC
7401 – 7671q et seq., as amended by Public Law 91-604), and under the Federal Water Pollution Control Act, as amended (33 USC 1251 et seq., as amended by Public Law 92-500), Executive Order 11738, and regulations in implementation thereof (40 CFR 15) is not listed, on the date of this Agreement award, on the EPA List of Violating Facilities pursuant to 40 CFR 15.20.

That the Subrecipient, its contractor and subcontractors agree to comply and remain in compliance with all the requirements of Section 114 of the Clean Air Act and Section 308 of the Federal Water Pollution Control Act and all regulations and guidelines listed thereunder.

That the Subrecipient, its contractor and subcontractors shall promptly notify the Recipient of the receipt of any communication from the Director, Office of Federal Activities, EPA, indicating that a facility that is or will be utilized for the Agreement is under consideration to be listed on the EPA List of Violating Facilities.

That the Subrecipient, its contractor and subcontractors agree to include or cause to be included the requirements of this article in every nonexempt subcontract, and further agrees to take such action as the government may direct as a means of enforcing such requirements.

V. Procurement of Recovered Materials. During the performance of this Agreement, the Subrecipient, its contractor and subcontractors agree to comply with all of the standards, order, and requirements issued under Section 6002 of the Solid Waste Disposal Act, Pub. L. No. 89-272 (1965) (codified as amended by the Resource Conservation and Recovery Act at 42 USC 6962). See 2 CFR 200, Appendix II (J), or at 2 CFR 200.322.

The Subrecipient, its contractor and subcontractors shall include the provisions of this article in all subcontracts under the Agreement.

The following provides the clause that the Subrecipient, its contractor and subcontractors can include in contracts meeting the above thresholds:

(1) In the performance of this contract, the (name of contractor here) shall make maximum use of products containing recovered materials that are EPA-designated items unless the product cannot be acquired-
   (i) Competitively within a timeframe providing for compliance with the contract performance schedule;
   (ii) Meeting contract performance requirements; or
   (iii) At a reasonable price
(2) Information about this requirement, along with the list of EPA-designated items, is available at EPA’s Comprehensive Procurement Guidelines web site:


The requirements of Section 6002 include procuring only items designated in guidelines of the EPA at 40 CFR 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired by the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

10. **Subcontracts**

    The Subrecipient shall incorporate the same or substantially equivalent requirements as are contained in this Agreement in all subcontracts which utilize any CDBG funds and/or support any CDBG program(s) covered by this Agreement; when program(s) utilize(s) from CDBG funds and other funding sources, all funds shall be subject to CDBG regulations. The Subrecipient, by entering into any such subcontract for performance of any portion of its CDBG program, is not relieved of its responsibilities to Recipient as set forth in this Agreement.

11. **Non-Discrimination/Religious Activities**

    No person with responsibilities in the operation of any project under this Agreement will discriminate because of race, creed, color, national origin, ancestry, religion, age, sex, political affiliation, sexual orientation, gender identity, disability, beliefs, marital or familial status or status.

    The Subrecipient will take affirmative action to ensure that all employment practices are free from such discrimination. Such employment practices include but are not limited to the following: hiring, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff, termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship.

    The Subrecipient agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting agency setting forth the provisions of this nondiscrimination clause.

    The Subrecipient agrees that funds provided under this Agreement will not be utilized for inherently religious activities prohibited by 24 CFR 570.200(j), such as worship, religious instruction, or proselytization.
The Subrecipient will ensure that every effort is made to provide equal opportunity to every potential minority and women’s business vendor, contractor and subcontractor.

12. Standard of Conduct/Conflict of Interest and Lobbying

No member, officer or employee of the Subrecipient or its designee or agents, no member of the governing body of the locality in which the program is situated, and no other public official of such locality or localities who exercises any functions or responsibilities with respect to the program during his/her tenure or for one year thereafter, shall have any interest, direct or indirect, in any contract or subcontract, or the process thereof, for work to be performed in connection with the program activities assisted under this Agreement.

No member, officer or agent of the Subrecipient shall participate in the selection of the award, or administration of, a contract supported by Federal funds if a conflict of interest, real or apparent, would be involved.

No covered persons who exercise or have exercised any functions or responsibilities with respect to CDBG-assisted activities, or who are in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest in any contract, or have a financial interest in any contract, subcontract, or agreement with respect to the CDBG-assisted activity, or with respect to proceeds from the CDBG-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for a period of one (1) year thereafter. For purposes of this Section, a “covered person” includes any person who is an employee, agent, consultant, officer, or elected or appointed official of the Recipient, the Subrecipient, or any designated public agency.

By entering into this Agreement, the Subrecipient certifies:

A. No federal appropriated funds have been paid or will be paid, by or on behalf of the Subrecipient, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into a cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant loan, or cooperative agreement in accordance with the Department of Interior and Related Agencies Appropriations Act, known as the Byrd Amendments, and HUD’S 24 Code of Federal Regulations (CFR) 87.
Furthermore, for Agreements of $100,000 or more, Subrecipient shall file the required certification in Exhibit D. This certification process also applies to the Subrecipient’s contractor and subcontractors contracts, of $100,000 or more, who must certify to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 USC 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the Recipient.

B. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, the Subrecipient shall complete and submit Standard Form LL, “Disclosure Form to Report Lobbying,” in accordance with its instructions, and other federal disclosure forms as requested.

C. The Subrecipient shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

D. Mandatory Disclosures. The Subrecipient must disclose, in a timely manner, in writing to the Recipient all violations of Federal criminal law involving fraud, bribery, or gratuity violations potentially effecting the Federal award described in 2 CFR 200.113. Failure to make require disclosures can result in any of the remedies described in 2 CFR 200.338 Remedies for noncompliance, including suspension or debarment.

13. Fiscal Control
The Subrecipient shall be responsible for the internal control and monitoring of fiscal and programmatic/operational goals and procedures. The Subrecipient shall
establish such fiscal controls and fund accounting procedures as required by Federal regulations, or as may be deemed necessary by HUD and Recipient to ensure the proper disbursement of, and accounting for, funds paid to the Subrecipient under the CDBG programs.

14. Program Income

Program Income is defined in Subpart J of 24 CFR Part 570.504 and is described as gross income received by the Subrecipient and directly generated from the use of CDBG funds.

Program income includes, but is not limited to, the following:

A. Proceeds from the disposition by sale or long-term lease of real property purchased or improved with CDBG funds;

B. Proceeds from the disposition of equipment purchased with CDBG funds;

C. Gross income from the use or rental of real or personal property acquired by the Subrecipient with CDBG funds, less costs incidental to generation of the income;

D. Gross income from the use or rental of real property owned by the Subrecipient that was constructed or improved with CDBG funds, less costs of the non-CDBG portion.

E. Payment of principal and interest on loans made using CDBG funds except as provided in 24 CFR Part 570.500(a)(3);

F. Proceeds from the sale of loans or obligations secured by loans made with CDBG funds;

G. Interest earned on program income pending its disposition; and

H. Funds collected through special assessments made against properties owned and occupied by households not of low or moderate income where the assessments are used to recover all or part of the CDBG programs portion of a public improvement.

During the effective term of this Agreement, the Subrecipient shall report all program income as defined in 24 CFR 570.500(a), generated by activities carried out with CDBG funds under this Agreement. Program Income may be retained by the Subrecipient subject to the provisions of the Cooperative Agreement, the Act, and its
It shall be the Subrecipient’s responsibility to manage and use the program income in accordance with the standards and requirements set forth in section 570.504(a) & (b) (1) through (b)(3). The transfer of CDBG funds from the Recipient to the Subrecipient shall be adjusted to reflect any program income in accordance with the principles set forth in section 570.504(b) (2) (i) and (ii). In addition, all of the provisions of this Agreement shall apply to the management and use of the program income.

Recipient shall monitor the use of any program income, requiring appropriate record keeping and reporting by the Subrecipient as may be needed for this purpose, and shall report the use of such program income to HUD. In the event of close-out as defined in section 570.509 of the federal regulations or change of status of the Subrecipient, (i.e., from Subrecipient to entitlement), all program income on hand or received by the Subrecipient subsequent to the close-out or change of status shall be paid to the Recipient.

Program income attributable to projects funded under this Agreement and on hand with the Subrecipient when Agreement expires, is terminated with or without cause, or received after the Agreement expiration, shall be paid to the Recipient as required by 24 CFR Part 570.503(b)(7) when the Subrecipient ceases to be under continuous Agreement with the Recipient for the operation of CDBG programs. As long as there is no break in the Agreement period, program income shall be governed by the provisions of this Section.

The Project shall continue to meet the CDBG program national objective per 24 CFR 570.208 as required by 24 CFR 570.503(b) (7) (i). If the Project is not used in accordance with 24 CFR 570.503(b) (7) (i) the Subrecipient shall reimburse the Recipient to comply with the requirements of 24 CFR 570.503 (b) (7) (ii).

15. **Reversion of Assets**

   Upon expiration of this Agreement, the Subrecipient shall transfer to the Recipient any CDBG funds on hand at the time of expiration and any accounts receivable attributable to the use of CDBG funds. Any real property under the Subrecipient’s control that was acquired and/or improved in whole or in part with CDBG funds (including CDBG funds provided to the Subrecipient in the form of a loan) in excess of $25,000 shall be either:

   A. Used to meet one of the national objectives in 24 CFR Part 570.208 until five (5) years after expiration of this Agreement, the length of time to be further
prescribed by mutual agreement of the Parties and delineated in Section 14 (Program Income), of this Agreement.

B. Disposed of in such manner that the Recipient is reimbursed in the amount of the fair market value of the property at the time of disposition of the property less any portion of the value attributable to expenditures of non-CDBG funds for acquisition and/or improvement of such property. The payment is Program Income to the recipient.

If the Subrecipient is a private non-profit organization, the Subrecipient further agrees to a voluntary lien on above-reference property as to any CDBG funds received and that such lien will be notarized and recorded in the Office of the County Recorder, will utilized form specified by the Recipient, and will be subject to provisions listed in Section 14 (Program Income) of this Agreement.

16. Procurement/Equipment

Equipment, which shall be defined as tangible, nonexpendable, personal property having a useful life of more than one (1) year and an acquisition cost of $1,000 or more per unit, is eligible for purchase using CDBG funds only upon prior approval of the Recipient and subject to 24 CFR Part 570.207(b)(1). Such equipment shall be used by the Subrecipient in the project for which it was acquired as long as needed, regardless of whether such project continues to be supported by Federal funds; at the time, equipment may be used in other activities currently or previously supported by a Federal agency. Use of such equipment is also subject to provisions of 2 CFR 200.313(c). The Subrecipient shall also establish procedures for managing equipment, which meet the requirements of 2 CFR 200.313(d)). Further, proceeds from disposition of such equipment shall be treated as program income as specified in Section 14 (Program Income) and 15 (Reversion of Assets) of this Agreement.

17. Records and Reports

The Subrecipient agrees to supply to the Recipient, on a quarterly basis, any progress reports and/or other documentation as may be required by the Recipient to audit performance of this Agreement and/or to enable the Recipient to analyze and evaluate Subrecipient’s operation of the Project. The Subrecipient shall maintain separate accounting and financial records for each funding (revenue) source in support of the project(s).

A. Payment Request Form: The Subrecipient shall submit a Payment Request Form - and copies of the original supporting documents for payment to the Recipient.
B. **Progress Reports:** Progress reports shall be made using the Progress Report Form and shall address project status and, if applicable, explanation of any problems/delays encountered and/or anticipated and measures to be taken to correct such problems; revised milestones including anticipated schedule for project completion; direct benefit statistics; and a summary of expenditures, obligations, program income, and drawdown to date. In addition, the Subrecipient shall provide as part of the progress report any citizen comments received during the reporting period relative to the project(s), and responses to such comments, and additional project information, as needed. Please see Exhibit A for the Progress Report due dates.

C. **Completion Report:** The Subrecipient shall prepare and submit to the Recipient a Completion Report within fifteen (15) days of project completion. Said report shall consist of an overview and evaluation of the project, a comparison of milestones' progress, total costs incurred, listing of files, listing of personnel, and other reasonable information requested by the Recipient. The Completion Report shall be made as part of the final Progress Report Form.

D. **HUD/Recipient Reports:** The Subrecipient shall submit to the Recipient in a timely manner other reports as requested/required by HUD and/or the Recipient including, but not limited to the Certified Payroll Reports, and Wage Determination documentation, and provide, as requested by HUD and/or the Recipient, information necessary to prepare the Consolidated Annual Performance and Evaluation Report, including but not limited to the Affirmative Marketing Report and other such reports and/or plans.

E. **Audit:** The Subrecipient shall be responsible for conducting an annual audit of its CDBG program in compliance with Title 2 CFR Part 200.500 – 200.520 issued pursuant to the Single Audit Act of 1984 and the Single Audit Amendments of 1996, P.L. 98-502, as applicable. A copy of said audit shall be forwarded to the Recipient upon completion. Any costs associated with the annual audit shall be the responsibility of and paid for by the Subrecipient.

If the Subrecipient does not exceed the expenditure limits per 2 CFR Part 200.500-520, the Subrecipient shall provide the Recipient with a copy of the Subrecipient’s latest audit report.

F. Projects providing a public service to a defined population, must maintain documentation of income eligibility as defined in the Scope of Services (Exhibit A).

18. **No Extensions Permitted:**
Project funds must be expended by December 31, 2020, within the agreed upon schedule in Exhibit A. Failure to expend Project funds by December 31, 2020, will result in the remaining project funds being forfeited.

19. **Agreement Responsibility for Monitoring and Records**

HUD, the Office of the Inspector General (OIG), and the designated representatives of the Subrecipient, and other appropriate officials shall have access to all personnel records, management information, and fiscal data of the Subrecipient and any agency or contractor with whom the Subrecipient executes a subcontract necessary to carry out any CDBG program(s) for monitoring purposes (2 CFR Part 200.328, 200.327 and 200.326). The Subrecipient shall respond in a timely manner to all identified corrective action needs as a result of HUD, Recipient, or other monitoring. The Subrecipient shall submit to Recipient all required reports and monitoring corrective action plans on a timely basis, as delineated by the Recipient. Records shall be maintained as follows:

A. The Subrecipient agrees to retain all pertinent records under CDBG program, including financial records, until advised by the Recipient that further retention is unnecessary. Generally, records shall be retained for a period for five (5) years from the end of the fiscal year in which the last project covered by the Recipient’s annual agreement with HUD is completed. Records shall be open and available for inspection by auditors and/or other staff assigned by HUD and/or the Recipient during the normal business hours of the Subrecipient. If at the end of such five-year period, there is ongoing litigation, claims, negotiations, audit or other action involving the Subrecipient’s or the Recipient’s records, which has started before expiration of the five (5) year period, the Subrecipient will retain the records until the completion of the action and resolution of all issues which arise from it as stated in 24 CFR Part 570.409(d) and 2 CFR Part 200.333.

B. Consistent with applicable state and local laws regarding privacy and obligations of confidentiality, the Subrecipient shall furnish and cause each of its own subrecipients or subcontractors to furnish all information and reports required hereunder and will permit access to its books, records and accounts to the Recipient, HUD or its agent, or other authorized Federal officials for purposes of investigation to ascertain compliance with the rules, regulations and provisions stated herein. The Subrecipient also must provide citizens with reasonable access to records on the past use of CDBG funds (24 CFR 570.508).

C. Records for nonexpendable property shall be retained for a period of five (5) years after final disposition of the property, if applicable.

20. **Inspection Rights**
The Subrecipient agrees to allow the Recipient to inspect physical premises of any project(s) upon 24-hour advance notice.

21. Request for Technical Assistance

The Subrecipient shall refer to the Recipient any regulatory or procedural questions regarding operation of its CDBG program. All formal requests for technical assistance shall be submitted in writing. Requests should specify the problem area; particular assistance being requested and proposed solution if applicable. Informal questions regarding day-to-day program operation may be directed to the designated Recipient representative.

22. Hold Harmless and Indemnification

A. General Requirement. To the fullest extent permitted by law, Subrecipient shall indemnify, defend with counsel acceptable to Recipient, and hold harmless Recipient and its officers, officials, employees, agents and volunteers (collectively, “Indemnitees”) from and against any and all liability, loss, damage, claims, expenses, and costs, including without limitation, attorney’s fees, costs and fees of litigation, (collectively, “Liability”) of every nature arising out of, pertaining to, or relating to the negligence, recklessness, or willful misconduct of the Subrecipient in performance of the services under this Agreement, except such Liability caused by the sole negligence or willful misconduct of Recipient.

Acceptance by Recipient of insurance certificates and endorsements required under this Agreement does not relieve Consultant from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply to any damage or claims for damages whether or not such insurance policies shall be been determined to apply.

B. PERS Indemnification. In the event that Subrecipient or any employee, agent, or subcontractor of Subrecipient providing services under this Agreement is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS as an employee of Recipient, Subrecipient shall indemnify, defend, and hold harmless Recipient for the payment of any employee and/or employer contributions for PERS benefits on behalf of Subrecipient or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of Recipient.

23. Insurance

Subrecipient shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Subrecipient, its agents, representatives, or employees.

MINIMUM SCOPE AND LIMIT OF INSURANCE
Coverage shall be at least as broad as:

1. **Workers’ Compensation.** Subrecipient shall, at its sole cost and expense, maintain Statutory Workers’ Compensation Insurance and Employer’s Liability Insurance for any and all persons employed directly or indirectly by Subrecipient in the amount required by applicable law. The requirement to maintain Statutory Workers’ Compensation and Employer’s Liability Insurance may be waived by the Recipient upon written verification that Subrecipient is a sole proprietor and does not have any employees and will not have any employees during the term of this Agreement.

2. **Commercial General and Automobile Liability Insurance.**

   2.1 **General requirements.** Subrecipient, at its own cost and expense, shall maintain commercial general and automobile liability insurance for the term of this Agreement in an amount not less than $2,000,000 per occurrence and $4,000,000 aggregate, combined single limit coverage for risks associated with the work contemplated by this Agreement.

   2.2 **Minimum scope of coverage.** Commercial general coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (most recent edition) covering comprehensive General Liability on an “occurrence” basis. Automobile coverage shall be at least as broad as Insurance Services Office Automobile Liability form CA 0001 (most recent edition) covering any auto (Code 1), or if Subrecipient has no owned autos, hired (code 8) and non-owned autos (Code 9). No endorsement shall be attached limiting the coverage.

   2.3 **Additional requirements.** Each of the following shall be included in the insurance coverage or added as a certified endorsement to the policy:

   a. The Commercial General and Automobile Liability Insurance shall cover on an occurrence basis.

   b. Recipient, its officers, officials, employees, agents, and volunteers shall be covered as additional insureds for liability arising out of work or operations on behalf of the Subrecipient, including materials, parts, or equipment furnished in connection with such work or operations; or automobiles owned, leased, hired, or borrowed by the Subrecipient. Coverage can be provided in the form of an endorsement to the Subrecipient’s insurance at least as
broad as CG 20 10 11 85, or both CG 20 10 10 01 and CG 20 37 10 01.

c. For any claims related to this Agreement or the work hereunder, the Subrecipient’s insurance covered shall be primary insurance as respects the Recipient, its officers, officials, employees, agents, and volunteers. Any insurance or self-insurance maintained by the Recipient, its officers, officials, employees, agents or volunteers shall be excess of the Subrecipient’s insurance and non-contributing.

d. The policy shall cover inter-insured suits and include a “separation of Insureds” or “severability” clause which treats each insured separately.

e. Subrecipient agrees to give at least 30 days prior written notice to Recipient before coverage is canceled or modified as to scope or amount.

3. Professional Liability Insurance.

3.1 General requirements. Subrecipient, at its own cost and expense, shall maintain for the period covered by this Agreement professional liability insurance for licensed professionals performing work pursuant to this Agreement in an amount not less than $1,000,000 per occurrence or claim covering the Subrecipient’s errors and omissions.

3.2 Claims-made limitations. The following provisions shall apply if the professional liability coverage is written on a claims-made form:

a. The retroactive date of the policy must be shown and must be before the date of the Agreement.

b. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the Agreement or the work.

c. If coverage is canceled or not renewed and it is not replaced with another claims-made policy form with a retroactive date that precedes the date of this Agreement, Subrecipient must purchase an extended period coverage for a minimum of five (5) years after completion of work under this Agreement.
d. A copy of the claim reporting requirements must be submitted to the Recipient for review prior to the commencement of any work under this Agreement.

4. **All Policies Requirements.**

4.1 **Submittal Requirements.** Subrecipient shall submit the following to Recipient prior to beginning services:

a. Certificate of Liability Insurance in the amounts specified in this Agreement; and

b. Additional Insured Endorsement as required for the General Commercial and Automobile Liability Policies.

4.2 **Acceptability of Insurers.** All insurance required by this Agreement is to be placed with insurers with a Bests’ rating of no less than A:VII.

4.3 **Deductibles and Self-Insured Retentions.** Insurance obtained by the Subrecipient shall have a self-insured retention or deductible of no more than $100,000.

4.4 **Wasting Policies.** No policy required herein shall include a “wasting” policy limit (i.e. limit that is eroded by the cost of defense).

4.5 **Waiver of Subrogation.** Subrecipient hereby agrees to waive subrogation which any insurer or contractor may require from Subrecipient by virtue of the payment of any loss. Subrecipient agrees to obtain any endorsements that may be necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not the Recipient has received a waiver of subrogation endorsement from the insurer.

The Workers’ Compensation policy shall be endorsed with a waiver of subrogation in favor of the Recipient for all work performed by the Subrecipient, its employees, agents, and subcontractors.

4.6 **Subcontractors.** Subrecipient shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein, and Subrecipient shall ensure that Recipient, its officers, officials, employees, agents, and volunteers are covered as additional insured on all coverages.
4.7 **Excess Insurance.** If Subrecipient maintains higher insurance limits than the minimums specified herein, Recipient shall be entitled to coverage for the higher limits maintained by the Subrecipient.

5. **Remedies.** In addition to any other remedies Recipient may have if Subrecipient fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, Recipient may, at its sole option: 1) obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement; 2) order Subrecipient to stop work under this Agreement and withhold any payment that becomes due to Subrecipient hereunder until Subrecipient demonstrates compliance with the requirements hereof; and/or 3) terminate this Agreement.

24. **Covenants and Conditions**
Each term and each provision of this Agreement to be performed by the Subrecipient shall be construed to be both a covenant and a condition.

25. **Use of Funds for Entertainment, Meals or Gifts**
The Subrecipient represents and warrants that it will not use funds provided through the Agreement to pay for entertainment, meals or gifts.

26. **Effect of Termination**
For Agreements exceeding $10,000 the following applies:

   **A.** Terminating Agreement for Convenience: In accordance with 24 CFR 570.509(e) and 2 CFR 200.339, the Agreement may be terminated for convenience by either party before the completion of the grant-assisted activities. The terminating party must provide thirty (30) days written notice of intention to terminate, setting forth the reasons and the effective date of such termination, has been given to the other party, provided, however, that no notice of termination given by the Subrecipient shall be effective unless HUD has agreed to release Recipient from its obligations pursuant to the program activity(ies) in Exhibit A – Scope of Services. Alternatively, the Agreement will automatically terminate in the event that the United States Government terminates the CDBG programs or terminates the program activity(ies) which is the subject of the Agreement.

   **B.** Terminating Agreement for Cause: In accordance with 24 CFR 570.509(f) and 2 CFR 200.339, the Parties hereto understand that pursuant to the Recipient’s execution of the HUD application, the Recipient assumed responsibility as to the performance of the projects. If through any cause the Subrecipient fails to fulfill in a timely and proper manner its obligations under this Agreement to undertake, conduct or perform the project(s) identified in this Agreement, or if the Subrecipient violates any of
the covenants, agreements, or stipulations of this Agreement, the Recipient shall thereupon have the right to terminate this Agreement by giving written notice of such termination and specifying the effective date thereof at least (5) days before the effective date of such termination. Notwithstanding the above, the Subrecipient shall not be relieved of liability to the Recipient for damages sustained by the Recipient by virtue of any payments to the Subrecipient for the purpose of set-off until such time as the exact amount of damages due the Recipient from the Subrecipient is determined.

C. Upon termination, as stated in subsections (a) or (b) above of this Agreement, the Recipient shall be liable to the Subrecipient only for work done by the Subrecipient up to and including the date of termination of this Agreement, unless the termination is for cause, in which event the Subrecipient need be compensated only to the extent required by law.

D. If this Agreement is terminated pursuant to this Section, the Subrecipient shall remain responsible for compliance with the requirements in 2 CFR 200.343 (Closeout) and 2 CFR 200.344 (Post-closeout adjustments and continuing responsibilities).

E. The Subrecipient hereby expressly waives any and all claims for damages for compensation arising under this Agreement except as set forth in this Section in the event of such termination.

27. Violate or Breach Agreement Terms

The Recipient is entitled to use one or more of the following remedies for non-compliance, temporarily withhold cash payments pending correction of deficiencies by the Subrecipient; disallow all or part of the cost of the activity or action not in compliance; wholly or partly suspend or terminate the current award for the Subrecipient’s program; withhold further awards for the program; and/or take other remedies that may be legally available.

If the Subrecipient violates any such regulations, laws and/or executive orders, and such violation(s) result in the Recipient incurring expenses and/or making payments to HUD attributable to some or all of the CDBG funds received by the Subrecipient, then the Subrecipient shall pay to Recipient, on the demand of Recipient, all of the said expenses incurred by Recipient and all of the payments made by Recipient as a result of the Subrecipient's said violation(s).

28. Taxpayer Identification Number

The Subrecipient shall provide the Recipient with a complete Request for Taxpayer Identification Number and Certification, Form W-9 (Rev. 2007), as issued by the Internal Revenue Service.
29. **Modification of Agreement**
   Except as provided in Section 3 (Availability of Funds/Modifications), the tasks described in this Agreement and all other terms of this Agreement may be modified only upon mutual written consent of the Recipient and the Subrecipient.

30. **Use of the term “Recipient”**
   Reference to “Recipient” in this Agreement includes the designated Recipient representative, or any authorized representative acting on behalf of the Recipient.

31. **Assurances**
   The Subrecipient hereby assures and certifies that it has complied with the HCD Act, applicable regulations, policies, guidelines and requirements, 2 CFR Part 225, as amended and that it will comply with all applicable Federal, State and local laws and regulations as they relate to acceptance and use of Federal funds for this Federally-assisted program. Also, the Subrecipient represents and warrants with respect to the Scope of Services specified in Exhibit A of this Agreement, that it will comply with all of the provisions of 24 CFR Part 570, as applicable. The Subrecipient further represents and warrants that it will comply with any further amendments or changes to said required assurances and certifications that during the term of the Agreement it will maintain current copies of said assurances and certifications at the address specified below.

32. **Notices**
   All notices given, or required to be given, pursuant to this Agreement shall be in writing and may be given by personal delivery or by mail as identified in Section 6 (Designated Representative). Notice sent by mail shall be addressed to each party’s designated representative as set forth above. When addressed in accordance with this Section, such notice shall be deemed given upon deposit in the United States mail, postage prepaid. In all other instances, notices shall be deemed given at the time of actual delivery. Changes may be made in the names or addresses of persons to whom notices are to be given by giving notice in the manner prescribed in this Section.

33. **Permits and Licenses**
   The Subrecipient, at its sole expense, shall obtain and maintain during the term of this Agreement, all appropriate permits, licenses, and certificates that may be required in connection with the performance of services under this Agreement.

34. **Waiver**
   A waiver by the Recipient of any breach of any term, covenant, or condition contained in this Agreement shall not be deemed to be a waiver of any subsequent breach of the same or any other term, covenant, or condition contained in this Agreement whether of the same or different character.
35. **Governing Law**
   The terms of this Agreement shall be interpreted according to the laws of the State of California. Should litigation occur, venue shall be in the County of Sacramento.

36. **Entire Agreement**
   This agreement sets forth the full and entire understanding of the Parties regarding the matter set forth herein, and any other prior or existing understandings or agreements by the Parties, whether formal or informal, regarding such matters are hereby superseded or terminated in their entirety. No verbal agreement or implied covenant shall be held to vary the provisions of this Agreement. This Agreement shall bind and inure to the benefit of the Parties to this Agreement and any subsequent successors and assigns.

37. **Patents & Royalties**
   A. Subrecipient shall provide and pay for all licenses and royalties necessary for the legal use and operation of any of the equipment or specialties used in the Project.

   Certificates showing the payment of any such licenses or royalties and permits for the use of any patented or copyrighted devices shall be secured and paid for by Subrecipient and delivered to the Recipient upon completion of the Project, if required.

   B. Subrecipient shall assume all costs arising from the use of patented materials, equipment, devices, or processes used in or incorporated in the Project and agrees to indemnify and hold harmless the Recipient and its duly authorized representatives from all suits of law, or actions of every nature for or on account of the use of any patented materials, equipment, devices, or processes.

38. **Copyright**
   Any reports, maps, documents or other materials produced in whole or part by the Subrecipient, its contractor or any subcontractor or person responsible to the Subrecipient under this Agreement shall be the property of the Recipient and none shall be subject to an application for copyright by or on behalf of the Subrecipient, contractor, subcontractors or any person responsible to the Subrecipient during performance of this Agreement.
NOW, THEREFORE, the Parties hereto have caused this Subrecipient Agreement to be executed and attested by their proper officer thereunder duly authorized, and their official seals to be hereunto affixed, all as of the day first above written.

CITY OF CITRUS HEIGHTS:

By: ____________________________
    CHRISTOPHER W. BOYD, City Manager

ATTEST:

By: ____________________________
    AMY VAN, City Clerk

SUBRECIPIENT:

By: ____________________________
    CARRIE GRIP, Executive Director

APPROVED AS TO FORM:

By: ____________________________
    RYAN R. JONES, City Attorney
CERTIFICATE OF COMPLIANCE WITH LABOR CODE § 3700

I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers’ compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this Agreement.

SUBRECIPIENT NAME:

By: ____________________________
    CARRIE GRIP, Executive Director
Exhibit A: Scope of Services
Exhibit B: Budget
Exhibit C: Minority Business and Media Outreach List

Refer to Section 9: Compliance. At least once per funding cycle, Subrecipients shall send program advertisements to at least one group identified on the mailing list of minority marketing the outreach outlets listed below, or conduct an outreach procedure identified in the City’s Policies for the Enforcement of Fair Housing and Equal Opportunity Regulations (document available upon request from program staff):

<table>
<thead>
<tr>
<th>Company</th>
<th>Phone</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arbonne International</td>
<td>(916) 225-8581</td>
<td>5404 Celestial Way</td>
<td>Citrus Heights</td>
<td>CA</td>
<td>95610</td>
</tr>
<tr>
<td>Big Bobs Flooring Outlet</td>
<td>(916) 728-4000</td>
<td>6000-A Auburn Blvd.</td>
<td>Citrus Heights</td>
<td>CA</td>
<td>95621</td>
</tr>
<tr>
<td>Casillas Cigars</td>
<td>(916) 961-1999</td>
<td>7435 Madison Ave.</td>
<td>Citrus Heights</td>
<td>CA</td>
<td>95610</td>
</tr>
<tr>
<td>ESP General Contractors</td>
<td>(916) 519-3652</td>
<td>P.O. Box 7834</td>
<td>Citrus Heights</td>
<td>CA</td>
<td>95621</td>
</tr>
<tr>
<td>International Language Interpreters, Inc.</td>
<td>(866) 546-8855</td>
<td>PO Box 7575</td>
<td>Citrus Heights</td>
<td>CA</td>
<td>95621</td>
</tr>
<tr>
<td>Mount Professional Services</td>
<td>(916) 723-3636</td>
<td>7908 Brockwood Way</td>
<td>Citrus Heights</td>
<td>CA</td>
<td>95621</td>
</tr>
<tr>
<td>Sojourn Staffing Support Inc.</td>
<td>(916) 965-5695</td>
<td>6964 Sunrise Blvd.</td>
<td>Citrus Heights</td>
<td>CA</td>
<td>95610</td>
</tr>
<tr>
<td>Print Media</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The Sacramento Bee/Vida En El Valle</td>
<td>(916) 321-1247</td>
<td>PO Box 15779</td>
<td>Sacramento</td>
<td>CA</td>
<td>95852</td>
</tr>
<tr>
<td>The Latino Journal</td>
<td>(916) 396-4053</td>
<td>1017 L Street Ste 719</td>
<td>Sacramento</td>
<td>CA</td>
<td>95814</td>
</tr>
<tr>
<td>Avisador Magazine</td>
<td>(916) 731-4242</td>
<td>4191 Power Inn Rd. #B</td>
<td>Sacramento</td>
<td>CA</td>
<td>95826</td>
</tr>
<tr>
<td>California Latino Magazine</td>
<td>(916) 868-8280</td>
<td>PO Box 348435</td>
<td>Sacramento</td>
<td>CA</td>
<td>95834</td>
</tr>
<tr>
<td>Community Groups</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Asian Resources, Inc.</td>
<td>(916) 454-1892</td>
<td>5709 Stockton Blvd</td>
<td>Sacramento</td>
<td>CA</td>
<td>95824</td>
</tr>
<tr>
<td>California Hispanic Resource Council</td>
<td></td>
<td>3510 Stockton Blvd</td>
<td>Sacramento</td>
<td>CA</td>
<td>95820</td>
</tr>
<tr>
<td>Center for Community Health and Well Being, Inc</td>
<td>(916) 558-4820</td>
<td>1900 T Street</td>
<td>Sacramento</td>
<td>CA</td>
<td>95811</td>
</tr>
<tr>
<td>Community Resource Project, Inc</td>
<td>(916) 567-5220</td>
<td>250 Harris Ave</td>
<td>Sacramento</td>
<td>CA</td>
<td>95838</td>
</tr>
<tr>
<td>Greater Sacramento Urban League</td>
<td>(916) 286-8600</td>
<td>3725 Marysville Blvd</td>
<td>Sacramento</td>
<td>CA</td>
<td>95838</td>
</tr>
<tr>
<td>La Familia Counseling Center</td>
<td>(916) 452-3601</td>
<td>5523 34th Street</td>
<td>Sacramento</td>
<td>CA</td>
<td>95820</td>
</tr>
<tr>
<td>Sacramento CASA</td>
<td>(916) 875-7158</td>
<td>PO Box 278383</td>
<td>Sacramento</td>
<td>CA</td>
<td>95827</td>
</tr>
</tbody>
</table>
EXHIBIT D – LOBBYING FORM AND DISCLOSURE

CERTIFICATION REGARDING LOBBYING – CONTRACTS, GRANTS, LOANS AND COOPERATIVE AGREEMENTS

The undersigned certifies to the best of his or her knowledge and belief, that:

A. No federal appropriated funds have been paid or will be paid, by or on behalf of the Subrecipient, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into a cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant loan, or cooperative agreement in accordance with the Department of Interior and Related Agencies Appropriations Act, known as the Byrd Amendments, and HUD’s 24 Code of Federal Regulations (CFR) 87.

B. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, the Subrecipient shall complete and submit Standard Form LL, “Disclosure Form to Report Lobbying,” in accordance with its instructions, and other federal disclosure forms as requested.

C. The Subrecipient shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

<table>
<thead>
<tr>
<th>Organization Name</th>
<th>Award Number or Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name and Title of Authorized Representative</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Signature</th>
<th>Date</th>
</tr>
</thead>
</table>
Exhibit E: Proof of Insurance
Exhibit F: Environmental Clearance
Thank you for the opportunity to submit a proposal for the Emergency Repair Grant Program Administration contract with the City of Citrus Heights. We are excited about the opportunity to improve the housing conditions and quality of life for the residents of Citrus Heights. The Program directly aligns with our mission to “Repair homes, revitalize communities, and rebuild lives.”

RTS has extensive experience administering Critical and Emergency Repair Programs in the Sacramento area. We have enjoyed a positive relationship with the City of Rancho Cordova for the past 5 years as the Administrator of a Critical Repair Program funded by CDBG. Our experience administering Critical Repair Programs will result in minimal start-up time typically necessary to establish new programs.

We look forward to building a similar partnership with the City of Citrus Heights to bring life-changing services to those in need.

**ORGANIZATION OVERVIEW**

Organization: Rebuilding Together Sacramento (RTS)

Contact Person: Carrie Grip, Executive Director

Physical Address: 8231 Alpine Ave, Suite 3, Sacramento, CA 95826

Mailing Address: P.O. Box 255584, Sacramento, CA 95865

Phone Number: 916-455-1880 x 2

Fax Number: 916-731-7077

Email: cgrit@rebuildingtogethersacramento.org

RTS’s is a nonprofit 501 (c) (3) tax-exempt organization that has improved homes in the Sacramento area since 1991. The mission is to preserve and revitalize homes and communities to ensure that those who are low-income and/or disabled live independently in comfort, safety and efficiency. The mission is accomplished through the following home improvement programs:

Safe at Home: Home modification installations including grab bars, wheelchair ramps, stair handrails, mobile home steps, shower stools and more.
Critical Repair: Single-system repairs and replacements such as HVAC, roofs, accessibility modifications, electrical, plumbing and fencing.

Rebuild Events: Multiple repairs on homes performed by paid contractors, volunteers, Americorps teams, construction training students during home improvement events.

Home Energy Conservation: Energy saving measures such as light-bulbs, weatherstripping, window caulking, and appliances.

RELEVANT SERVICES PROVIDED

RTS has the reputation as an efficient, reliable and professional organization that operates without a lot of fanfare. The organization has serviced almost 8,000 homes since 1991. The clients are low-income, and elderly, those with disabilities and low-income, and families with children. The typical client has an income under $25,000 per year.

In typical years, the staff and volunteers service an average of 400 households per year with home safety, critical repairs, full-house repair events, and energy efficiency improvements.

RTS has successfully managed programs funded by CDBG for over 24 years for the Sacramento Housing and Redevelopment Agency (SHRA) and the City of Rancho Cordova.

RTS has served as the City of Rancho Cordova’s Critical Repair Program Administrator for the past 5 years. Since 2015, it has hosted an annual Building a Healthy Neighborhood campaign where 15 homes were improved by 400 volunteers and Contractors during two-day events.

RTS has received and administered SHRA-CDBG funded projects annually since 1996. In the past, RTS also administered SHRA’s Critical Repair Program resulting in 400 homes improved in 2 years.

In addition to CDBG funding, RTS has managed services funded by the Agency on Aging/Administration on Aging since 2000. The funds support home safety modifications in the homes of older adults. The organization also receives funding from corporate foundations, individuals, service clubs and other organizations.

The systems for providing direct services, financial and grant management, and building and labor code compliance are well-established and effective. The organization has never received negative findings in CPA and HUD performed audits. RTS has a staff of 8 individuals, a pool of approximately 500 volunteers, and a Board of Directors.
PROFESSIONAL REFERENCES

City of Rancho Cordova: Stefen Heisler (CDBG contact):
sheisler@cityofranchocordova.org

City of Rancho Cordova: Lorianne Ulm (Rebuild Event contact):
lulm@cityofranchocordova.org

Agency on Aging: Maggie Borowiak (Grant contact)  borowiak@agencyonaging4.org

Sacramento Housing and Redevelopment Agency: Stanley Felix (CDBG contact):
sfelix@shra.org

SMUD: Erik Krause (SMUD grant contact and RTS Board Member):
Erik.Krause@smud.org

PROGRAM APPROACH

Below is a general description of RTS’ Critical Repair Program operations which will apply to the City of Citrus Heights’ program, if awarded the contract. The policies and procedures may vary depending on the agreement between RTS and the City. The process outlined has proven successful, but variations can be implemented if needed.

The home rehabilitation services are intended for owner-occupied properties occupied by those with low-income. RTS administers the program, but the actual rehabilitation work is performed by private contractors. The type of improvements are related to “critical home systems” that are in need of repair or replacement. The program is not designed to respond in emergency situations, due to the time needed to comply with the City’s approval and documentation requirements.

In summary, RTS responsibilities include:
- General program administration
- Applicant intake and eligibility
- Grant documentation, tracking, reporting
- Work specifications and construction management
- Homeowner outreach and relations
- Contractor procurement and management
- Financial tracking, payments and invoicing
Program Team

The program is managed by the team of employees listed below.

**Executive Director** – Program, grant and staff oversight.
Carrie Grip has served in this position for twenty years. She successfully administered and supervised programs funded by CDBG since the beginning of her employment.

**Financial Manager** – Bookkeeping, invoicing and reporting.
Cindi Johnson has served in this position for one year. The previous Financial Manager had over 10 years managing CDBG funds at RTS and a previous employee. She established tracking systems that are currently in use today.

**Rebuild Program Manager** – Grant management, contractor recruitment and management, homeowner outreach. Molly Marris manages the grant compliance aspect of the Critical Repair program and other home improvement services. She managed grant funded programs and services for over 6 years which included work at Habitat for Humanity. She will be on maternity leave from January - March. An interim Program Manager and the Executive Director will fulfill these duties in her absence.

**Safe at Home Program Manager** – Home previews, homeowner and contractor coordination, scope of work management. Jim Griffin has managed the Safe at Home and Critical Repair program for 2.5 years. He also worked at Habitat for Humanity for 5 years coordinating home improvement activities.

If RTS is awarded this grant, Jim Griffin will assume the additional responsibility of managing the Citrus Heights program. Some of his current non-Critical Repair related duties will be assigned to a Program Coordinator to allow for time to handle the additional responsibilities. It is a natural transition because he currently manages the Rancho Cordova Critical Repair Program which he enjoys and has the experience and knowledge to succeed.

**Administration** – Data entry and tracking. Blake Rabe has worked at RTS for 4 years. He is responsible for data entry and responding to inquiries about the organization’s services.
Homeowner Outreach

The Program Manager coordinates activities with the City staff, including Code Enforcement to reach qualified homeowners in need of critical home improvements. The staff responds to public inquiries forwarded from the City and maintains a list of eligible program candidates.

If additional applicants are needed, outreach is performed to ensure that eligible applicants from the designated target neighborhood(s) participate to meet the CDBG contract goals.

Outreach may include marketing to local faith, healthcare and services organizations, past RTS recipients, community events and media.

Intake/Auditment of Eligibility

Interested individuals are required to submit an application that includes contact and demographic information, income verification documents, and a summary of home repair needs.

Completed applications are reviewed by the Intake Coordinator to determine initial eligibility. That determination is made on the basis of income satisfaction according to the most current income limits established by HUD and the need for rehabilitation measures.

If the application is incomplete or does not meet eligibility requirements, a letter is sent to the applicant with an explanation and request for missing information. The applicant information is entered into Salesforce, a contact management application.

If the Homeowner application meets the initial requirements, it is given to the Program Manager(s) who follow the steps below:

- Prepare a project file with appropriate forms.
- Schedule a home preview to assess the repair need, explain the process, and obtain authorization signatures, provide lead based paint documentation, and take photos.
- Request a real estate report to verify homeownership.
- Submit an environmental clearance report to the City.
- Update Salesforce to reflect current project status including those on the waitlist
- Develop a Project Scope of Work and plan for contractor bids.
Contractor Procurement

RTS is an equal opportunity employer, implements non-discriminatory practices in its procurement/disbursement and will make special outreach efforts to include M/WBE (Minority/Women Business Enterprise) businesses within its contractor and subcontractor pool.

See the attached Contractor Procurement Process document for additional information.

Contractor Bids

The Program Manager creates a Scope of Work Plan, including:

- Work to be performed
- Estimated costs
- Any industry standards to be met
- Covid-19 safety procedures

Eligible contractors are invited to submit a bid for the job.

The bids are reviewed and selected based on availability, price, expertise, past performance, integrity, and financial and technical resources.

The selected bid is approved and signed by both RTS and the Contractor, including an estimated time frame for work completion.

The Homeowner is notified of the status and next steps.

The Contractor is responsible for obtaining and paying for all necessary building permits.

New materials and work shall be guaranteed by the Contractor for a minimum period of one year from the date of completion of the job. The materials shall be guaranteed under the conditions of the manufacturer's warranty when the warranty exceeds one year.

The performance of critical repairs and accessibility modifications under this program does not ensure that the residence will meet any or all building code standards.

If any of the work is deemed unsatisfactory, it must be corrected prior to authorization of payment. If the subcontractor fails to correct the work to the satisfaction of the Program Manager, payment may be withheld until such time the work is satisfactory.
Contractor Files

A file maintained for each Contractor includes:
- Contractor agreement
- Contractor File Checklist
- Insurance certificate and Endorsements that lists RTS and the City as Additionally Insured
- Signed Covid-19 Safety Procedure document

A Contractor spreadsheet is used to track:
- Contractor selection/rejection process
- Bids submitted
- Justification for selection or rejection

Rehabilitation Monitoring

The Program Manager(s) will monitor and manage the progress, including:
- Project tracking
- Contractor progress and costs
- Homeowner communication and problem solving
- City staff communication, if needed
- Permit process

Project Close Out

The Program Manager(s) conducts a final site visit to ensure that the contracted work was completed satisfactorily and permits were completed, if required.

Obtain a homeowner signature verifying that the work was completed.

Complete data tracking, including:
- Update the project tracking spreadsheet with final invoice amounts.
- Provide the Financial Manager the payment, billing and demographic data.
- Audit homeowner files to ensure all required documents are complete.
- Give the completed file to the administrative staff for data entry.
Completed files will include:
- Homeowner application
- Income verification
- Homeownership verification
- Homeowner written correspondence
- Environmental clearance report
- Lead Based Paint Homeowner signed pamphlet, if applicable
- Scope of Work form with homeowner authorization signatures
- Permits
- Contractor bids
- Selected Contractor agreement or signed bid
- Contractor bill

**Contractor Payments**

The Program Manager will authorize payment after receiving an invoice from the Contractor and approval of the work. The Contractor’s invoice must include overhead, cost of materials, labor, and taxes.

RTS will pay 20% of the invoice at the time of completion. The payment amount and timing may vary if RTS and the Contractor both agree to the terms. The payment plan will be agreed upon prior to the start of work.

The final payment will be paid to the Contractor after RTS receives payment from the City.

If a project does not materialize, RTS will bill the City the cost of any Contractor estimate fees incurred. Although it is not always possible, RTS will attempt to hire Contractors who do not charge a fee for estimates.

**Invoicing**

There are two types of invoices sent to the City for reimbursement:

- **Monthly**: Operating and administration expenses. The invoice includes a summary sheet and applicable documentation.

- **Job specific invoice**: Contractor bills and any job related expenses.
Invoices are submitted as hardcopy or electronically, depending on the City’s request.

Provide documentation for expenses including receipts, credit card statements, or other evidence acceptable to the City. The expenses are reported in the categories listed in the Contract.

All financial data is stored in Quickbooks.

Communication with the City Staff

The Program Manager will maintain open and ongoing communication with the designated City staff, including:

- Updates on jobs and homeowner information, as needed.
- Progress made towards the expected outcomes and other issues.
- Any setbacks or challenges to the progress of the grant activities.
- Explanation of any significant variances between proposed spending and actuals.

Reports with required information are submitted within the timeframe stated in the Contract.

Safety and Other Protocols

Contractors are required to follow safety protocols related to Covid-19. They are required to sign a Covid-19 Contractor Guideline document.

The Program Manager works closely with the City to ensure the required documentation for Environmental and Historic Preservation clearances are submitted in a timely manner.

Lead Based Paint: If the home was constructed prior to 1978 and the rehabilitation amount exceeds $5,000, the owners are notified of the hazards of lead-based paint poisoning and provided a lead-based paint pamphlet. RTS presumes there is lead, conducts a risk assessment, and determines if the amount of paint disturbed requires interim controls. Abatement is not required if the rehabilitation assistance is under $25,000.
**Insurance Coverage:** RTS carries the required coverage and limits, including:

- General Liability
- Hired & Non-owned Auto Liability
- Umbrella Liability
- Contractors Environmental (Pollution) and Professional Liability
- Directors and Officers and related Management Liability
- Volunteer Accident
- Crime-Employee Dishonesty
- Business Personal Property
- Property Insurance
- Cyber Fraud

**Attached Documents**

- CDBG Invoice Spreadsheet
- Applicant Repairs Assessment
- Budget-CH 2021
- CDBG Invoice
- Contractor Procurement Process
- Contractors File Checklist
- Homeownership Application
- Homeowner MOU
- Organizational Chart
- QTR CDBG Activity Data Collection Form
## CITY OF CITRUS HEIGHTS- CDBG BUDGET 2021

### BUDGET SUMMARY

<table>
<thead>
<tr>
<th>Description</th>
<th>CDBG</th>
</tr>
</thead>
<tbody>
<tr>
<td>Personnel (Program Mgmt)</td>
<td>$34,389</td>
</tr>
<tr>
<td>Contractual Services</td>
<td>$136,611</td>
</tr>
<tr>
<td>Operating Costs (office, insurance, utilities, mileage, marketing, outreach, etc.)</td>
<td>$19,000</td>
</tr>
<tr>
<td><strong>Grand Total</strong></td>
<td><strong>$190,000</strong></td>
</tr>
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</table>

There are no significant startup costs or activities for this project. The primary startup costs are related to the staff time needed to work with the City and recruit additional Contractors. Those costs are included in the Personnel and operating costs above.

### Staff/Salary Breakdown

<table>
<thead>
<tr>
<th>Staff/Salary Breakdown</th>
<th>Annual Salary</th>
<th>Annual Fringe Benefits</th>
<th>Total Annual Salary</th>
<th>% Time on CDBG</th>
</tr>
</thead>
<tbody>
<tr>
<td>Executive Director</td>
<td>$83,837</td>
<td>$8,515</td>
<td>$92,352</td>
<td>8%</td>
</tr>
<tr>
<td>Financial Manager</td>
<td>$28,940</td>
<td>$28,940</td>
<td>$57,880</td>
<td>8%</td>
</tr>
<tr>
<td>Program/Grant Manager</td>
<td>$50,200</td>
<td>$6,000</td>
<td>$56,200</td>
<td>20%</td>
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<tr>
<td>Safe at Home Program Manager</td>
<td>$56,359</td>
<td>$6,000</td>
<td>$62,359</td>
<td>20%</td>
</tr>
<tr>
<td>Administrative</td>
<td>$26,672</td>
<td>$800</td>
<td>$27,472</td>
<td>5%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$246,008</strong></td>
<td><strong>$19,315</strong></td>
<td><strong>$265,323</strong></td>
<td></td>
</tr>
</tbody>
</table>
There are no significant startup costs or activities for this project. The primary startup costs are related to the staff time needed to work with the City and recruit.
DATE: January 14, 2021

TO: Mayor and City Council Members
Christopher W. Boyd, City Manager

FROM: Mary Poole, Operations Manager

SUBJECT: Transportation Development Act (TDA) Funding Claim Authorization

Summary and Recommendation

This item is administrative in nature. The accompanying resolution authorizes the City to claim Transportation Development Act (TDA) Local Transportation Fund (LTF) apportionments for Fiscal Year (FY) 20-21 to provide funding support for the City’s bicycle/pedestrian-related planning and capital projects.

Staff recommends the City Council approve Resolution No. 2021______ authorizing the City to submit the FY 20-21 TDA Claim and any Amended Claims Based on Revised Apportionments for FY 19-20 and previous years.

Fiscal Impact

The table below reflects funds claimed and retained by the City for planning and capital projects that benefit pedestrians and bicyclists. The amounts being claimed are the FY 20-21 apportionment.

<table>
<thead>
<tr>
<th>Fund Source</th>
<th>Fund</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>LTF – Bicycle/Pedestrian FY 18-19</td>
<td>212</td>
<td>65,649</td>
</tr>
<tr>
<td><strong>Total Claim</strong></td>
<td></td>
<td><strong>$65,649</strong></td>
</tr>
</tbody>
</table>

Background and Analysis

The TDA authorizes two major funding sources for public transportation that are administered by the Department of Transportation within the State of California Business Transportation and Housing Agency. These funds are then apportioned through regional planning and programming agencies such as the Sacramento Area Council of Governments (SACOG).
TDA funds are broken out into two major pots, LTF and State Transit Assistance (STA), which have been in existence since 1972 and 1979 respectively. LTF and STA carry different restrictions associated with their use. LTF funds are derived from a ¼ cent sales tax on each retail tax dollar collected statewide. The State then returns the tax revenue to each County according to the amount of tax collected within its boundaries. LTF apportionment is carried out by Regional Transportation Planning Agencies (RTPAs) throughout the State. In Sacramento County, the RTPA is SACOG, which then distributes LTF based on population.

STA dollars are allocated to transit operators and providers. STA funds are currently derived from a statewide excise tax on gasoline at a rate that generates the equivalent of the previous sales tax on gasoline and the statewide sales tax on diesel fuel, both of which are deposited in the Transportation, Planning and Development account. This is based on legislation passed in March 2010 (Assembly Bills 6 and 9). The City of Citrus Heights annexed into the Sacramento Regional Transit District (SACRT) on January 1, 2019. Under the terms of the Annexation Agreement, SACRT directly claims the LTF and STA funding apportionments related to transit service. The City continues to claim the bicycle-pedestrian apportionments, the subject of this TDA Claim.

SACOG’s apportionment claim process includes the following:

1) SACOG receives an adopted resolution from the city/local agency authorizing the TDA funding claim;
2) SACOG holds annual public hearings to identify if there are any unmet transit needs within the city that are reasonable to meet;
3) The city/local agency files various reports for SACOG staff review and approval; and
4) SACOG submits the city’s claim for review and approval by SACOG.

Attachments:

1) Resolution Authorizing the City to Claim its Transportation Development Act (TDA) Funds for FY 2020-2021 and Any Revised Apportionments for Previous Years
RESOLUTION NO. 2021- ___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, AUTHORIZING THE CITY TO CLAIM ITS TRANSPORTATION DEVELOPMENT ACT (TDA) FUNDS FOR FISCAL YEAR 2020-2021 AND ANY REVISED APPORTIONMENTS FOR PREVIOUS YEARS

WHEREAS, the City of Citrus Heights implemented a transit services contract with Sacramento Regional Transit in 2007;

WHEREAS the transit services contract was amended multiple times through December 31, 2017;

WHEREAS, the City entered into a negotiated Annexation Agreement effective January 1, 2019;

WHEREAS, the Agreement provides for the Sacramento Regional Transit District (SACRT) to directly claim the City’s TDA Local Transportation Funds (LTF) and State Transit Assistance (STA) apportionments related to transit service;

WHEREAS, the Agreement further provides for the City to directly claim TDA LTF bicycle and pedestrian funds set aside for pedestrian and bicycle related projects;

WHEREAS, the Sacramento Area Council of Governments (SACOG) is the state appointed Regional Transportation Planning Agency (RTPA) for Sacramento County;

WHEREAS, as the RTPA for Sacramento County, SACOG is responsible for administering the TDA apportionment and claiming process; and

WHEREAS, SACOG requires a resolution authorizing Citrus Heights to claim the City’s TDA apportionment be included in the City’s TDA claim submittal package.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the City Council of the City of Citrus Heights that City staff is hereby authorized to submit claims, including amended claims, to SACOG for the TDA for FY 2020-2021 Citrus Heights LTF Bicycle and Pedestrian apportionments as well as any revised TDA apportionments for previous years.

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 14th day of January, 2021 by the following vote, to wit:

AYES: Council Members:
NOES: Council Members:
ABSTAIN: Council Members:
ABSENT: Council Members:

______________________________
Steve Miller, Mayor

ATTEST:

______________________________
Amy Van, City Clerk
DATE: January 14, 2021

TO: Mayor and City Council Members
    Christopher W. Boyd, City Manager

FROM: Leslie Blomquist, City Engineer
      Mary Poole, Operations Manager

SUBJECT: San Juan Avenue Complete Streets Project
         Approval of Caltrans Program Supplement Agreement

Summary and Recommendation

On August 15, 2019, Sacramento Area Council of Governments (SACOG) approved a grant application for the design phase of the San Juan Avenue Complete Streets Project between Madison Avenue and Spicer Drive, with funds to complete construction to Chesline Drive. One of the requirements to initiate the Project includes entering into Program Supplement Agreement with Caltrans related to the Project.

Staff recommends the City Council approve Resolution No. 2021-___, a Resolution of the City Council of the City of Citrus Heights, California, authorizing the City Manager execute the Program Supplement Agreement for the San Juan Complete Streets Project.

Fiscal Impact

This action will have no impact on the FY 20-21 budget. Staff time will meet the required match for the City for the current FY. The Project will be included in the upcoming City budget and Capital Improvement Program (CIP) process for future fiscal years.

Background and Analysis

In August 2019, the SACOG Board approved a State of Good Repair grant award for a portion of the San Juan Avenue Complete Streets Project. As part of the authorization process for this allocation, Caltrans requires execution of a Program Supplement Agreement.

On San Juan Avenue, the Project will provide design, environmental documentation and right-of-way acquisition from Madison Avenue to Spicer Drive and construction of improvements through Chesline Drive. The full San Juan Avenue Complete Streets Project includes localized
pavement repair, full asphalt concrete overlay, repair of deteriorated curb, gutter and sidewalk, infill asphalt pedestrian paths (connecting existing sidewalk on the east side), buffered class II bike lanes, ADA improvements, transit stop improvements (bus stopping pads and bus stop improvements), and streetlights at side street intersections and other key points. The City will continue to seek funding for design and construction of complete streets improvements on the corridor.

Attachment

1) Resolution No. 2021-___, a Resolution of the City Council of the City of Citrus Heights, California, authorizing the City Manager execute the Program Supplement Agreement for the San Juan Avenue Complete Streets Project.

2 ) Program Supplement Agreement
RESOLUTION NO. 2021- ___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE THE PROGRAM SUPPLEMENT AGREEMENT FOR THE SAN JUAN AVENUE COMPLETE STREETS PROJECT

WHEREAS, in August 2019 the City was notified of a successful State of Good Repair funding request to design and construct the first phase of the San Juan Avenue Complete Streets Project (Project);

WHEREAS, the City must execute a project-specific Program Supplement Agreement with Caltrans as part of the grant authorization process.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the City Council of the City of Citrus Heights, the City Manager is hereby authorized to execute Program Supplement Agreement No. F028 to Administering Agency-State Agreement No. 03-5475F15 for the San Juan Avenue Complete Streets Project.

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 14th day of January 2021 by the following vote, to wit:

AYES: Council Members:
NOES: Council Members:
ABSTAIN: Council Members:
ABSENT: Council Members:

______________________________
Steve Miller, Mayor

ATTEST:

______________________________
Amy Van, City Clerk
This Program Supplement hereby adopts and incorporates the Administering Agency-State Agreement for Federal Aid which was entered into between the Administering Agency and the State on 11/08/16 and is subject to all the terms and conditions thereof. This Program Supplement is executed in accordance with Article I of the aforementioned Master Agreement under authority of Resolution No. approved by the Administering Agency on (See copy attached).

The Administering Agency further stipulates that as a condition to the payment by the State of any funds derived from sources noted below obligated to this PROJECT, the Administering Agency accepts and will comply with the special covenants or remarks set forth on the following pages.

**PROJECT LOCATION:** On San Juan Ave, from Madison Ave to Spicer Dr. and from Madison Ave to Chesline Dr.

**TYPE OF WORK:** Road Rehabilitation, repair curb, gutter, and sidewalk; infill pedestrian paths, add buffered class

<table>
<thead>
<tr>
<th>Estimated Cost</th>
<th>Federal Funds</th>
<th>Matching Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Z23E</td>
<td>$231,000.00</td>
<td>LOCAL $36,000.00</td>
</tr>
<tr>
<td>$267,000.00</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**CITY OF CITRUS HEIGHTS**

By ____________________________

Title __________________________

Date __________________________

Attest _________________________

I hereby certify upon my personal knowledge that budgeted funds are available for this encumbrance:

Accounting Officer ____________________________

Date 12/8/20 $231,000.00
SPECIAL COVENANTS OR REMARKS

1. A. The ADMINISTERING AGENCY will advertise, award and administer this project in accordance with the current published Local Assistance Procedures Manual.

B. ADMINISTERING AGENCY agrees that it will only proceed with work authorized for specific phase(s) with an "Authorization to Proceed" and will not proceed with future phase(s) of this project prior to receiving an "Authorization to Proceed" from the STATE for that phase(s) unless no further State or Federal funds are needed for those future phase(s).

C. STATE and ADMINISTERING AGENCY agree that any additional funds which might be made available by future Federal obligations will be encumbered on this PROJECT by use of a STATE-approved "Authorization to Proceed" and Finance Letter. ADMINISTERING AGENCY agrees that Federal funds available for reimbursement will be limited to the amounts obligated by the Federal Highway Administration.

D. Award information shall be submitted by the ADMINISTERING AGENCY to the District Local Assistance Engineer within 60 days of project contract award and prior to the submittal of the ADMINISTERING AGENCY'S first invoice for the construction contract.

Failure to do so will cause a delay in the State processing invoices for the construction phase. Attention is directed to Section 15.7 "Award Package" of the Local Assistance Procedures Manual.

E. ADMINISTERING AGENCY agrees, as a minimum, to submit invoices at least once every six months commencing after the funds are encumbered for each phase by the execution of this Project Program Supplement Agreement, or by STATE's approval of an applicable Finance Letter. STATE reserves the right to suspend future authorizations/obligations for Federal aid projects, or encumbrances for State funded projects, as well as to suspend invoice payments for any on-going or future project by ADMINISTERING AGENCY if PROJECT costs have not been invoiced by ADMINISTERING AGENCY for a six-month period.

If no costs have been invoiced for a six-month period, ADMINISTERING AGENCY agrees to submit for each phase a written explanation of the absence of PROJECT activity along with target billing date and target billing amount.

ADMINISTERING AGENCY agrees to submit the final report documents that collectively constitute a "Report of Expenditures" within one hundred eighty (180) days of PROJECT completion. Failure of ADMINISTERING AGENCY to submit a "Final Report of Expenditures" within 180 days of PROJECT completion will result in STATE imposing sanctions upon ADMINISTERING AGENCY in accordance with the current Local Assistance Procedures Manual.

F. Administering Agency shall not discriminate on the basis of race, religion, age, disability, color, national origin, or sex in the award and performance of any Federal-
assisted contract or in the administration of its DBE Program Implementation Agreement. The Administering Agency shall take all necessary and reasonable steps under 49 CFR Part 26 to ensure nondiscrimination in the award and administration of Federal-assisted contracts. The Administering Agency’s DBE Implementation Agreement is incorporated by reference in this Agreement. Implementation of the DBE Implementation Agreement, including but not limited to timely reporting of DBE commitments and utilization, is a legal obligation and failure to carry out its terms shall be treated as a violation of this Agreement. Upon notification to the Administering Agency of its failure to carry out its DBE Implementation Agreement, the State may impose sanctions as provided for under 49 CFR Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C. 3801 et seq.).

G. Any State and Federal funds that may have been encumbered for this project are available for disbursement for limited periods of time. For each fund encumbrance the limited period is from the start of the fiscal year that the specific fund was appropriated within the State Budget Act to the applicable fund Reversion Date shown on the State approved project finance letter. Per Government Code Section 16304, all project funds not liquidated within these periods will revert unless an executed Cooperative Work Agreement extending these dates is requested by the ADMINISTERING AGENCY and approved by the California Department of Finance.

ADMINISTERING AGENCY should ensure that invoices are submitted to the District Local Assistance Engineer at least 75 days prior to the applicable fund Reversion Date to avoid the lapse of applicable funds. Pursuant to a directive from the State Controller's Office and the Department of Finance; in order for payment to be made, the last date the District Local Assistance Engineer can forward an invoice for payment to the Department's Local Programs Accounting Office for reimbursable work for funds that are going to revert at the end of a particular fiscal year is May 15th of the particular fiscal year. Notwithstanding the unliquidated sums of project specific State and Federal funding remaining and available to fund project work, any invoice for reimbursement involving applicable funds that is not received by the Department's Local Programs Accounting Office at least 45 days prior to the applicable fixed fund Reversion Date will not be paid. These unexpended funds will be irrevocably reverted by the Department's Division of Accounting on the applicable fund Reversion Date.

H. As a condition for receiving federal-aid highway funds for the PROJECT, the Administering Agency certifies that NO members of the elected board, council, or other key decision makers are on the Federal Government Exclusion List. Exclusions can be found at www.sam.gov.

2. A. ADMINISTERING AGENCY shall conform to all State statutes, regulations and procedures (including those set forth in the Local Assistance Procedures Manual and the Local Assistance Program Guidelines, hereafter collectively referred to as "LOCAL ASSISTANCE PROCEDURES") relating to the federal-aid program, all Title 23 Code of
Federal Regulation (CFR) and 2 CFR Part 200 federal requirements, and all applicable federal laws, regulations, and policy and procedural or instructional memoranda, unless otherwise specifically waived as designated in the executed project-specific PROGRAM SUPPLEMENT.

B. Invoices shall be formatted in accordance with LOCAL ASSISTANCE PROCEDURES.

C. ADMINISTERING AGENCY must have at least one copy of supporting backup documentation for costs incurred and claimed for reimbursement by ADMINISTERING AGENCY. ADMINISTERING AGENCY agrees to submit supporting backup documentation with invoices if requested by State. Acceptable backup documentation includes, but is not limited to, agency's progress payment to the contractors, copies of cancelled checks showing amounts made payable to vendors and contractors, and/or a computerized summary of PROJECT costs.

D. Indirect Cost Allocation Plan/Indirect Cost Rate Proposals (ICAP/ICRP), Central Service Cost Allocation Plans and related documentation are to be prepared and provided to STATE (Caltrans Audits & Investigations) for review and approval prior to ADMINISTERING AGENCY seeking reimbursement of indirect costs incurred within each fiscal year being claimed for State and federal reimbursement. ICAPs/ICRPs must be prepared in accordance with the requirements set forth in 2 CFR, Part 200, Chapter 5 of the Local Assistance Procedural Manual, and the ICAP/ICRP approval procedures established by STATE.

E. STATE will withhold the greater of either two (2) percent of the total of all federal funds encumbered for each PROGRAM SUPPLEMENT or $40,000 until ADMINISTERING AGENCY submits the Final Report of Expenditures for each completed PROGRAM SUPPLEMENT PROJECT.

F. Payments to ADMINISTERING AGENCY for PROJECT-related travel and subsistence (per diem) expenses of ADMINISTERING AGENCY forces and its contractors and subcontractors claimed for reimbursement or as local match credit shall not exceed rates authorized to be paid rank and file STATE employees under current State Department of Personnel Administration (DPA) rules. If the rates invoiced by ADMINISTERING AGENCY are in excess of DPA rates, ADMINISTERING AGENCY is responsible for the cost difference, and any overpayments inadvertently paid by STATE shall be reimbursed to STATE by ADMINISTERING AGENCY on demand within thirty (30) days of such invoice.

G. ADMINISTERING AGENCY agrees to comply with 2 CFR, Part 200, Uniform Administrative Requirements, Cost Principles and Audit Requirement for Federal Awards.

H. ADMINISTERING AGENCY agrees, and will assure that its contractors and subcontractors will be obligated to agree, that Contract Cost Principles and Procedures, 48 CFR, Federal Acquisition Regulations System, Chapter 1, Part 31, et seq., shall be
used to determine the allowability of individual PROJECT cost items.

I. Every sub-recipient receiving PROJECT funds under this AGREEMENT shall comply with 2 CFR, Part 200, 23 CFR, 48 CFR Chapter 1, Part 31, Local Assistance Procedures, Public Contract Code (PCC) 10300-10334 (procurement of goods), PCC 10335-10381 (non-A&E services), and other applicable STATE and FEDERAL regulations.

J. Any PROJECT costs for which ADMINISTERING AGENCY has received payment or credit that are determined by subsequent audit to be unallowable under 2 CFR, Part 200, 23 CFR, 48 CFR, Chapter 1, Part 31, and other applicable STATE and FEDERAL regulations, are subject to repayment by ADMINISTERING AGENCY to STATE.

K. STATE reserves the right to conduct technical and financial audits of PROJECT WORK and records and ADMINISTERING AGENCY agrees, and shall require its contractors and subcontractors to agree, to cooperate with STATE by making all appropriate and relevant PROJECT records available for audit and copying as required by the following paragraph:

ADMINISTERING AGENCY, ADMINISTERING AGENCY'S contractors and subcontractors, and STATE shall each maintain and make available for inspection and audit by STATE, the California State Auditor, or any duly authorized representative of STATE or the United States all books, documents, papers, accounting records, and other evidence pertaining to the performance of such contracts, including, but not limited to, the costs of administering those various contracts and ADMINISTERING AGENCY shall furnish copies thereof if requested. All of the above referenced parties shall make such AGREEMENT, PROGRAM SUPPLEMENT, and contract materials available at their respective offices at all reasonable times during the entire PROJECT period and for three (3) years from the date of submission of the final expenditure report by the STATE to the FHWA.

L. ADMINISTERING AGENCY, its contractors and subcontractors shall establish and maintain a financial management system and records that properly accumulate and segregate reasonable, allowable, and allocable incurred PROJECT costs and matching funds by line item for the PROJECT. The financial management system of ADMINISTERING AGENCY, its contractors and all subcontractors shall conform to Generally Accepted Accounting Principles, enable the determination of incurred costs at interim points of completion, and provide support for reimbursement payment vouchers or invoices set to or paid by STATE.

M. ADMINISTERING AGENCY is required to have an audit in accordance with the Single Audit Act of 2 CFR 200 if it expends $750,000 or more in Federal Funds in a single fiscal year of the Catalogue of Federal Domestic Assistance.

N. ADMINISTERING AGENCY agrees to include all PROGRAM SUPPLEMENTS adopting the terms of this AGREEMENT in the schedule of projects to be examined in ADMINISTERING AGENCY's annual audit and in the schedule of projects to be
examined under its single audit prepared in accordance with 2 CFR, Part 200.

O. ADMINISTERING AGENCY shall not award a non-A&E contract over $5,000, construction contracts over $10,000, or other contracts over $25,000 [excluding professional service contracts of the type which are required to be procured in accordance with Government Code sections 4525 (d), (e) and (f)] on the basis of a noncompetitive negotiation for work to be performed under this AGREEMENT without the prior written approval of STATE. Contracts awarded by ADMINISTERING AGENCY, if intended as local match credit, must meet the requirements set forth in this AGREEMENT regarding local match funds.

P. Any subcontract entered into by ADMINISTERING AGENCY as a result of this AGREEMENT shall contain provisions B, C, F, H, I, K, and L under Section 2 of this agreement.

3. In the event that right of way acquisition for or construction of this project of the initial federal authorization for preliminary engineering is not started by the close of the tenth fiscal year following the fiscal year in which the project is authorized, the ADMINISTERING AGENCY shall repay the Federal Highway Administration through Caltrans the sum of Federal funds paid under the terms of this agreement.
CITY OF CITRUS HEIGHTS

CITY COUNCIL STAFF REPORT
MEMORANDUM

DATE: January 14, 2021

TO: Mayor and City Council Members
Christopher W. Boyd, City Manager

FROM: Colleen McDuffee, Community Development Director
Casey Kempenaar, Planning Manager
Eric Singer, Assistant Planner

SUBJECT: Draft Amendment to the General Plan Housing Element

Summary and Recommendation

State law requires that localities update their housing goals and programs of their general plans every eight years. The city is now in its fourth Housing Element cycle, which will account for the 2021-2029 period.

The Draft Housing Element of the General Plan (Draft) addresses changing demographic data and housing needs since the last Housing Element cycle. Further, the Draft addresses regional housing demand projected by Sacramento Area Council of Governments (SACOG). The Draft includes minor modifications, additions, and deletions for the goals, policies, and actions of the housing portion of the General Plan.

Staff recommends the City Council follow the Planning Commission’s recommendation and take the following actions:

1. Review and comment on the Draft Amendment to the General Plan (Housing Element)
2. Find the project is exempt from CEQA per Section 15061(b)(3)a
3. Forward the Draft to the California Housing and Community Development Department (HCD) for review

Fiscal Impact

There is no fiscal impact associated with this action. Numerous grant funding sources require a State certified Housing Element to be eligible for funding.

Background and Analysis

The city’s Housing Element is comprised of a Policy Document (identifies goals, policies, and objectives) and a Background Report (provides the demographic data, trends, and analysis supporting the Policy Document). The Draft Policy Document (Exhibits A and B) reflects minor modifications to existing policies. Staff has updated the Draft Background Report (Exhibit C) to reflect changes in demographics since 2013.
In order for Council Members to visualize the changes between the 2013 General Plan and the 2021 Draft, the attached Draft shows revision marks. The following documents comprise the updated Draft:

1. General Plan Policy Documents (Chapters 2 and 3)
2. Background Report
   a. Population and Housing section
   b. Vacant, Pending, and Underutilized Land Inventory (Appendix A)
   c. UCLA Applied Management Research Project: City of Citrus Heights Affordability Analysis (Appendix B)

The primary focus of the Draft Amendment is to update data related to housing resources and needs, adjust programs and policies as necessary, and address the city’s current Regional Housing Needs Allocation (RHNA).

Regional Housing Needs

SACOG prepared a Regional Housing Needs Plan (RHNP) in 2019 that establishes housing needs for each jurisdiction in the region for the 2021-2029 planning period (Attachment 1).

The city’s 2021-2029 RHNA allocation requires accommodation of 697 new residential units. The RHNP also requires the following allocation affordability breakdown based on State Median Household Income information:

- Very Low Income – 132 Units (19%)
- Low Income – 79 Units (11%)
- Moderate – 144 Units (21%)
- Above Moderate – 342 Units (49%)

Despite the requirement to prove the city can accommodate these units, there is no requirement these units be constructed; rather the Housing Element is required to demonstrate that the city allocates sufficient land to meet these numbers.

Staff believes the current goals, policies, and actions of the General Plan, and their continued implementation and monitoring, will ensure the city moves toward accommodating its fair share of regional housing needs.

Policy Themes

The city explores two major policy themes in the General Plan Housing Section. First, the city seeks to address the balance between ownership and rental housing. Currently 56% of the city’s housing stock is owner-occupied and 44% is rental. While the city seeks to provide opportunities for both ownership and rental, a good portion of ownership housing is desired in order to maintain stability and investment in the community.

The housing section of the General Plan encourages home ownership for all income groups by endorsing the city’s participation in programs that help families achieve this goal in working with developers to ensure that new housing offers a reasonable level of ownership opportunities.

Secondly, as a mature suburb that is 98% built-out, the city faces an increasingly difficult path to create enough housing to meet the RHNA obligations.

One of the most effective ways to meet the city’s obligation is by allowing greater production of Accessory Dwelling Units (ADUs). Recently passed State legislation, which the city has
incorporated into the Zoning Code, makes it much easier for property owners to build ADUs by reducing development fees and relaxing development standards. The city was on the leading edge of these changes by codifying more relaxed standards prior to statewide adoption.

Another policy theme is preserving the city’s existing housing stock. The city continues to take aggressive code enforcement actions to require the remediation of substandard units thereby helping to preserve these housing resources and protect neighborhoods from blight. In 2019, the city formed the Rental Housing Inspection Program (RHIP) to require regular inspections of the rental housing stock. This program funds several code enforcement officers to ensure rental housing stock is properly maintained. Since a majority of code enforcement complaints are affiliated with rental housing, this enables the city’s regular code enforcement team to more proactively respond to ownership housing as well.

The city continues to provide substantial funding for housing rehabilitation for both owner and renter occupied units. The city also allows the use of its bonding authority for multi-family rehabilitation. The city’s General Plan promotes safe and well maintained neighborhoods through the Code Enforcement Program, housing programs, and coordination with the community’s neighborhood associations.

**Housing Element Requirements**

The Housing Section of the General Plan must address several statutory requirements (California Gov’t Code 65585(h)). These include:

- Review and revise the General Plan to ensure that it is effective; that progress is being made toward the goals of the Plan; and that the goals of the Plan remain appropriate;
- Determine the housing needs of the community based on the characteristics of the current population and the Regional Housing Needs as determined by SACOG;
- Identify land available for residential development; and
- Discuss the constraints on the development of housing, and the steps the city has taken to reduce them.

The goals of the General Plan were developed to meet these needs, as were the policies and actions that implement the goals. In addition to presenting the facts and figures behind the General Plan, the Background Report discusses the progress the city has made toward its goals.

**Changes Since 2013**

Since the Housing Element portion of the General Plan was last updated in 2013, several State laws have impacted housing law. Each change in State law has been addressed by the Draft. Some of the regulatory changes required minor changes whereas other changes require significant changes or analysis to comply with these regulations. The most significant changes are discussed below:

**Sites Inventory/Realistic Capacity**

State law requires agencies to demonstrate their ability to accommodate their RHNA allocation through a thorough site inventory. Although this requirement is not new, the state has enacted minor changes regarding how sites should be inventoried. As a result, the city updated its Vacant and Pending Land Inventory. The inventory considers vacant parcels, parcels with pending development, and underutilized parcels.
The city has seen an increase in new housing related entitlements over the last several years, which are now moving toward construction. With the pipeline of current projects including Mitchell Village, Sunrise Pointe, Fair Oaks Senior Affordable Apartments, and the future Sunrise Mall Specific Plan (Sunrise Tomorrow), the city has identified adequate land to accommodate the required RHNA allocation.

*Regional Housing Needs Allocation Default Density*

State housing law requires agencies to demonstrate they have adequate land available to accommodate affordable housing. The State has developed “default densities” that are considered conducive to producing affordable housing. If a jurisdiction is able to demonstrate they have adequate land available at the default density, the jurisdiction can accommodate their low/very low income RHNA allocation.

Since 2013, “default densities” for urban or coastal communities (San Francisco, Los Angeles, San Diego, etc.) of at least 30 units per acre were also applied unilaterally to all suburban and inland communities. For the 2013 update, agencies were able to conduct analyses to determine what minimum density is necessary to support affordable housing, based on local market conditions. The city performed this analysis and determined 20 units per acre was still conducive to providing affordable housing.

For the 2021 update, many other regional jurisdictions have adopted the 30 unit per acre “default density.” However after staff consulted with HCD and affordable housing developers, and reviewed a more recent affordability analysis prepared by UCLA in conjunction with SACOG (Appendix B), the city maintains that the 20 units per acre density is capable of producing affordable housing in Citrus Heights. Staff has prepared an in-depth analysis within the Background Report, and the full analysis is included as Appendix B (UCLA Affordability Study).

*Public Involvement*

Public input is essential in drafting the General Plan amendment. The city’s General Plan must reflect not only the physical needs of the community, but the needs and desires of those who will be impacted by the actions that stem from the goals and policies of the General Plan. The initial development of the General Plan and subsequent updates involved significant public outreach to incorporate the public’s concerns with the General Plan. To gather public comment on the Draft, the city has:

- Held interviews with affordable housing developers
- Created a Housing Element page on the city’s website
- Created two Housing Element surveys (FlashVote and SurveyMonkey), garnering over 450 responses
- Conducted a Facebook Live information event in conjunction with the surveys

*State Review/Certification*

HCD must review and certify the city’s Housing Element. The Draft Amendment will be forwarded to HCD after the City Council’s review.
HCD will have up to 90 days to review the proposed Housing Element. Upon completion of their review, HCD will provide comments to staff (if necessary). Staff will make any necessary changes and bring forth the update Housing Element to City Council for review and adoption.

HCD requires the Housing Element is required to be reviewed, adopted, and certified by May 2021. As in previous Housing Element cycles, due to the length of HCD review period, the Planning Commission deferred future review to the City Council without the need to return to the Planning Commission.

**Environmental Review**

The proposed amendment includes only minor policy language modifications and updated demographic data that does not have the potential to impact the environment. Further, each of the parcels identified by the Vacant Land Inventory are either entitled or currently undergoing environmental review.

As a result, the Planning Commission recommended in their December 9th review that the City Council determine the project is exempt from CEQA under Section 15061 where the amendment is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment.

**Public Comments**

The city has utilized various public outreach efforts including surveys, website information, and a Facebook Live event. Please refer to Attachment 2 for a summary of the survey responses. Staff has not received specific comments on the Policy Document or Background Report draft documents at the time of publication.

In general, there are a wide variety of public opinions about the future of housing in Citrus Heights. Overall, staff identified some common themes:

- An overall preference for development of single family homes with strong support for other housing types supported by General Plan Policies
- Continuing to support housing policies related to providing diverse housing types, price points, and assistance to at-risk populations
- Housing affordability continues to be important in Citrus Heights, however, there is recognition of the city’s relative affordability as compared to neighboring communities

**Planning Commission Review**

On December 9, 2020 the Planning Commission reviewed the Draft and had minor comments and questions. After the Public Hearing the Planning Commission unanimously recommended the City Council:

1. Review and comment on the Draft Amendment to the General Plan (Housing Element)
2. Find the project is exempt from CEQA per Section 15061(b)(3)a
3. Forward the Draft to HCD for review
Exhibits

A. Redline Draft of Housing Element Policy Document – Chapter 2 Community Development
B. Redline Draft of Housing Element Policy Document – Chapter 3 Resource Conservation
C. Draft Housing Element Background Report
   1. Appendix A – Vacant, Pending, and Underutilized Land Inventory
   2. Appendix B – UCLA Applied Management Research Project: City of Citrus Heights Affordability Analysis

Attachments

1. SACOG Regional Housing Needs Plan Cycle 6 (2021-2029)
2. FlashVote Housing Survey Results
3. Planning Commission Staff Report (without attachments)
CHAPTER 2
COMMUNITY DEVELOPMENT

INTRODUCTION

The character of the community is strongly influenced by how it develops and transitions over time. This element of the General Plan focuses on the City’s neighborhoods, commercial areas, corridors, Sunrise Marketplace, gateways, public spaces, housing, economic development and mobility. It strives for an attractive and orderly physical form and appearance of Citrus Heights. The element establishes a clear course for directing future decisions regarding land use in the City.

LAND USE

The Citrus Heights General Plan Area includes all land designated for or to be considered for future development as part of Citrus Heights, including all land within the existing City limits and areas the City may wish to consider for annexation in the future. Currently, Citrus Heights is about 98% built out, meaning not much vacant land remains to be developed. As shown in Table 3: Vacant Land Inventory, about three-quarters of the City’s remaining vacant land is residential in nature.

Table 3
Vacant Land Inventory

<table>
<thead>
<tr>
<th>Current Land Use/Zoning</th>
<th>Vacant Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential*</td>
<td>149</td>
</tr>
<tr>
<td>Commercial**</td>
<td>46</td>
</tr>
<tr>
<td>Total Land Area</td>
<td>195</td>
</tr>
</tbody>
</table>

Notes:
* Based on Vacant Land and Pending Development Inventory (2007), City of Citrus Heights
** Based on Sacramento County Assessor Data
Chapter 2 - Community Development

Map 1: Land Use Diagram designates land uses for the Citrus Heights General Plan Area. The Land Use Diagram employs a series of residential and non-residential land use designations. The Land Use Diagram identifies locations of the land use designations to indicate where certain types of land uses may occur.

State law mandates that general plans include standards of population density and building intensity for all of the territory covered by the plan. To satisfy this requirement, Table 4: Land Use Designations includes such standards for each of the land use designations on Map 1. These standards are stated differently for residential and non-residential development. The following paragraphs explain how these standards operate.

Residential Uses

Standards of building intensity for residential uses are stated as the allowable range of dwelling units per net acre. Net acreage includes all land (excluding streets and rights-of-way) designated for a particular residential use, while gross acreage would reflect land before streets and rights-of-way are dedicated. Net acreage is the standard typically used in zoning and is more applicable for areas that are largely developed.

Standards of population density for residential uses can be derived by multiplying the maximum allowable number of dwelling units per net acre by the average number of persons per dwelling unit assumed for all residential designations. The assumed average number of persons per household in Citrus Heights is 2.55, based on 2010 figures from California Department of Finance. This is an overall household average, typically household sizes are larger for single family homes and smaller in multi-family complexes. It is important to note that the average person per dwelling unit figures cited do not represent City policy; they simply provide the basis for correlating the permitted number of dwelling units per acre with the potential residents of those units.

Non-Residential Uses

Standards of building intensity for nonresidential designations in the General Plan are stated as maximum floor area ratios (FARs). A floor area ratio is the ratio of the gross building square footage on a lot to the net square footage of the lot.

To illustrate, on a lot with 10,000 net square feet of land area, a FAR of 1.0 will allow 10,000 square feet of gross building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor). On the same lot, a FAR of 0.5 would allow 5,000 square feet of floor area, and an FAR of 0.25 would allow 2,500 square feet.

Standards of population density for nonresidential uses can be derived by multiplying one acre (43,560 square feet) by the applicable FAR and then dividing by the assumed average square footage of building area per employee. The assumed average square footage of nonresidential building floor area per employee also is shown in Table 4. It is important to note that the average employee density figures cited do not represent City policy; they simply provide the basis for correlating the permitted building coverage with the potential number of employees in nonresidential development.
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**LAND USE DESIGNATIONS**

The General Plan includes nine residential, commercial, industrial, and other land use designations to depict the types of land uses that will be allowed in the General Plan Area. Each land use designation is defined in terms of the allowable uses and density and intensity standards. Table 4: *Land Use Designations* summarizes the standards for each land use designation.

**Table 4**  
Land Use Designations

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low Density Residential</td>
<td>RD-1, RD-2, RD-3, RD-4, SPA</td>
<td>0-4</td>
<td>2.55</td>
<td>0.4</td>
<td></td>
</tr>
<tr>
<td>Low Density Residential</td>
<td>RD-1, RD-2, RD-3, RD-4, RD-5, RD-7, SPA</td>
<td>1-8</td>
<td>2.55</td>
<td>0.4</td>
<td></td>
</tr>
<tr>
<td>Medium Density Residential</td>
<td>RD-10, RD-15, RD-20, MH (Mobile Home), SPA</td>
<td>9-20</td>
<td>2.55</td>
<td>0.5</td>
<td></td>
</tr>
<tr>
<td>High Density Residential</td>
<td>RD-30, SPA</td>
<td>21-30</td>
<td>2.55</td>
<td>0.5</td>
<td></td>
</tr>
<tr>
<td>General Commercial</td>
<td>AC (Auto Commercial) GC (General Commercial) LC (Limited Commercial) SC (Shopping Center) SPA (Special Planning Area)</td>
<td>0-40</td>
<td>0.6</td>
<td>48</td>
<td></td>
</tr>
<tr>
<td>Business Professional</td>
<td>BP (Business Professional) SPA (Special Planning Area)</td>
<td>0-20</td>
<td>2.55</td>
<td>0.5</td>
<td>87</td>
</tr>
<tr>
<td>Industrial</td>
<td>MP (Industrial/Office Park) SPA (Special Planning Area)</td>
<td></td>
<td>0.5</td>
<td>27</td>
<td></td>
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<tr>
<td>Open Space</td>
<td>CR (Commercial Recreation) O (Recreation/Open Space) SPA (Special Planning Area)</td>
<td></td>
<td>0.1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public</td>
<td>RD-2, RD-5, RD-30, SPA O (Recreation/Open Space) SC (Shopping Center)</td>
<td></td>
<td>0.5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Corridor Transition Overlay</td>
<td>All Residential Districts SPA (Special Planning Area)</td>
<td>0-30**</td>
<td>2.55</td>
<td>0.5</td>
<td></td>
</tr>
</tbody>
</table>

Notes:
* Special Planning Areas (SPAs) are consistent with all General Plan designations
** Not to exceed density of underlying designations
*** Source: SACOG
**** Maximum Floor Area Ratio for non-residential uses
The General Plan is implemented largely through zoning. Table 4, which also shows correspondence between the General Plan land use designations and zoning districts, is a guide to assist in implementing the General Plan, but does not constitute a formal statement of General Plan policy. The table identifies the zoning districts that will normally be considered consistent with the various land use designations of the General Plan.

Very Low Density Residential

This designation provides for single family detached homes, secondary residential units, hobby farming and keeping of animals, public and quasi-public uses, and similar and compatible uses. Residential densities should not exceed four units per net acre. The FAR for nonresidential uses shall not exceed 0.4.

Low Density Residential

This designation provides for single family detached homes, secondary residential units, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 1-8 units per net acre. The FAR for nonresidential uses shall not exceed 0.4.

Medium Density Residential

This designation provides for single family detached and attached homes, duplexes, triplexes, fourplexes, multi-family residential units, group quarters, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 9-20 units per net acre. The FAR for nonresidential uses shall not exceed 0.5.

High Density Residential

This designation provides for single family attached homes, multi-family residential units, group quarters, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 21-30 units per net acre. The FAR for nonresidential uses shall not exceed 0.5.

General Commercial

This designation provides for retail uses, services, restaurants, professional and administrative offices, hotels and motels, mixed-use projects, multi-family residences, public and quasi-public uses, and similar and compatible uses. The FAR for nonresidential uses shall not exceed 0.6. Residential densities shall not exceed 40 units per net acre.

Business Professional

This designation provides for office uses, including uses supportive of offices, public and quasi-public uses, mixed-use projects, multi-family and similar and compatible uses. The FAR for nonresidential uses shall not exceed 0.5. Residential densities shall not exceed 20 units per net acre.
Industrial

This designation provides for industrial parks, warehouses, manufacturing, research and development, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.5.

Open Space

This designation provides for outdoor recreational uses, habitat protection, agriculture, drainage features, public and quasi-public uses, and other areas typically limited for human occupation due to public health and safety features such as floodways or unstable soils or environmentally-sensitive features. The FAR shall not exceed 0.1.

Public

This designation applies to public and quasi-public facilities such as schools, hospitals, libraries, government offices, religious places of worship, meeting halls, and similar and compatible uses. The FAR shall not exceed 0.5.

Corridor Transition Overlay

The Corridor Transition Overlay designation is a combining designation that is applied in conjunction with a residential land use designation to modify the uses and standards of that designation. The purpose of the Corridor Transition Overlay designation is to provide for a mix of business service uses and other nonresidential uses that are compatible with residential uses in transitional areas between residential and commercial areas. Allowable nonresidential uses are those that meet the following criteria: generate low to moderate traffic volumes; have daytime or evening hours, as long as it can be clearly demonstrated that any evening operations support and will not negatively affect nearby residential uses; and are otherwise compatible with the residential character and uses of the area. The building intensity and density standards of this designation shall be those of the underlying designation. The corresponding Zoning Code section is designed to encourage the use of the Corridor Transition Overlay designation.

Goal 1: Ensure quality development by establishing and maintaining an orderly land use pattern

Policy 1.1: Development in the City shall occur as shown on Map 1: Land Use Diagram and Table 4: Land Use Designations.

Action A. Rezone property as needed to ensure consistency with the adopted Land Use Diagram.

Policy 1.2: Encourage merger of parcels to create larger parcels and more usable properties.
COMMUNITY CHARACTER AND IDENTITY

The General Plan seeks to maintain and enhance Citrus Heights’ community character and to provide the City with a distinctive identity as it grows. Citrus Heights is an older community with a rich heritage. Many of its citizens are second or third generation residents who are extremely proud of their community’s history.

Until 1997, Citrus Heights’ development was guided by the policies of Sacramento County, as were neighboring communities. As a result, the City lacked a discernable physical image other than perhaps the present day Sunrise Marketplace, and it was hard to distinguish where Citrus Heights began and ended. The past decade has brought physical improvements that are shaping the appearance of the City and forging our distinct identity.

The policies in this section preserve the City’s positive values and enhance its image. These policies are also intended to emphasize the City’s high-quality environment for families and focus on the importance of civic and community organizations and their role in fostering a strong, healthy civic image.

Goal 2: Preserve the unique character of Citrus Heights, and create a distinctive community identity

Policy 2.1: Distinguish Citrus Heights from other communities through quality development that typifies the City’s desired image.

Action A. Encourage local community organizations and businesses to include “Citrus Heights” in their names.

Policy 2.2: Preserve the City’s small-town attributes and sense of community.

Actions A. Seek partnerships with local civic organizations to provide programs and services that will foster community pride and cohesiveness.

B. Sponsor and promote positive activities and events in the City that further the image of a family-friendly community.

C. Continue to encourage the establishment of a daily local newspaper.

Policy 2.3: Maintain a high level of services for all citizens, including high standards of public safety.

Policy 2.4: Preserve individual neighborhoods and promote a prosperous business community.

NEIGHBORHOODS

Citrus Heights’ character is in large part reflected in the character of its neighborhoods. Healthy neighborhoods provide the basic foundation for a
Chapter 2 - Community Development

Map 2
Citrus Heights Neighborhood Associations

Legend
- City of Citrus Heights
- Other Cities
- County Boundary
- Neighborhood Association

Source: City of Citrus Heights

0 0.25 0.5 1 MILES

City of Citrus Heights
1 - Northwest
2 - Rusch Park
3 - Chant
4 - Arcade Creek
5 - Park Oaks
6 - Sunrise Ranch
7 & 8 - CHASE
9 - Sunrise Oaks
10 - Sylvan/Old Auburn
11 - Birdcage Heights

Map 2
Citrus Heights Neighborhood Associations
successful community. The quality of life within individual neighborhoods directly correlates to quality of life for the entire community.

Soon after incorporation, the City helped create 11 neighborhood associations to communicate with local officials, and to assist residents in making positive changes. The boundaries of the neighborhood associations are shown on Map 2: Neighborhood Associations. These associations have worked on crime prevention, traffic calming projects, code enforcement, and reviewed proposed development projects for compatibility with existing neighborhoods.

Residents desire to maintain and enhance the best qualities of their neighborhoods, working together to assist their neighbors and to improve their neighborhoods. Reflecting the importance of neighborhoods to the City’s overall health and character, the policies in this section are aimed at preserving neighborhoods as safe and high quality places to live and ensuring that new development is compatible with its neighborhood.

**Goal 3: Maintain safe and high-quality neighborhoods**

**Policy 3.1:** Recognize and reinforce the City’s individual neighborhoods.

*Actions*

A. **Address neighborhood issues within the Resident Empowerment Associations of Citrus Heights (REACH) forum.**

B. **Work with neighborhood associations to identify priorities, enhancement strategies and solutions for neighborhood issues.**

C. **Explore the potential role of local lending institutions in preserving neighborhoods, including through Community Reinvestment Act opportunities.**

**Policy 3.2:** Facilitate effective communication between the City and neighborhood associations.

*Actions*

A. **Involve neighborhood associations in implementing appropriate General Plan policies.**

B. **Participate in neighborhood-oriented education efforts, including crime prevention and environmental programs**

**Policy 3.3:** Preserve and enhance the best qualities of Citrus Heights’ neighborhoods, including well-maintained buildings and landscaping, well-maintained public infrastructure, and high levels of personal safety and security.

*Actions*

A. **Establish proactive code enforcement programs, including efforts that involve neighborhood volunteers.**

B. **Continue public safety programs with neighborhood associations, including Neighborhood Watch and Problem-Oriented Policing Programs, and Police Department Team Meetings.**
Chapter 2 - Community Development

C. Develop a Building Security Ordinance that provides for adequate addressing, street lighting and other appropriate crime prevention strategies.

D. Improve street lighting where needed and desired by local residents.

Policy 3.4: Enhance the visual quality of City neighborhoods.

Actions A. Continue regular, scheduled street sweeping.
B. Continue and expand graffiti removal programs.
C. Work with the Sacramento Municipal Utility District to promote street tree planting and undergrounding of utility lines.
D. Adopt a Street Tree Ordinance.
E. Continue to budget for infrastructure improvements in neighborhood areas.

Policy 3.5: Plan, design, and construct neighborhood streets to encourage walking and bicycling while discouraging high vehicle speeds and volumes consistent with Policy 29.1.

Actions A. Regulate development to limit traffic on new local residential streets to 3,000 vehicles per day.
B. Pursue Neighborhood Traffic Management strategies to reduce and calm traffic on existing residential streets that have significant speeding or other safety problems.

Policy 3.6: Facilitate the use of schools, park facilities, and fire stations for neighborhood meetings and activities.

Policy 3.7: Work with the Sunrise Recreation and Park District to provide park and recreation facilities and programs within neighborhoods.

Goal 4: Ensure that new development is compatible within its neighborhood

Policy 4.1: Require new residential development to maintain or enhance the positive characteristics of the surrounding neighborhood.

Policy 4.2: Ensure that decisions concerning land use and development are not detrimental to the positive character and identity of existing residential neighborhoods in Citrus Heights.

Policy 4.3: Discourage features in residential development that tend to isolate residents from the sense of an integrated community, such as walls and gated single-family neighborhoods.

Policy 4.4: Provide opportunities for interested and affected parties to have input in proposed planning activities as early as possible.
Chapter 2 - Community Development

Action A. Utilize the City’s website and other mechanisms to notify interested parties of proposed development projects as soon as applications are filed.

Policy 4.5: Ensure that requests for rezonings to increase the allowable residential density in all neighborhoods shall only be approved for projects providing superior design and enhanced community benefit. It shall be the responsibility of the applicant to demonstrate how the rezoning will allow for the development of a project that exceeds the City’s minimum requirements by proving superior design and enhanced community benefit. In addition, rezonings shall only be approved if the following findings can be made:

- The proposed rezoning shall result in a project that contributes to and enhances the best characteristics of the surrounding neighborhood.
- The applicant has demonstrated that the increased density will not negatively impact storm drainage within the local area. Proponents shall be required to provide adequate topographic and flow characteristics information to demonstrate their project will not contribute to or worsen any flooding problems in the locale.
- The applicant has demonstrated that adequate public infrastructure, including streets, water, and sewer, is available to serve the project.
- The proposed rezoning will assist the City in meeting the goals of the General Plan.

RURAL RESIDENTIAL AREAS

Some of Citrus Heights’ older neighborhoods have a rural character. Characteristics of these neighborhoods include mature trees, large lots with large front yards, narrow streets without curbs and sidewalks, natural features such as creeks, and varied housing types. Despite being surrounded by more urban style development, these neighborhoods have retained and value their rural feel.

With their large areas, vacant parcels within these rural residential neighborhoods present an opportunity to provide move-up housing within the City. Residents of these neighborhoods express concern that development on vacant parcels could alter the historic character, increase flooding potential from the creeks, and create unacceptable traffic levels. Residents are also interested in addressing existing infrastructure issues, such as storm drainage capacity and traffic volumes, in a manner that respects the rural setting.

Rural residential neighborhoods have developed with a variety of lot sizes. The General Plan provides for a Very Low Density designation to maintain large lots and setbacks, although existing lots that may not meet new standards will be allowed to develop with single family homes. Areas adjacent to commercial or higher density residential areas are designated as Low Density Residential as a transition.

The policies in this section are intended to preserve and enhance the best qualities of the rural neighborhoods, and ensure that new development does not negatively affect the quality of life in these areas.
**Goal 5:** Preserve and protect the features that contribute to the rural character of certain neighborhoods

Policy 5.1: Conserve and enhance the best qualities of the City’s rural areas.

Policy 5.2: Require new lots in rural residential areas to meet density, size, and setback standards that promote rural quality of development.

**Goal 6:** Preserve and enhance the character, distinct identity, and livability of the City’s rural neighborhoods

Policy 6.1: Provide public improvements that are appropriate and compatible with the unique qualities of the City’s rural neighborhoods.

*Action A.* Review City standards for public improvements such as street design, sidewalks and street lighting, to determine their applicability in the Very Low Density neighborhoods and amend them as necessary.

Policy 6.2: Support “hobby farming” agricultural uses and the keeping of animals that are in harmony with rural neighborhoods.

*Action A.* Review City ordinances for keeping of animals and agricultural operations in residential areas, and amend them as appropriate to allow for keeping of animals and agricultural uses consistent with rural residential areas while maintaining a healthy environment for surrounding residents.

Policy 6.3: Enhance and improve the City’s tree cover as a valuable community resource.

*Actions A.* Adopt a Street Tree Ordinance.

* B.* Work with the Sacramento Tree Foundation and the Sacramento Municipal Utilities District in tree planting programs.

Policy 6.4: Work closely with neighborhood associations to develop and fund solutions to local infrastructure problems (such as flooding) that do not conflict with the rural character of the area.

Policy 6.5: Consider the neighborhood context when developing traffic calming devices for established rural neighborhoods.

Policy 6.6: Support development of “safe routes” to school for children residing in rural neighborhoods.
Action A. Investigate installation of sidewalks on collector streets that are used as primary routes to schools.

### Goal 7: Ensure that new development in rural areas is compatible with the surrounding neighborhood

#### Policy 7.1:
Ensure that new development in Citrus Heights’ rural residential neighborhoods contributes to the rural feel through appropriate location, size and design.

#### Policy 7.2:
Promote new development that is designed to encourage neighborliness, a sense of belonging to the community and community pride.

#### Policy 7.3:
Require new development to preserve and enhance significant natural features (such as creeks, wetlands and trees) and retain the existing topography. In some cases, consideration of these factors will reduce the density of a project to a level below the densities permitted by the General Plan and Zoning Code.

#### Policy 7.4:
Discourage the creation of any new parcel that does not meet all minimum standards contained in the Zoning Code, including lot width and depth. Attempting to achieve maximum permitted densities shall not be considered a valid reason to support the creation of odd-shaped parcels.

#### Policy 7.5:
Require evaluation of potential flood hazards prior to approval of development projects. The City shall require proponents of new development to submit accurate topographic and flow characteristic information. This will include depiction of the 100-year floodplain boundaries under fully developed pre-and post-run-off conditions.

#### Policy 7.6:
Plan, design, and construct rural residential streets to encourage walking and bicycling and discourage high vehicle speeds and volumes consistent with Policy 29.1.

#### Policy 7.7:
Preserve the character of the rural areas by providing for compatible residential design and landscaping.

### CORRIDORS

Citrus Heights’ major transportation corridors have shaped and influenced its physical development. The appearance and function of these corridors strongly affects the City’s overall image, both to residents and visitors. These corridors serve important transportation and economic functions. They carry high traffic volumes, much of it through-traffic serving adjacent communities, and they serve the city’s major commercial areas.

Each of the major corridors has its own identity, with unique opportunities and issues. The General Plan seeks to protect and enhance those portions of the
corridors that support viable and attractive commercial development and high quality residential areas. In sections of some corridors, adjacent development is showing signs of deterioration, including a decline in viability and appearance of some older commercial areas and single family residential areas that have been negatively affected by the adjacent high traffic levels.

To ensure the long-term viability and attractive appearance of the major corridors, the General Plan focuses retail activity at the intersections of the City's heavily traveled arterials. Map 3: Citrus Heights Corridors identifies the retail nodes of the City. In the stretches of corridor between the retail nodes, non-retail uses such as offices, service businesses, mixed use and residential development are encouraged. Creation of Design Guidelines is envisioned to improve the corridors’ appearance and guide the transition to these mixed uses without negatively affecting surrounding residential areas.

Portions of some corridors where residential development fronts directly onto the street are identified as transitional – while they may no longer provide a suitable environment for residential uses, they are not appropriate for a wide range of commercial development. These corridors also are shown on Map 3. For these areas, the General Plan provides a Corridor Transition Overlay designation, which allows for low intensity commercial and mixed use developments that are compatible with surrounding land uses. The underlying residential designation will remain along these corridors.

The following paragraphs describe the vision for each of the corridors:

**Greenback Lane:** Areas of commercial and residential development are located along Greenback Lane. Along those sections of Greenback Lane designated for commercial uses, retail uses should be located at the major intersections, and non-retail commercial uses, such as offices and service businesses, should dominate the stretches between intersections. Mixed use and higher density residential developments could also locate in the areas between the retail nodes. Some residentially designated areas, where residential uses back onto Greenback Lane, have a frontage road separating them from Greenback Lane, or are part of a multi-family complex, are designated to remain residential.

**Sunrise Boulevard:** The southern portion of Sunrise Boulevard within the City is dominated by Sunrise Marketplace, which is designated for commercial and office uses. Two other commercial areas exist at Woodmore Oaks Drive and between Old Auburn Road and Antelope Road. The General Plan seeks to retain existing medium and high density residential developments along Sunrise Boulevard, and other residential uses that back or side onto Sunrise Boulevard. Some areas with single family residences, some of which front on Sunrise Boulevard, are designated with the Corridor Transition Overlay designation.

**Antelope Road:** Antelope Road has three commercial nodes: west of the I-80 Interchange (Antelope Crossing), at the intersection with Auburn Boulevard, and at the intersection of Sunrise Boulevard. The remainder of Antelope Road is residential, with a mixture of low, medium, and high density residential. The low density residential lots that back onto and side on Antelope Road shall remain residential. Those that front on Antelope Road are designated as Corridor Transition Overlay to provide for alternative nonresidential, low intensity land uses at the appropriate time.
Chapter 2 - Community Development

Auburn Boulevard from Greenback Lane to Sylvan Corners: Two General Commercial areas are currently located at Greenback Lane and Sylvan Road. A smaller General Commercial center is located at the northwest and northeast corners of Van Maren Lane. The largest commercial area along Auburn Boulevard is the Stock Ranch property north of Arcade Creek. This property is partially developed. “A Guide for Development” for Stock Ranch provides direction for the design, type and intensity of development for the remainder of the property. With the exception of Stock Ranch, the General Plan does not envision any other changes along this portion of the Auburn Boulevard corridor.

Auburn Boulevard from Sylvan Corners to Northern City Limits: A Specific Plan has been adopted to guide the revitalization of this stretch of the Auburn Boulevard corridor, which includes a mixture of commercial, residential and public uses. This is an important corridor for the City because of its direct connection to Interstate 80. The Specific Plan will provide an overall approach to the rehabilitation of the Auburn Boulevard corridor.

Old Auburn Road: This corridor is developed with primarily residential and institutional uses except where it intersects with Auburn Boulevard, Sylvan Road, and Sunrise Boulevard. At these intersections, General Commercial nodes of activity can be found. One area, west of McDonald Field Park, with single family residences that front onto Old Auburn Road, is designated with the Corridor Transition Overlay.

Madison Avenue, Fair Oaks Boulevard, and San Juan Avenue/Sylvan Road: These transportation corridors contain smaller commercial nodes and various residential densities land uses.

The policies within this section of the General Plan are intended to ensure the City’s corridors remain attractive, economically viable, and high quality places for appropriate residential and commercial activities.

Goal 8: Maintain the economic strength of retail centers by focusing retail activities at major intersections

Policy 8.1: Locate retail businesses at or near major intersections.

Action A. Improve streetscapes and access, and allow creative signage as incentives for retention and expansion of retail businesses at major intersections.

Policy 8.2: Discourage spot retail commercial developments and the creation of new strip commercial areas. Focus new retail uses within the retail nodes identified on Map 3.

Policy 8.3: Support the creation of transit centers near Greenback Lane/Sunrise Boulevard and Greenback Lane/Auburn Boulevard.
Chapter 2 - Community Development

Goal 9: Revitalize and maintain corridors as economically viable and physically attractive

Policy 9.1: Where appropriate, provide opportunities for a mix of low-intensity nonresidential land uses in residential sections of major corridors that will support attractive and healthy work and living environments.

Policy 9.2: Provide opportunities for mixed-use projects within commercial corridors.

Policy 9.3: Include all major corridors in a redevelopment district.

Policy 9.4: Implement the Boulevard Plan, Reinventing the Auburn Boulevard Corridor, which promotes improvements that will enrich existing businesses, stimulate private investment, and encourage new business opportunities.

Policy 9.5: Discourage the creation of any new parcels within existing commercial centers, if such creation might hinder the viability and/or future redevelopment of the center.

Goal 10: Achieve attractive, inviting, and functional corridors

Policy 10.1: Require superior architectural and functional site design features for new development projects along major corridors.

Policy 10.2: Design buildings to revitalize streets and public spaces and to enhance a sense of community and personal safety.

Policy 10.3: Discourage trademark or generic architecture in order to provide unique visual interest in Citrus Heights.

Policy 10.4: Encourage high quality signage that is attractive, appropriate to the location and balances visibility needs with aesthetic needs.

Policy 10.5: Improve the appearance of the City by creating livelier, friendlier, safer spaces through the artful illumination of buildings, streetscapes, walkways, plazas, public art and other highlights.

Actions A. Develop lighting standards that require, at a minimum:

- Lighting fixtures to be of durable and vandalism-resistant materials and construction
- Lighting sources to be thoughtfully located and have cutoff lenses to avoid light spillage and glare on adjacent properties
- Lighting to be directed at a surface rather than toward the sky or off-site
B. Review existing City requirements for lighting, update as needed, and consider establishing both minimum and maximum lighting levels.

Policy 10.6: Encourage innovative and creative design for cellular and wireless communication facilities.

Policy 10.7: Require removal of abandoned, unsafe, or unsightly buildings where such action is preferable to rehabilitation.

Policy 10.8: Discourage concentration of auto intensive facilities (such as drive through and gas station uses) and ensure that drive-through businesses are allowed only where compatible with the surrounding areas.

Action A. Review Engineering Standards to ensure adequate distance between driveways in commercial areas.

Policy 10.9: Require upgraded architectural and landscape features on projects involving auto intensive facilities.

Policy 10.10: Require undergrounding of utility lines and removal of utility poles where feasible.

Actions A. Enact an ordinance requiring undergrounding of all new utility connections.

B. Work with the Sacramento Municipal Utility District to provide financing mechanisms for undergrounding.

SUNRISE MARKETPLACE

Sunrise MarketPlace – the ten-block area along Greenback Lane between Birdcage Street and Fair Oaks Boulevard and along Sunrise Boulevard between Madison Avenue and just north of Arcadia Drive – is the heart of commercial activity in Citrus Heights. Sunrise MarketPlace provides local jobs, a myriad of shopping opportunities, personal and business services, office space, and generates a significant share of City sales tax revenue. Sunrise MarketPlace is also an ideal location for recreational and entertainment venues, as well as civic and community events and activities.

With competition from the development of large commercial centers in surrounding communities, Sunrise MarketPlace will need a vibrant, distinct identity to remain a major regional draw and top revenue source for the City. Aggressive marketing and business promotion efforts and beautification will be required to ensure the continued success of Sunrise MarketPlace as a commercial center and community resource.

Protecting and enhancing Sunrise MarketPlace is a critical part of the City’s economic development strategy. The policies in this section are intended to support the efforts of the Sunrise MarketPlace Property-based Business Improvement District (PBID), establish proactive City strategies for promoting and attracting businesses to Sunrise MarketPlace, and assist in implementing the programs of the City’s 1999 Sunrise MarketPlace Revitalization Blueprint.
Chapter 2 - Community Development

Goal 11: Maintain and strengthen Sunrise MarketPlace as the heart of commercial activity in Citrus Heights

Policy 11.1: Actively seek to attract, retain and expand commercial activities at Sunrise MarketPlace.

Actions
A. Support the activities and programs of the Sunrise MarketPlace Property-based Business Improvement District.
B. Establish an ongoing business attraction, retention and expansion program that includes partnerships with key property owners, real estate brokers and retailers.
C. Identify opportunities to expand entertainment, restaurant, lodging and leisure activities that complement and support the retail uses in Sunrise MarketPlace.
D. Identify opportunities to expand civic and community activities that complement and promote the retail uses in Sunrise MarketPlace.

Policy 11.2: Locate office buildings in Sunrise MarketPlace to increase the vitality of the area.

Policy 11.3: Promote new regional and community-oriented commercial development within Sunrise MarketPlace that is compatible and supportive of existing uses.

Goal 12: Create an inviting and distinctive identity for Sunrise MarketPlace to promote its image as the City’s premier destination to shop, work, live, and play.

Policy 12.1: Implement the Sunrise MarketPlace Revitalization Blueprint to enhance the physical appearance of the district, create a recognizable destination, establish a sense of place, and promote private investment in the area.

Actions
A. Install street benches, sidewalk improvements, trees, public art, and entry features at strategic locations in Sunrise MarketPlace.
B. Coordinate and improve signage within the Sunrise MarketPlace district.
C. Emphasize vertical elements such as trees and streetlights within Sunrise MarketPlace, particularly in locations where they can serve to reduce the perception of street width.
D. Use coordinated design themes and colors to link what are now perceived as separate shopping areas.

E. Explore options for creating a public space at the center of Sunrise MarketPlace.

F. Identify funding mechanisms to implement the recommendations of the Sunrise MarketPlace Revitalization Blueprint.

Policy 12.2: Market and promote Sunrise MarketPlace as a unique destination and community gathering place.

Actions

A. Support the Sunrise MarketPlace Property-based Business Improvement District’s efforts to market and advertise Sunrise MarketPlace as the City’s premier business district.

B. Support the Sunrise MarketPlace Property-based Business Improvement District’s efforts to host special events throughout the district.

Policy 12.3: Transform the Sunrise Mall area into a premier regional destination and a flourishing center of community life where residents and visitors shop, work, live, and play.

Action

A. Prior to issuing any discretionary approval in the Sunrise Mall area (see inset map), develop a comprehensive specific plan that includes:

- An effective concentration and complementary mix of land uses;
- Streetscape and community gathering features that are engaging and support an active street life and a stronger sense of place;
- Architectural and design details to transition this area from an auto-orientated suburban center to an amenity-rich, pedestrian friendly and experience-orientated regional destination;
- Phasing, infrastructure and financing approaches.

The specific plan shall reflect changing market conditions and provide sustained economic benefit to the City.
Chapter 2 - Community Development

Goal 13: Increase activity in the Sunrise MarketPlace through transportation investments that enhance the convenience and safety of driving, riding transit, bicycling, and walking to, from, and within the district

Policy 13.1: Improve mobility in the Sunrise MarketPlace area to provide adequate access for vehicles, transit, bicycles and pedestrians.

Actions
A. Support the mobility, pedestrian enhancement, and way-finding signage concepts identified in the Sunrise MarketPlace Revitalization Blueprint.
B. Support free shopping shuttle service at Sunrise MarketPlace.
C. Establish a well connected grid-pattern street network, which provides connectivity among district land uses and linkages to surrounding residential neighborhoods.

Policy 13.2: Create convenient connections across Sunrise Boulevard for vehicles, bicycles, pedestrians and transit.

Actions
A. Install separated sidewalks along major arterials and plant and maintain trees to reinforce a pedestrian-friendly atmosphere.
B. Explore options for creating pedestrian crossings on Greenback Lane and Sunrise Boulevard between the major shopping centers, including a bridge connector.
C. Provide bike lanes and bicycle parking facilities in the Sunrise MarketPlace.

Policy 13.3: Promote installation of additional, distinctive transit stops at key activity areas and encourage covered shelters at existing and new stops.

Policy 13.4: Facilitate the development of new buildings in areas currently devoted to parking to shorten distances between buildings and foster better pedestrian connections between shopping centers.

Actions
A. Consider establishment of a maximum parking ratio for the MarketPlace area that recognizes the value of land for additional development that can increase shopping and employment opportunities while also improving the convenience of walking, bicycling, and using transit.
B. Help broker private efforts to develop new commercial space that enhances connections between shopping centers.

Policy 13.5: Promote transit-oriented development through reuse and redevelopment of opportunity sites near the Greenback
Lane/Sunrise Boulevard intersection, including potential mixed-use projects with a residential component. Coordinate potential development plans with transit near this intersection.

ECONOMIC DEVELOPMENT

The City of Citrus Heights, through General Plan policies, redevelopment, and partnerships with the private sector, seeks to maintain and enhance the quality of life of its residents by retaining and encouraging expansion of existing businesses and employment. Business activity is an important part of the City’s fabric, providing a source of jobs, shopping and services to City residents, and in providing revenues for the financially healthy city. About 2,300 businesses currently exist in the City, employing more than 20,000 people. Retail establishments account for about 42% of jobs in the City (see Table 5: Major Private Employers).

Table 5
Major Private Employers

<table>
<thead>
<tr>
<th>Employer</th>
<th>Employees</th>
<th>Business Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>WalMart</td>
<td>370</td>
<td>Retail</td>
</tr>
<tr>
<td>Lowe’s</td>
<td>300</td>
<td>Home Improvement</td>
</tr>
<tr>
<td>JC Penney</td>
<td>250</td>
<td>Retail</td>
</tr>
<tr>
<td>Manor Health</td>
<td>250</td>
<td>Healthcare</td>
</tr>
<tr>
<td>Costco</td>
<td>220</td>
<td>Retail</td>
</tr>
<tr>
<td>Macys</td>
<td>175</td>
<td>Retail</td>
</tr>
<tr>
<td>Sears</td>
<td>150</td>
<td>Retail</td>
</tr>
<tr>
<td>Safeway</td>
<td>130</td>
<td>Grocery</td>
</tr>
</tbody>
</table>

Source: http://en-us.nielsen.com/tab/product_families/nielsen_claritas

Strengths of the Citrus Heights economy include its central regional location between the Interstate 80 and State Highway 50 corridors, a large established retail base, a range of residential opportunities and good quality of life. Weaknesses include a lack of identity in the regional office market, limited freeway visibility, and a minimal amount of vacant land available for new commercial or industrial development within the existing city limits.

Recognizing the importance of economic development, the City has adopted two key programs aimed at improving the local economy. In 1998, the City adopted the Citrus Heights Redevelopment Plan. The 558-acre Redevelopment Project Area is located along Auburn Boulevard, Sylvan Road and Greenback Lane. The Redevelopment Plan is intended to help the City preserve and enhance activities along the major commercial corridors that are losing their competitive edge and showing signs of decline. In 1999, the City adopted an Economic Development Strategy and Action Plan that outlines the City’s approach to fulfilling its economic goals. Some opportunities that this Strategy identifies are the growing sectors of information services and home-based businesses. An update to the Economic Development Strategy and Action Plan is scheduled for 2011.
The City does not currently have industrial land, and is interested in pursuing annexation of land suitable for industrial development, identified on land northwest of the City. The City also intends to pursue annexation of a portion of the area around the Greenback Lane interchange at Interstate 80. Annexation of this area would allow the City to have control over safety and traffic issues associated with the interchange and would offer visibility from the Interstate 80 corridor as a prominent gateway and commercial attraction.

The policies in this section of the General Plan are intended to strengthen and diversify the economy as a way of securing the City’s financial future, ensure that adequate land is available for economic development, and make certain that new commercial uses are consistent with the City’s development objectives.

**Goal 14: Strengthen the retail base to ensure the City’s fiscal stability, provide needed goods and services, and promote the vitality of City commercial districts and nodes**

**Policy 14.1:** Retain and expand the City’s base of retail jobs and sales tax revenue.

**Actions**

A. Enhance business attraction, retention and expansion activities that includes partnerships with key property owners, real estate brokers and retailers.

B. Continue to foster public/private partnerships with the Chamber of Commerce, the Sunrise MarketPlace Property-based Business Improvement District, and other business groups.

C. Support the Sunrise MarketPlace as a core location for retail business attraction, retention and expansion activities.

D. Use Redevelopment and other available City resources to leverage, reinforce and assist property owner efforts to retain and attract retail clients.

**Policy 14.2:** Provide incentives to the private sector for catalyst projects that stimulate private investment in the City’s commercial districts.

**Actions**

A. 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.

B. Implement a commercial rehabilitation program to provide financial assistance to business and property owners to improve the exterior of their buildings, including façade improvements, signage, landscaping, parking lot improvements, and marketing.
Goal 15: Diversify the local economy to meet the present and future employment, shopping, and service needs of Citrus Heights residents and sustain long-term fiscal health

Policy 15.1: Pursue non-retail development and reuse (including home occupations, information services, lodging and conference uses) to provide additional job opportunities, reduce the City’s long-term dependence on retail sales for jobs and revenue, and provide viable alternatives for currently underutilized retail centers.

Actions A. Monitor the call center market in conjunction with the Sacramento Area Commerce and Trade Organization, and develop information programs and materials for potential call center and home-based business uses. Work with service providers to ensure cost-effective business access to high-speed telecommunications infrastructure. Facilitate conversion of obsolete retail uses to other viable commercial uses.

B. Pursue sites for lodging and conference/meeting centers.

Policy 15.2: Ensure that the City’s regulations and processes support economic development opportunities.

Action A. Review and amend the Zoning Code to address any regulatory impediments to attracting target businesses, and to facilitate desired business expansions and reuse.

Goal 16: Make adequate land available for economic development opportunities

Policy 16.1: Expand the boundaries of the City to provide for future non-residential development, as shown on Map 1: Land Use Diagram.

Actions A. Request Sacramento County Local Agency Formation Commission (LAFCO) to amend the City’s Sphere of Influence to allow for future expansion of the City to accommodate new businesses and industry to diversify the City’s economic base.

B. Pursue possible annexations of all or parts of areas around the Greenback Lane and Auburn Boulevard/Riverside Avenue interchanges to gain better control of routes into the City and to establish a distinctive City presence along Interstate 80.

C. Pursue annexation of land northwest of the current city limits to provide for existing and future industrial development.
D. **Conduct a fiscal analysis of potential annexations.**

Policy 16.2: Focus economic revitalization and redevelopment efforts on key opportunity sites within the City to be catalysts for economic revitalization and/or redevelopment.

**Actions**

A. **Underground the utility lines and construct the streetscape improvements identified in The Boulevard Plan – Reinventing the Auburn Boulevard Corridor.**

B. **Develop and offer incentives for economic revitalization and/or redevelopment.**

C. **Pursue improvements to the Antelope Road interchange to enhance the entrance to the City.**

**Goal 17: Develop the Stock Ranch property with a mix of uses that enhance the City’s economic base, are compatible with surrounding land uses, and are sensitive to natural resources**

Policy 17.1: Use a flexible planning approach for Stock Ranch to allow for a variety of uses and to respond to evolving market conditions and community needs.

Policy 17.2: Promote uses in Stock Ranch that can be economically supported, are financially feasible and self-sustaining, and maximize fiscal benefits to the City.

Policy 17.3: Promote development in Stock Ranch in a manner that creates an attractive, distinct, cohesive, high quality place. Features shall include: recognition of site and City history; good automobile and pedestrian connection; compatibility with surrounding land uses; avoids cut-through traffic; and maintains open space.

Policy 17.4: Incorporate trail, park, open space and public access along Arcade Creek.

Policy 17.5: Provide adequate infrastructure concurrent with development of Stock Ranch.

**Goal 18: Be responsive to changing economic conditions and opportunities**

Policy 18.1: Keep the Economic Development Strategy and Action Plan current to reflect evolving economic conditions, local needs, and priorities.
Action A. Establish a process to monitor progress in implementing the Economic Development Strategy and Action Plan and to recommend revisions as needed.

Policy 18.2: Evaluate potential implications for economic development when considering major City policy issues (e.g., land use, public services and facilities, finances, infrastructure, and transportation).

Action A. Conduct appropriate fiscal analyses for major City policy decisions.

Policy 18.3: Participate in regional economic development and planning efforts to promote the attractiveness of the overall region for business.

STREETSCAPES AND GATEWAYS

As described earlier, Citrus Heights’ major corridors are important components of the City’s image and identity. The City lacks clear physical distinctions at its boundaries largely because it developed as an unincorporated community. A driving force behind incorporation was a perception among residents that Citrus Heights is different from surrounding areas. To reinforce this, the General Plan strives to create distinctive gateways to the city that identify and promote its character and values. In addition, the City’s major arterial streets are to be beautified through new plantings and maintenance of existing landscaping.

The City’s 1999 Economic Development Strategy and Action Plan recommends coordinating gateway treatments with overall design planning for commercial corridors. Creating interesting and attractive entrances to the City can help direct shoppers to the City’s commercial centers. The policies in this section are intended to establish recognizable streetscapes and gateways that create an attractive and distinct image for Citrus Heights.

Goal 19: Establish and maintain attractive streetscapes along the City’s major roadways

Policy 19.1: Promote improvements to major corridors to make them more distinctive and inviting. Encourage installation and maintenance of landscaping in median and street frontages along arterial roadways.

Actions A. Seek a funding mechanism to support installation and maintenance of landscaping.

B. Utilize water conserving landscaping where appropriate.

Policy 19.2: Establish a street tree planting program for major corridors.

Policy 19.3: Require landscaping on commercial, residential, and institutional uses adjacent to all public street frontages.
Chapter 2 - Community Development

Policy 19.4: Monitor and enforce the maintenance of landscaping on private property along major corridors.

Policy 19.5: Work with the California Department of Transportation to encourage beautification and maintenance of highway corridors through Citrus Heights.

Goal 20: Create distinctive entryways to clearly demarcate and establish a positive image of the City

Policy 20.1: Develop gateway treatments at the locations shown on Map 4: Potential Streetscape and Gateway Improvements.

Policy 20.2: Establish gateway treatments that may include public art, public purpose signage and landscape and streetscape improvements.

Actions

A. Coordinate gateway treatments with the overall design guidelines prepared for commercial corridors.

B. Develop an art competition to design specific entrance elements.

C. Develop a preferred design and funding mechanism to install signs and/or monuments at selected gateways.

D. Explore use of non-General Fund revenues for construction of gateway elements.
Map 4: Potential Streetscape and Gateway Improvements
PUBLIC SPACES

Public spaces bring citizens together in a variety of ways that promote a sense of community. With additional identifiable gathering places, Citrus Heights can become a more vibrant and active place. Schools, parks, plazas, and other civic, institutional, and recreational uses provide needed services and help unify a community.

The City’s civic center complex includes a concentration of civic uses such as city hall, the police station, post office, and a new community center. The civic center provides efficient access to government services and gathering places for the community.

The General Plan also seeks new community center facilities to accommodate recreational and cultural events, for all segments of the population including teenagers and senior citizens. This kind of facility can be incorporated into and complement an existing or future commercial center.

The policies in this section are aimed at the development of public spaces that provide opportunities for informal social gathering and interaction. Places such as parks, schools, and neighborhood shopping centers should also be designed to foster spontaneous interaction and enhance the sense of community in Citrus Heights.

Goal 21: Concentrate government uses at a civic center complex that provides residents and businesses easy and efficient access to a range of government services

Policy 21.1: Locate public and quasi-public facilities at or near the civic center.

Action  A. Develop and implement a Public Facilities Master plan for expanding the civic center.

Policy 21.2: Coordinate facility planning with other governmental agencies to determine feasibility of joint-use and/or adjacent facility locations.

Goal 22: Establish adequate facilities to accommodate public events and cultural activities

Policy 22.1: Promote development of community places for public events and cultural activities.
Chapter 2 - Community Development

Actions
A. As part of the Public Facilities Master Plan, develop a site location and use study for community centers.
B. Support development of outdoor public spaces at Sunrise MarketPlace.
C. Host community-wide events at Sunrise MarketPlace.

Policy 22.2: Provide for youth and senior citizen programs and activities.
Action A. Investigate various successful models of youth and senior programs and their facility implications.

Policy 22.3: Support the expansion of art and cultural activities within the community.

Goal 23: Support adequate locations and facilities for local and neighborhood gatherings

Policy 23.1: Support the use of available facilities for community gatherings.
Action A. Pursue the use of fire stations and schools for neighborhood and community activities and events, to maximize facility utilization and to strengthen bonds between residents and service providers.

Policy 23.2: Incorporate plazas or other public outdoor activity spaces into public and private development projects.
Action A. Incorporate requirements for public gathering and interaction areas in Design Guidelines for new development as appropriate.

Policy 23.3: Promote development of attractive public and quasi-public spaces in non-residential development as amenities for workers and customers.
Action A. Develop a plan for providing future community work hubs with high-speed video-conferencing and internet access to reduce the need for vehicle travel and increase the time available for Citrus Heights residents to engage in other activities.

Policy 23.4: Promote the development of interesting small places for social interaction, such as plazas, mini-parks, and outdoor cafes.

Housing

Citrus Heights’ residents value and seek to preserve the range and variety of housing available in the City. The community’s mix of housing types and accessibility is one of the key elements of its character. The mix of housing found in the City ranges from rural style single-family homes on large lots to standard single-family subdivisions, from townhouses to apartments. The community’s affordable home prices and rents make it particularly appealing to young families and its affordable senior housing developments make it attractive to retirees.
Preserving and enhancing the range and affordability of housing is an important goal of the General Plan. A goal of this Plan is to continue to address the housing needs of all, including move-up homeowners, first-time homebuyers, low-income renters, seniors, disabled persons, and others with special needs.

Two of the most pressing issues that the General Plan seeks to address include the balance between owner-occupied and renter-occupied housing and the preservation and maintenance of the City’s aging housing stock. In 2010, 58.56% of the City’s housing stock was owner-occupied and 42.44% was renter-occupied. The rental proportion has decreased by 4% from 2000-2010 to 2010-2020. Since 2002-2010, 395-172 (84.92%) new single family units have been constructed, whereas 78-15 (48%) multifamily units have been constructed in the same period. While the City seeks to provide opportunities for both ownership and rental, a good proportion of owner-occupied housing is desired to maintain stability and investment in the community. The General Plan strives to encourage home ownership for all income groups by participating in programs that help families to achieve this goal and working with developers to ensure that new housing offers a reasonable level of ownership opportunities. It is the City’s long range goal to restore the home ownership rate to 65% of the housing stock. The goals and policies of this section are intended to achieve this rate. Homeownership is a viable component in maintaining community and neighborhood stability and continuity in our schools.

As a mature suburb with an aging housing stock, both single-family homes and apartment complexes in Citrus Heights face increasing needs for upgrading and maintenance. In the 15 years since incorporation, the City has encountered many rental properties with major deferred maintenance. The City pursues safe and well-maintained neighborhoods through its Neighborhood Enhancement Program, housing programs, and coordination with the community’s 10 neighborhood organizations.

The City’s Code Enforcement Program has found successful ways of dealing with blight. The City’s enforcement tools include:

- Fines for non-compliance, which can be cumulative
- Resolving most issues with an educational approach
- Assessments for cost-recovery of City expenses
- The recordation of a Certificate of Nuisance – this “clouds” the title and acts as lien to collect fines and costs
- Administrative Hearing Board – this body enables the City to abate blighting conditions when a property owner fails to abate a nuisance.

The City also has used its Housing Rehabilitation Programs, including Federal Community Development Block Grant Funds and Redevelopment Agency Housing Funds to eliminate blighting conditions in housing. In the period between 2008 and 2012, the City assisted over 150 single-family households and 80 mobile homes to rehabilitate their homes. In 2008, the City increased its loan ceiling to $60,000 for single-family projects and allocated another $550,000 of CDBG funds to housing rehabilitation.
REGIONAL HOUSING NEEDS

State law requires all local governments to prepare a Housing section that indicates how it will meet its allocated “fair share” of regional housing needs for all income groups over a specified period. The Sacramento Area Council of Governments (SACOG) prepared a Regional Housing Needs Plan (RHNP) in 2012-2019 that establishes housing needs for each jurisdiction in the region.

The “fair share” housing goals for the City are derived from projected household growth and correction factors including vacancy and normal market removals. The City’s total housing goal for 2013–2021 to 2024–2029 is 696 – 697 new housing units, divided into income groups as shown in Table 6: Fair Share Housing Needs. The table shows the needs for the 2013-2021 – 2024-2029 planning period by income category and converts this into an annual need. By reviewing the City’s records (building permits), current development plans under review, historical affordable housing preservation/conversion, annual production estimates have been made. These estimates show that the City is expected to produce more units in all income categories than the City’s projected “fair share” requirement. It is believed that the goals, policies, and actions of the General Plan, and their continued implementation and monitoring, will ensure that the City produces housing for all sectors of the community.

Table 6
Fair Share Housing Needs

<table>
<thead>
<tr>
<th>Income Category</th>
<th>8-year Need Units</th>
<th>Annual Need Units</th>
<th>Percent</th>
<th>Projected Annual Units</th>
<th>Production Percent</th>
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</thead>
<tbody>
<tr>
<td>Very Low</td>
<td>446132</td>
<td>4817</td>
<td>2419%</td>
<td>3218</td>
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<tr>
<td>Low</td>
<td>49079</td>
<td>4310</td>
<td>4511%</td>
<td>4935</td>
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<tr>
<td>Moderate</td>
<td>130144</td>
<td>1418</td>
<td>4921%</td>
<td>2425</td>
<td>3424%</td>
</tr>
<tr>
<td>Above Moderate</td>
<td>318342</td>
<td>4043</td>
<td>4649%</td>
<td>4026</td>
<td>3225%</td>
</tr>
<tr>
<td>Total</td>
<td>696697</td>
<td>87</td>
<td>100%</td>
<td>112</td>
<td>100%</td>
</tr>
</tbody>
</table>

Notes:
Numbers may not appear to total correctly due to rounding.
Income categories are based on percentage of median income adjusted by household size:
- Very Low (less than 50% of median income)
- Low (51% to 80% of median income)
- Moderate (81% to 120% median income)
- Above Moderate (More than 120% of median income)
Sources: SACOG RHNP 2014-2021-2024-2029, City of Citrus Heights Planning, Building, and Redevelopment records and plans

GOALS, POLICIES AND ACTIONS

The housing goals, policies and actions of the General Plan are primarily directed toward the following objectives:

- Increase the level of home ownership in the community
- Preserve the existing housing supply and assure its continuing quality
Chapter 2 - Community Development

- Optimize remaining development opportunities
- Ensure that adequate housing is available to all residents including those with special needs such as seniors and homeless persons.

Goal 24: Increase homeownership opportunities to ensure a balance of housing and household types

Policy 24.1: Support the use of public and private funds to assist first-time homebuyers.

Actions
A. Use City Housing funds to leverage private funds to create homeownership opportunities.
B. Continue to participate in programs that encourage people to own homes close to their workplaces.
C. Develop and distribute housing resource materials to potential homebuyers.
D. Use available state and federal funds for a citywide First-Time Homebuyer Assistance Program.
E. Create and participate in partnerships that encourage home ownership.
F. Explore innovative ways of creating opportunities for increased home ownership.
G. Assist homeowners facing possible foreclosure with technical assistance and support to prevent foreclosure. The City will monitor foreclosures and provide programs and technical assistance as necessary.

Policy 24.2: Assist in the conversion of rental developments to owner occupancy where appropriate.

Actions
A. Develop a program to allow and encourage conversion of small rental properties to owner occupancy.
B. Investigate ways to provide ownership of mobile home parks by their residents.

Goal 25: Provide adequate sites for a variety of housing opportunities to serve all residents

Policy 25.1: Promote development of a variety of housing types in terms of location, cost, design, style, type, and tenure, while ensuring compatibility with adjacent uses of land.

Action
A. Support development of secondary dwelling units, cluster housing, work/live units, co-op housing, and other innovative housing types as allowed by the Zoning Code.
Policy 25.2: Strive to meet the City’s fair share housing allocation based on the Regional Housing Needs Assessment.

Action  
A. Develop an inventory of land suitable within the City for the development of housing for all segments of the community.
B. Prepare an annual General Plan Progress Report to analyze the City’s progress to meet the fair share allocation based on the RHNP.
C. Continue to implement the housing monitoring program including annual review of the following:
   - Inventory of land suitable within the City for the development of housing for all segments of the community
   - Proposed and approved residential projects and building permits issued
   - Home and apartment vacancies
   - Rental and home sales survey and Multiple Listing Service summary
   - Infrastructure and public services capacity

Policy 25.3: Facilitate mixed-use development and redevelopment in appropriate areas.

Action  A. Offer incentives for housing and/or mixed use development to occur on underutilized commercially zoned land at densities of 20 units per acre.

Policy 25.4: Support a variety of housing opportunities on vacant or under-utilized lands.

Policy 25.5: Promote fair distribution of special needs facilities throughout the city to avoid over concentration in any particular neighborhood, including assisted housing, below-market-rate projects, and senior housing.

Goal 26: Develop, conserve, and improve the housing stock to ensure decent accommodations for all segments of the community

Policy 26.1: Encourage the conservation and improvement of existing housing.

Actions  
A. Promote the use of administrative remedies to remediate substandard rental units.
B. Remove unsafe or dilapidated housing through the Code Enforcement Program. Secure vacant residential structures that are unsafe to occupy and require resolution through the Neighborhood Enhancement Program.
C. Offer incentives and financing assistance for affordable housing and housing rehabilitation.

D. Work with financial institutions, nonprofit organizations and government agencies to promote housing rehabilitation.

E. Support the efforts of all local service organizations, schools, and other community groups to provide housing repair assistance.

F. Continue and expand the City’s Owner-Occupied Rehabilitation Program where feasible.

G. Examine the feasibility of creating a Resale Inspection Program.

H. Continue to provide interest free housing repair loans to senior residents through the City’s Owner-Occupied Rehabilitation Program.

I. Use available housing funds to assist in rehabilitating housing.

J. Pursue a variety of funding sources such as the Housing Stock Fee and the Abandoned Vehicle Abatement Program to fund and strengthen code enforcement activities.

K. Use a system of cumulative and substantial fines and other innovative approaches to gain compliance from the owner of nuisance properties.

L. Work with community based organizations to create self-help housing in the City.

M. Seek new ownership opportunities to redevelop existing problematic housing developments.

N. Encourage the use of Green Building practices for the revitalization or redevelopment of the existing housing stock.

O. Seek grants and other funding mechanisms to assist in redevelopment of existing housing stock.

Policy 26.2: Promote construction of housing types with a variety of prices, styles, and designs.

A. Promote the development of mixed-use housing including clustered, live/work and above-retail uses in appropriate zones.

B. Continue streamlining the review process to minimize any constraints on or disincentives to housing development.

C. Promote quality design by offering flexible housing development standards.

D. Use available funding to assist in developing a variety of housing types.

E. Encourage and offer incentives to developments that include Green practices including LEED Certification and/or Photovoltaic Systems.

F. Encourage and offer incentives to developments that promote Universal Housing.
Policy 26.3: Promote improvements and rehabilitation to enhance the quality of multi-family developments.

Actions A. Investigate the feasibility of establishing a rental inspection program. Continue to implement the Rental Housing Inspection Program.

B. Work with the local housing authority (Sacramento) to enhance the quality and appearance of public housing in the City.

Policy 26.4: Promote high-quality multi-family developments that include appropriate design, scale, and amenities.

Action A. Implement the Design Guidelines within the Zoning Code.

Policy 26.5: Conserve the City’s stock of sound and viable mobile home and manufactured homes as an important part of the City’s affordable housing stock.

Actions A. Pursue the use of local, state, and federal funds to make physical improvements to existing mobile home parks.

B. Continue to offer Community Development Block Grant (CDBG) funds to rehabilitate mobile home and manufactured homes.

C. Continue to fund the Emergency Repair Program for lower income owners of mobile home and manufactured homes.

D. Investigate the feasibility of converting mobile home parks to resident owned or similar ownership.

E. Redevelop/Rehabilitate existing deteriorated mobile home parks or manufactured homes.

Goal 27: Conserve currently assisted units to ensure availability of housing for lower income households

Policy 27.1: Pursue all available strategies and procedures to preserve government-assisted units that are at risk of conversion to market rate.

Actions A. Annually review the status of housing projects whose government restrictions are expiring or near expiration to determine the need for intervention.

B. Work with the federal Housing and Urban Development Department (HUD), Sacramento Housing and Redevelopment Agency (SHRA), and other agencies to determine the City’s options in preserving at-risk units.

C. Work with nonprofit housing organizations, SHRA, and other agencies to help purchase complexes where the owner wishes convert to market-rate.
Chapter 2 - Community Development

D. If preservation of an "at-risk" development cannot be accomplished, work with the owners to ensure proper federal notification and moving assistance is provided.

E. Use CDBG and other available resources to subsidize identified "at-risk" units, rehabilitate substandard units, and/or fund self-help projects, to retain their availability as low-income housing.

F. Continue to implement strategies to redevelop Sayonara Avenue (Sunrise to Lialana).

Goal 28: Ensure housing opportunities for all segments of the community

Policy 28.1: Pursue necessary resources for the development, maintenance and preservation of emergency housing, transitional housing, and housing to accommodate other special needs.

Actions A. Enforce Code requirements to ensure that housing is accessible to the disabled.

B. Consider development of Universal/Adaptable Design Guidelines for disabled and aging populations.

Policy 28.2: Endeavor to meet the housing needs of homeless persons.

Actions A. Work with other jurisdictions to assess need for transitional housing and develop plans to address this problem.

B. Continue to work with the Sacramento Steps Forward to provide emergency shelters and other support services.

C. Provide CDBG funds and other resources as available to help finance the City’s fair share of homeless services.

Policy 28.3: Support and cooperate with regional and community-based organizations in the delivery of special needs housing resources.

Actions A. Support SHRA efforts to provide housing assistance within the community.

B. Enforce Federal and State anti-discrimination laws.

C. Continue to educate, and be a conduit of information for residents and landlords regarding the fair housing and landlord-tenant dispute services available to them in the community. Use CDBG and other grants to fund these programs where appropriate.

Policy 28.4: Assess the City's housing needs and the progress toward meeting its housing goals.

Actions A. Conduct annual review as part of the submittal of the Annual Report to HCD as required by law.

B. Seek Grant Funding to implement housing programs.

C. Ensure existing affordable housing developments are meeting their rent and income restrictions.
D. Monitor market conditions to determine the effect of density and land costs on development of affordable housing bi-annually.

Policy 28.5: Encourage development of a variety of sizes, design, and styles of housing so that residents will be encouraged to stay in Citrus Heights as their housing needs change.

Action A. Review the City’s available land inventory annually to ensure that sufficient land is designated for an appropriate range of housing types.


Action A. Continue to educate residents on the fair housing resources available to them in the community, and provide public funding to these organizations where appropriate.

Policy 28.7: Minimize government constraints on the production of housing to the extent feasible, while meeting public facility and service needs.

Actions A. Continue to staff the Interdepartmental Development Review Committee to ensure timely processing of development applications.

B. Continue to make development decisions at the lowest level possible (e.g. staff approvals) in order to expedite development decision making.

C. Continue to use density bonuses, federal funds and other available resources to promote housing opportunities, especially for low-income persons and those with special needs, including developmental disabilities.

D. Examine all City development fees to ensure they are fair, necessary and not an undue impediment to housing production. Consult with outside agencies such as housing advocates, building trade organizations, Chamber of Commerce, and other private interests, in making this assessment.

E. Establish Council policy on fee waivers and deferrals for future development. Consider fee waivers and deferrals on a case by case basis.

F. Partner with outside agencies including the Sacramento Metropolitan Fire District, San Juan Unified School District, Sunrise Recreation and Park District, and Sacramento Regional Sanitation District to provide input in evaluating how these agencies’ fees impact housing production.

G. Research the access to services, facilities, and transportation for special needs populations, including the adequacy of major streets and sidewalks.

H. The City will review the Zoning Code for consistency with SB2 and modify as necessary to ensure compliance with the law.
Policy 28.8: Create housing to help meet the needs of the community.

Actions A. Leverage available funding to obtain Federal, State, or other funds for low and moderate housing projects.

TRANSPORTATION AND MOBILITY

Roadways are the primary transportation facilities in Citrus Heights. In the past, roadways were viewed as primarily for automobile travel. This view has evolved over time to recognize the important role roadways also play for travel by walking, bicycling, and using transit. The new view recognizes roadways within a complete streets context where the needs of all mobility types, users and ability levels are considered and accommodated.

While roadways still serve two basic functions from a design standpoint for vehicles – to provide mobility and property access– they are an important public space, which should be considered in their design and operation. Traditionally, high speeds were desirable for mobility, while low speeds were more desirable for access. Today, speeds should consider multiple operational objectives such as stability of flow, fuel consumption, air pollution and greenhouse gas emissions, and collision severity. Further, the City’s roadway system should attempt to provide a high level of connectivity which increases the opportunity to connect places using multiple travel choices.

Today, the Citrus Heights roadway network hierarchy consists of arterial, collector, and local streets. This general plan updates this traditional classification of roadways to recognize that some arterials will have transit enhancements and that all streets are intended to be complete streets (refer to goals and policies). Map 5: Circulation System presents the functional classification of Citrus Heights’ roadways.

The operation of the City’s roadways will be managed in the future to balance a variety of objectives that consider all roadway users, recognizes constraints such as funding limitations, and addresses the tradeoffs of roadway operations with other community values such as safety, environmental protection, quality of life, and economic development. As such, the general plan transportation goals and policies below introduce new performance measures and thresholds that will guide decision making about how to modify and enhance the existing transportation network in response to future population and employment growth. A key focus on the policies is to manage the transportation network, which will require more emphasis on intelligent transportation systems (ITS). This approach is reflected in Map 6: Potential Mobility Improvements.

The traditional performance measure known as level of service (LOS) is still used to measure traffic operations from a driver’s perspective. LOS ranges from A to F similar to a report card assuming the driver is the grader. LOS A describes conditions where drivers are not delayed by other traffic while LOS F recognizes that the presence of other drivers results in a deterioration in speeds and travel time resulting in delays. The City has chosen LOS E as its threshold, which represents the highest level of roadway capacity utilization, but has included some exceptions where LOS F would be allowed due to conflicts of expanding roadways to provide a better LOS for drivers with other community values (see policy 29.2 for details). Daily roadway segment LOS forecasts for 2035 conditions under this general plan are contained in Map 7: 2035 Daily Roadway Segment LOS.
Walking and bicycling are expected to grow in importance as efforts are made in the City to create a development form that will support multiple travel choices. The City has already completed a bikeway master plan (BMP) and the policies below identify the need to develop a pedestrian master plan, an Americans with Disability Act (ADA) Transition Plan, and a Safe Route to School Plan. *Map 8: Planned Bikeway System* shows the location of existing and proposed bicycle facilities while *Map 9: Potential Pedestrian System Needs* identifies gaps in the existing sidewalk network.

Public transit is also a vital part of the circulation system to serve people unable or desiring not to use automobiles. Public transit can also serve as a means of reducing congestion if the service is well utilized. *Map 10: Transit Emphasis Areas* shows current (2010) bus routes in the City and the areas within ¼ miles of these routes that will be targeted for enhancements to improve transit access, transit facilities, and transit service.

The policies in this section seek to provide a complete transportation system to meet the needs of all residents and to serve businesses within the City.

**Goal 29: Plan, design, construct, and manage a Complete Streets transportation network that accommodates the needs of all mobility types, users and ability levels**

**Policy 29.1:** When constructing or modifying transportation facilities, strive to provide for the movement of vehicles, commercial trucks, alternative and low energy vehicles, transit, bicyclists and pedestrians appropriate for the road classification and adjacent land use.

*Actions*

A. Update the Capital Improvement Program annually to incorporate necessary circulation system improvements.

B. Evaluate projects to ensure that the safety, comfort, and convenience of pedestrians and bicyclists are given equal level of consideration to drivers.

C. Consider ways to increase and improve travel choices when reviewing development or transportation infrastructure projects.

D. Require sidewalks on all arterial and collector streets. Where feasible, separate sidewalks from streets on arterials and collectors with landscaping including a tree canopy to create shade.

E. Improve the existing street network to minimize travel times and improve mobility for transit, bicycle, and walking trips between new projects and surrounding land uses to reduce vehicle trips.
Chapter 2 - Community Development

Map 5
Circulation System

Legend:
- **Arterial with Transit Enhancements**
- **Arterial**
- **Major Collector**
- **Local**
- **Number of Through Lanes**

City of Citrus Heights
County Boundary
Creeks
Railroad
Other Cities

Note: Some arterials will be specifically designed to include transit enhancements, but all streets are intended to be complete streets (refer to Goal 29).

*This segment may be widened to 6 lanes by Sacramento County, but is not proposed to be modified by Citrus Heights.*
Map 6 Potential Roadway Improvements

Potential Mobility Improvements
Map 8
Planned Bikeway System
Map 10: Transit Emphasis Areas

Legend:
- **Transit Emphasis Area** (1/4 Mile from Transit Lines) will be targeted for enhancements to improve transit access, transit facilities (e.g., shelters) and transit services.
- Sacramento Regional Transit Bus Stops
- **Transit Center**
- Sacramento Regional Transit Bus Routes (May 2011)
- City of Citrus Heights
- County Boundary
- Creeks
- Railroad
- Other Cities

Map 10
Transit Emphasis Areas
Chapter 2 - Community Development

Policy 29.2: Measure customer satisfaction related to vehicle travel using level of service (LOS) according to procedures in the latest version of the Highway Capacity Manual published by the Transportation Research Board. The City will strive to achieve LOS E or better conditions for City roadways and intersections during peak hours (these may include weekday AM, Mid-Day, and PM hours as well as Saturday Mid-Day or PM peak hours). The intent of the policy is to effectively utilize the roadway network capacity while balancing the desire to minimize potential adverse effects of vehicle travel on the environment and other modes.

Exceptions to LOS E are allowed for both roadway segments and intersections along the following streets:

- Sunrise Boulevard – south City limits to north City limits
- Greenback Lane – west City limits to east City limits
- Old Auburn Road – Sylvan Road to Fair Oaks Boulevard
- Antelope Road – I-80 to Auburn Boulevard
- Auburn Boulevard – Old Auburn Road to northern City limits

No road widening to provide additional vehicle capacity of the above listed streets will be permitted. Development projects that impact these locations according to the City’s transportation impact study guidelines would require mitigation, including, but not limited to, the following items:

- actions that reduce vehicle trips or provide non-auto improvements to the transportation network or services
- lengthening of turn pockets
- signal timing modifications

Additional exceptions may be allowed by the City Council at both exempt and non-exempt locations where mitigation is infeasible or would conflict with other community values such as those listed below:

- Impacts on general safety, particularly pedestrian, bicycle, and transit safety
- The right-of-way needs and the physical impacts on surrounding private or public properties
- The visual aesthetics of the required improvement and its impact on community identity and character
- Environmental impacts including air quality and noise impacts
- Impacts on quality of life as perceived by residents

Actions A. Modify the existing traffic impact fee program to include a mitigation fee designed to reduce vehicle trips and vehicle miles of travel per capita within the City to avoid
Chapter 2 - Community Development

or minimize the need to expand existing roadway capacity. This program should include a multi-modal (Complete Streets) capital improvement program (CIP) and, in conjunction with public funding, provide full funding for the City’s circulation element improvements.

B. The City shall develop and adopt transportation impact study guidelines within one year of General Plan adoption.

Policy 29.3: Require development proposals to analyze future transportation impacts and mitigate significant impacts consistent with Policies 29.1 and 29.2.

Policy 29.4: Support safe, complete and well-connected neighborhood street, bicycle, and pedestrian access and connections that balance circulation needs with the neighborhood context.

Actions

A. Modify the existing street network to enable direct physical connections within neighborhoods and between neighborhoods, neighborhood-commercial areas, and commercial-commercial areas, including connections accessible only by pedestrians and bicycles on existing cul-de-sac streets.

B. Provide direct connection from residential areas to neighborhood parks and open space.

C. Where feasible, provide pedestrian crosswalks on all intersection approaches.

D. Develop and implement an ADA Transition Plan that focuses on compliant sidewalk improvements that provide continuous pedestrian access where compatible with the surrounding area.

E. Develop and implement a Pedestrian Master Plan (PMP) that indicates which streets in addition to arterials and collectors will install sidewalks and what other pedestrian facilities and amenities (such as ‘resting spots’) are needed to complete the pedestrian network shown in Map 9. Sidewalk widths and shade coverage should also be addressed in the context of the adjacent land use, vehicle volumes, and vehicle speeds.

F. Update the Bikeway Master Plan (BMP) and complete the proposed bikeway network shown in Map 8 within 10 years and prioritize projects that close existing gaps in the network.

G. Develop and implement a Safe Routes to School Plan. This effort should complement the ADA Transition Plan, the PMP, and the BMP.

Policy 29.5: Encourage movement of goods by truck on freeways and other appropriate designated routes.

Actions

A. Designate official truck routes to minimize the impacts of truck traffic on residential neighborhoods and other sensitive land uses.

B. Establish a protocol to minimize noise and other impacts of truck traffic, deliveries and staging in residential areas.
C. **Consider restricting truck traffic on City streets during peak periods in collaboration with Caltrans, California Highway Patrol, and the California Trucking Association.** Consider other methods to reduce regional through trucks on City streets to the extent feasible.

D. **Actively enforce compliance with truck route designations and any time period restrictions.**

**Policy 29.6:** Collaborate with neighboring jurisdictions when updating the General Plan and preparing the Capital Improvement Program to work toward providing a regional Complete Streets transportation network for all modes.

**Policy 29.7:** Develop a transportation financing program that will fully fund the planned expansion of the existing transportation network and comply with Policies 29.1 and 29.2. This program will combine federal and state transportation funds with local funding sources that provide the means by which new development consistent with the general plan will fully mitigate its cumulative transportation impacts. This approach to transportation finance is intended to streamline development review for those projects consistent with the general plan.

**Policy 29.8:** Minimize the number of access points along arterial roadways, including by consolidating or relocating driveways to provide for more efficient traffic movement.

**Goal 30: Promote attractive and well-maintained roadways and sidewalks**

**Policy 30.1:** Improve aesthetic features along the City’s roadways and maintain landscaping in an efficient and timely manner especially when it enhances the walking and biking environment.

**Actions**

A. Install improvements along roadway segments as identified on Map 4.

B. Update the Capital Improvement Program annually to incorporate aesthetic improvements on roadways. Seek additional funding for roadway maintenance to provide safe, functional and attractive streets and roads.

**Policy 30.2:** Require public street right-of-way dedications and improvements as development occurs. Ultimate right-of-way and improvements should be installed at the time of development, except when a lesser right-of-way will avoid significant social, neighborhood or environmental impacts and perform the same traffic movement function.

**Action**

A. The City shall develop and adopt ultimate right-of-way dimensions for public roadways through a plan line study or equivalent. This study/plan should also address key complete street issues such as intersection and access spacing, lane widths, land use context, landscaping, transit, and non-motorized vehicles.
Policy 30.3: Discourage the construction of private streets to ensure full public access to the City circulation system.

Policy 30.4: Maintain street and sidewalks in rural residential areas that balance circulation needs and compatibility within the surrounding neighborhoods.

Goal 31: Provide access to public transit service to all Citrus Heights residents and high quality, frequent public transit service to those residents living along designated transit routes

Policy 31.1: Strive to increase fixed-route and demand responsive (i.e., paratransit) transit service coverage and frequency to Citrus Heights residents and employees.

Action A. Develop and implement a long-range transit plan. The plan should identify desired service expansion, transit operating enhancements, and transit terminals especially within the transit enhancement areas shown in Map 10. The service expansion should address coverage area, types of vehicles, routes, operating times, and frequency. The operating enhancements should address how to improve transit travel times through actions such as transit signal priority, peak hour bus-only lanes, queue jump lanes, etc. The transit terminals should include facilities to accommodate transit transfers and use while also supporting transit oriented development.

Policy 31.2: Strive to provide public transit that is an attractive, convenient, dependable and safe alternative to the automobile.

Action A. As funding allows, construct attractive bus shelters at appropriate locations throughout the City.

Policy 31.3: Consider express commuter bus service between Citrus Heights and major employment and transit centers.

Policy 31.4: Require new development to provide transit enhancements, (including, but not limited to bus pull-outs and bus shelters) where appropriate, that decrease transit travel times, improve access to transit stops, or improve the amenities, security, or travel information at transit stops.
Goal 32: Use advanced technologies to enhance and improve safety and mobility

Policy 32.1: Evaluate and utilize technologies that can improve the performance, reliability, and safety of the transportation system (such as signal coordination, centralized traffic control, red-light cameras, and real-time travel information).

Action A. Prepare and implement an Intelligent Transportation System master plan that strives to achieve the following objectives:

- Regulate operating speeds on City streets that balance the City’s desire to minimize air pollution and greenhouse gas emissions, reduce the severity of collisions (especially for bicyclists and pedestrians), and provide stable traffic flows (e.g., 40 miles-per-hour or lower on arterial streets, 30 miles-per-hour or lower on collector streets).
- Connect all City traffic signals to the traffic control center to coordinate signal operations and improve incident response.
- Reduce transit travel or wait times.
- Improve traveler information about travel choices and travel times.

REGIONAL COORDINATION

While much of the General Plan focuses on shaping a unique character for Citrus Heights, the City remains inextricably connected to the larger region. In addition to the need to coordinate with the many public service providers in Citrus Heights, regional planning issues such as transportation and air quality require cooperation with other agencies (see Table 7: Regional Coordination Agencies). It is clearly in the City’s interest to participate in regional planning efforts, both to ensure that City interests are represented and to help shape effective regional planning policies.

Regional transportation planning is especially critical. The Sacramento Area Council of Governments and Sacramento Regional Transit provide regional transportation and transit improvement planning. Citrus Heights should consider future transportation improvements in connection with planned regional light rail, public transit and highway improvements.

The policies in this section are intended to ensure that Citrus Heights participates effectively in regional planning efforts and provides timely input regarding land use decisions that will affect City residents.
## Table 7
### Regional Coordination Agencies

<table>
<thead>
<tr>
<th>Agency</th>
<th>Responsibilities</th>
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<tbody>
<tr>
<td>Sacramento Area Council of Governments (SACOG)</td>
<td>Advisory agency on issue of inter-jurisdictional concern; serves as the Metropolitan Planning Organization; primarily addresses issues relating to land use, circulation and air quality; prepares the Metropolitan Transportation Plan (MTP).</td>
</tr>
<tr>
<td>Sacramento County Local Agency Formation Commission (LAFCO)</td>
<td>Review and evaluates all proposals for formation of special districts, incorporation of cities, consolidation of districts, mergers of districts and cities, certain annexations to cities, and urban growth boundaries and urban service areas.</td>
</tr>
<tr>
<td>Sacramento Regional Transit</td>
<td>Responsible for planning of a comprehensive, multi-modal transportation system; prepares the Regional Transportation Plan (RTP)</td>
</tr>
<tr>
<td>Sacramento Groundwater Authority</td>
<td>Oversees provision of water supply from groundwater wells via distribution systems by the Citrus Heights and Sacramento Suburban Water Districts and the Citizens Utilities Company of California.</td>
</tr>
<tr>
<td>Sacramento Area Sewer District (SASD)</td>
<td>Responsible for sewer collection services; prepares the SPMUD Sewer Mater Plan, and participation in the preparation of the Regional Wastewater Treatment Service Area Master Plan.</td>
</tr>
<tr>
<td>Sacramento Metropolitan Fire District</td>
<td>Responsible for fire protection and emergency medical services.</td>
</tr>
<tr>
<td>Sacramento Municipal Utility District</td>
<td>Responsible for providing electric power.</td>
</tr>
<tr>
<td>Sacramento Metropolitan Air Quality Management District</td>
<td>Responsible for reducing and maintaining regional air pollution levels to within federal and state standards; prepares the Air Quality Management Plan (AQMP-federal) and Air Quality Attainment Plan (AQAP-state).</td>
</tr>
<tr>
<td>Sunrise Recreation and Park District</td>
<td>Administers parks within the City.</td>
</tr>
<tr>
<td>San Juan Unified School District</td>
<td>Responsible for pre-school/K-12 education facilities and programs.</td>
</tr>
<tr>
<td>Sacramento Area Commerce and Trade Organization (SACTO)</td>
<td>Responsible for promoting business and job creation.</td>
</tr>
<tr>
<td>Sacramento County Solid Waste Authority (SWA)</td>
<td>Develops a waste reduction, recycling, composting, and transformation programs.</td>
</tr>
<tr>
<td>Sacramento Public Library Authority</td>
<td>Regional effort to finance, provide, and maintain facilities and public library service in the Sacramento Metropolitan Area.</td>
</tr>
<tr>
<td>Sacramento Metropolitan Cable Television Commission</td>
<td>Administers terms and conditions of Cable Television Franchise Agreement.</td>
</tr>
<tr>
<td>Sacramento Transportation Authority (STA)</td>
<td>Responsible for administering Measure A monies (0.5% sales tax from 1989 to 2009) for transportation improvements.</td>
</tr>
<tr>
<td>Sacramento Area Flood Control Agency</td>
<td>Established by California Legislature to coordinate flood control on a regional basis.</td>
</tr>
<tr>
<td>Sacramento County Water Agency (SCWA)</td>
<td>Established to review permits for work within flood and drainage area.</td>
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</tbody>
</table>
Goal 33: Ensure City involvement in all regional issues that have the potential to impact City residents

Policy 33.1: Maintain open communication and cooperation with all public agencies that serve residents and businesses in Citrus Heights.

Actions
A. Coordinate with the Sacramento Area Council of Governments, Sacramento Transportation Authority, Sacramento Regional Transit, the California Department of Transportation and other appropriate agencies on regional transportation improvements and City transportation goals and plans.
B. Continue working with other agencies to develop an integrated bikeway system that connects regional bikeway facilities with local facilities.
C. Work with the providers of services such as water supply, sewage disposal, and parks and recreation facilities to ensure adequate service levels.

Policy 33.2: Establish formal and informal processes with regional agencies, the City of Roseville, Sacramento County, and Placer County to review and provide input on proposed development within one-half mile of the City limits.

Actions
A. Continue meeting with regional agencies on a regular basis to discuss development issues.
B. Actively seek and maintain City representation on appropriate regional boards and commissions.
INTRODUCTION

Citrus Heights’ natural resources and open space are important to the heritage, identity, and quality of life of the community. This element of the General Plan addresses biological resources, open space, energy conservation and cultural resources. Its focus is on the protection and enhancement of these limited resources.

BIOLOGICAL RESOURCES

Biological resources include natural and altered biotic habitats (vegetative communities and corresponding wildlife habitat) as well as associated flora and fauna. Four distinct biotic habitats are present within Citrus Heights – Urban, Annual Grassland, Interior Live Oak Woodland, and Valley Foothill Riparian. Each of these habitats provides cover, food, and water necessary to meet biological requirements of a variety of animal species. Within Citrus Heights, three types of plants are accorded “special status” designation: Sanford’s arrowhead, stinkbell, and bigscale balsam root. Special status animal species with known occurrences in the Citrus Heights vicinity include while-tailed kite and northwestern pond turtle. Wetland features in Citrus Heights are limited to perennial and intermittent streams and drainages.

Citizens place a high priority on protecting the valuable natural features that remain in the City. The City’s oak trees, wildlife habitat, creeks and riparian areas contribute to quality of life in many ways. They are visual resources, unique places to visit, and key departures from the urban character that surrounds them. While Citrus Heights is largely built out, some of the City’s largest vacant parcels adjoin sensitive natural areas. The General Plan recognizes the need to balance growth with the conservation and enhancement of the area’s natural resources. The City promotes a low impact development (LID) approach to balance the needs of land development and stormwater management. This is especially important in areas in close proximity to sensitive habitats, which may potentially be polluted by runoff from developed areas. Low impact development uses
various stormwater best management practices such as vegetated swales, bio-
filters, and constructed wetlands. Typically, the first flush after a storm event
flows over polluted land and carries the pollution to City’s natural drainage
system. LID measures ensure that the first flush gets cleaned by natural process
of vegetation filters or at least delays the run-off by retention and infiltration
methods before running into the City’s natural drainage systems. The policies in
this section are intended to enhance and preserve the City’s existing natural
resources.

Goal 34: Preserve, protect and enhance
natural habitat areas, including creek
and riparian corridors, oak
woodlands, and wetlands

Policy 34.1: Preserve continuous riparian corridors and adjacent habitat
along the City’s creeks and waterways.

Policy 34.2: Achieve and maintain a balance between conservation,
development and utilization of open space to enhance air and
water quality.

Actions

A. Prepare and adopt Community Design Guidelines to
include standards to protect habitat areas from
encroachment of lighting, non-native landscaping, noise,
soil erosion and toxic substances.

B. Revise grading guidelines to minimize removal of
significant vegetation and promote creation of pervious
surfaces around natural habitat areas.

C. Adopt a landscape ordinance complying with Department
of Water Resources guidelines. The City’s landscape
ordinance should update landscape provisions to
incorporate climate-appropriate native trees and water
conserving landscaping that increase infiltration rates and
protect sensitive areas.

D. Ensure that maintenance activities along the City’s
creeks and waterways are carried out in compliance with
Memoranda of Understanding with the California
Department of Fish and Game, and will not create habitat
that exceeds thresholds established by the Sacramento-
Yolo Mosquito and Vector Control District.

Policy 34.3: Provide for “no net loss” of sensitive habitats such as aquatic
and riparian areas.

Actions

A. Update development standards to limit construction
activity and development to maximize the water-holding
capacity and maintain natural nutrient levels of the soil
within buffer zones adjacent to drainages.

B. Require new development and redevelopment projects to
incorporate LID measures and source controls in all
cases to reduce runoff to the community’s sensitive
habitat areas.
Chapter 3 - Resource Conservation

Goal 35: Protect special status species and other important species that are sensitive to human activities

Policy 35.1: Identify and protect significant natural resource areas critical to protecting and sustaining wildlife populations.

Policy 35.2: Maintain habitat corridors to connect conservation areas such as parks and open space, protect biodiversity, accommodate wildlife movement, and sustain ecosystems.

Goal 36: Preserve, protect and increase plantings of trees within the City

Policy 36.1: Incorporate existing trees into development projects. Avoid adverse effects on health and longevity of native oaks or other significant trees through appropriate design measures and construction practices. When tree preservation is not possible, require appropriate tree replacement.

Actions
A. Review and strengthen the City’s Tree Preservation Ordinance.
B. Prepare a plan to systematically increase tree canopy in the City.

Policy 36.2: Raise community consciousness about the value and importance of trees, including native oaks.

Actions
A. Participate in Arbor Day programs and promote planting of trees on a Citywide basis.
B. Involve community groups, such as schools and youth, and partner with other regional non-profit organizations in tree planting programs.
C. Prepare and adopt a climate-appropriate tree list to inform community planting and preservation choices.

Goal 37: Ensure that surface and groundwater quality supports public use, enjoyment and a healthy aquatic environment

Policy 37.1: Implement low impact development strategies to create water-conserving landscapes.
Policy 37.2: Celebrate potable water as a critical community resource.

Policy 37.3: Implement water sensitive urban design techniques to promote water efficiency and protect water quality.

**OPEN SPACE**

While much of Citrus Heights is developed with urban and suburban uses, important areas of open space remain. Much of the remaining open space adjoins creeks and streams. Direct public access is currently not widely available to much of the City’s open space. Residents desire greater access and protection of these unique resources.

The policies in this section are intended to protect open space, including oak and riparian areas, while also making them more available for public leisure and recreation.

**Goal 38: Establish a system of creekside trails, passive open space and parks for public use**

Policy 38.1: Provide for recreational trail rights-of-way along local creek channels through development easements and agreements.

*Action*  
A. *Pursue development of recreational trails that respect privacy of adjoining properties, safety of users, and maintenance of natural areas.*

Policy 38.2: Continue working with the Sunrise Recreation and Park District to develop an integrated creekside trail system including low impact development strategies.

*Actions*  
A. *Establish a city trail network program for acquisition, development and administration of a natural trails system and recruit volunteers for trail construction and maintenance.*

B. *Coordinate with the Police Department and Sunrise Recreation and Park District for patrol of creekside trails and open space areas.*

C. *Implement low impact development strategies such as pervious paving for trails, water conserving landscapes along the trails to enhance water quality of creeks and promote public education.*

Policy 38.3: Consider potential impacts to natural habitat areas when establishing links between developed areas. Identify alternative sites for linkages where sensitive habitat areas have the potential to be adversely impacted.
Goal 39: Create open spaces in future urban development with natural features for public use and enjoyment

Policy 39.1: Provide for appropriate open space amenities in new development, protecting existing usable open space to the extent feasible.

Action A. Amend the Zoning Code to establish standards for incorporating open space in new development.

Policy 39.2: Require new development to provide linkages to existing and planned open space systems.

Policy 39.3: Require buildings to conform to existing natural topography, and minimize cutting and filling.

Action A. Develop and adopt Community Design Guidelines that include standards for earthwork and grading.

Policy 39.4: Utilize the services and expertise of organizations involved in resource conservation and open space protection.

Policy 39.5: Pursue agreements with other jurisdictions to provide for conservation and open space protection within the City’s General Plan Area.

Policy 39.6: Enlist the support and efforts of appropriate state and federal agencies and private foundations in pursuit of conservation and open space protection.

**ENERGY CONSERVATION**

The climate of Citrus Heights is Mediterranean in character, with mild, rainy weather from November through March and warm to hot, dry weather from April to October. The abundant sunny weather affords an excellent opportunity to take advantage of solar energy.

As the City is nearly built-out, the focus of energy conservation in Citrus Heights is on retrofitting existing homes and businesses. Remodels and renovations offer an opportunity to increase energy efficiency. Building energy usage can also be reduced by planting shade trees in appropriate locations.

The policies in this section are intended to increase the use of active and passive solar design, renovations to increase insulation and weatherization, orientation and landscaping to reduce energy use in both new and existing structures.
Goal 40: Promote energy conservation through appropriate design and construction techniques.

Policy 40.1: Encourage new buildings to maximize solar access to promote passive solar energy use, natural ventilation, effective use of daylight, and on-site solar generation.

Action A. Amend the Zoning Code to include standards for building construction and siting that promote energy conservation.

Policy 40.2: Promote a climate-appropriate tree planting and maintenance program in order to reduce ambient air temperature on hot sunny days, and require that all tree plantings and outdoor lighting be integrated.

Goal 41: Minimize building energy consumption and transition to clean, renewable energy sources

Policy 41.1: Require energy-efficient site and building designs in new construction.

Actions A. Explore use of grant funds and programs with SMUD utility providers and non-profit agencies to establish programs for energy conservation (such as home weatherization, Energy Star appliances) and transition to the use of clean and renewable energy (such as photovoltaic retrofit, solar hot water heating and pumps).

B. Consider implement ordinances and programs that would require energy audits, solar access, insulation, solar retrofit, and solar water heating.

Policy 41.2: Provide financial incentives to maximize energy conservation and the use of clean and renewable energy.

Policy 41.3: Retrofit existing buildings using low maintenance, durable building materials and high-efficiency energy systems and appliances.

Policy 41.4: Reduce energy consumption supporting municipal operations.

CULTURAL RESOURCES

Prior to the arrival of Spanish explorers and American trappers, the Valley Nisenan (Maidu) and Plains Miwok inhabited the Sacramento area. Both Native American groups were hunting and gathering cultures that established seasonal encampments along small creeks and streams. Evidence of such encampments has been found along Arcade and Cripple Creeks in Citrus Heights. As
development occurs near local creeks, it will be incumbent upon the City to ensure that any archaeological discoveries are properly investigated and archived.

Following the Gold Rush, the mid-to-late-1800s saw early pioneers establish ranches in the Citrus Heights area. Unfortunately, most of the structures from the early settlement period were demolished in the 20th century to make way for new development. In May 2006, a Historic Resources Survey was performed and there are a few noteworthy historical remnants. Map 11: Historic Resources highlights some of the structures still in existence today.

The General Plan also recognizes that today’s residents, with their diverse backgrounds and interests, are a cultural resource. The citizens of Citrus Heights have historically united to address issues, as demonstrated by their efforts that led to incorporation. The City desires to continue the active involvement of its citizens in decision making, and wishes to support an environment supportive of youth and families. The City’s cultural diversity should be celebrated by providing events and facilities that bring people together.

The policies in this section are intended to preserve and bring to public attention physical reminders of early settlement in the area, treat local artifacts appropriately and respectfully, promote cultural diversity and encourage citizen participation in decision making.

Goal 42: Preserve and protect the City’s Native American heritage

Policy 42.1 Determine early in the planning process whether archaeological resources may potentially be located on a development site.

Actions  A. In the event that any prehistoric, historic, or paleontological resources are discovered during construction-related earth-moving activities, all work within 50 feet of the resources shall be halted and the developer shall consult with a qualified archaeologist or paleontologist to assess the significance of the find. If any find is determined to be significant by the qualified archaeologist, then representatives from the City of Citrus Heights and the qualified archaeologist and/or paleontologist would meet to determine the appropriate course of action.

B. In the event that human remains are discovered during the implementation of the proposed project, the local coroner must be contacted immediately. Both the Native American Heritage Commission (pursuant to NAGPRA)
Chapter 3 - Resource Conservation

Legend
- City of Citrus Heights
- County Boundary
- Historical Locations
- Freeway
- Creeks

Map 11
Historic Resources
and any identified descendants should be notified, and recommendations received, if the remains are determined to be of Native American origin (CEQA Guidelines Section 15064.5, Health and Safety Code Section 7070.5, Public Resources Code Sections 5097.94 and 5097.98).

Policy 42.2: Require that any development and tentative subdivision map approvals include the condition that upon discovery of any archaeological artifacts, development activity will cease immediately and a professional archaeologist will be consulted.

Goal 43: Preserve and protect places that embody the City’s social, architectural and agricultural history

Policy 43.1: Encourage property owners to maintain and preserve historic properties in the best possible condition.

Action A. Adopt a Historic Preservation Ordinance to identify and preserve important historic resources.

Policy 43.2: Incorporate natural resources such as land and water into development when appropriate to understanding and appreciating the history of a site.

Action A. Review and revise the grading ordinance to require appropriate mitigation measures when historic or archaeological resources are discovered prior to or during development of property.

Policy 43.3: Support preservation of historic resources, including providing for adaptive reuse where appropriate.

Actions A. Pursue grants for historic preservation.
B. Implement the State Historical Building Code on eligible resources.
C. Establish thresholds by which future projects can be judged when considering historic impacts. These standards should include height and massing considerations for proposed projects that are located in close proximity to historic resources (individual structures or districts) and should define locations for potential prehistoric resources.

Goal 44: Promote appreciation and awareness of Citrus Heights history

Policy 44.1: Work with the Citrus Heights Historical Society to establish a museum to provide for visual displays of the City’s past.

Policy 44.2: Encourage use of historically significant place names.
**Chapter 3 - Resource Conservation**

**Action A.** Maintain historic markers to delineate sites of historic buildings, events, people and activities.

**Policy 44.3:** Incorporate historic observances into the annual celebrations of the City’s birthday.

**Goal 45: Promote and enhance involvement and participation in City government by all sectors of the community**

**Policy 45.1:** Promote participation by residents in government decision-making processes and in community social, cultural and recreational activities.

**Actions**

- **A.** Explore opportunities to involve volunteers in carrying out needed City programs.
- **B.** Work with REACH and the Neighborhood Associations to develop methods to increase citizen participation in City programs and processes.
- **C.** Increase use of technology and the City’s website to promote participation in the City and the community.

**Policy 45.2:** Continue to work with the Chamber of Commerce to develop business involvement in City decision making processes.

**Policy 45.3:** Encourage youth participation in a variety of community service and public policy activities.

**Action A.** Work with public and private schools to bring students into City Hall and City officials to classrooms.

**Policy 45.4:** Promote the concept of Healthy Cities, expanding the definition of community health to include multiple aspects of health, ranging from air quality to economic prosperity to transportation efficiency.

**Goal 46: Celebrate and support the diversity of residents**

**Policy 46.1:** Participate with local educational groups in programs that support cultural diversity.

**Policy 46.2:** Practice an open-door policy in City programs, welcoming all individuals, regardless of ethnicity, race, religion, class, ability, gender and age.

**Policy 46.3:** Ensure that the disabled are afforded opportunities for full participation in City life.
Chapter 3 - Resource Conservation

Actions A. Work with government, private and non-profit entities to provide a broad range of support in such areas as transportation, job training, recreation and housing.

B. Ensure that all City facilities, including communication devices, comply with applicable Americans with Disabilities Act (ADA) provisions.

Goal 47: Provide a supportive environment for youth and families

Policy 47.1: Support businesses, organizations, and programs that respond to youth and family needs.

Actions A. Work with agencies and non-profits to address the problems of youth in innovating, caring ways.

B. Work with the private sector to develop businesses that serve youth and families.

Policy 47.2: Encourage events that integrate family, school and community.

Action A. Continue to help support and host community building events such as Sunday FunDay; the Red, White, and Blue Parade; Community Campout; Race Unity Day; and the Christmas Tree Lighting ceremony.

Policy 47.3: Promote the development of a range of child care facilities and arrangements, including family day care homes, quasi-public and private child care centers, before- and after-school programs and recreational activities, to fulfill the needs of Citrus Heights residents and employees.

Actions A. Prepare and adopt Community Design Guidelines that encourage child care facilities to be located in multi-family housing developments and in commercial developments, especially near major transportation corridors.

B. Ensure access to child care referral services for Citrus Heights citizens and workers.

C. Pursue funding for development of child care facilities and programs.

D. Support training programs for child care providers.

Policy 47.4: Ensure citizen access to an adequate supply of elder care facilities and services.

Action A. Review community needs for elder care and assess how well the supply of care in the private sector is meeting the demand.
Goal 48: Expand opportunities for community-wide cultural events

Policy 48.1: Support the expansion of local art and cultural activities, events, and venues (such as farmers’ markets, outdoor/street fairs, public art displays, and performing arts).

Policy 48.2: Promote Sunrise MarketPlace as a desirable location for cultural events.

Policy 48.3: Coordinate with other public and private agencies to promote joint use of facilities, where appropriate, for cultural and arts events.

Policy 48.4: Encourage coordination among local cultural and arts groups and event promoters to expand their appreciation by the community.
2 POPULATION AND HOUSING


2.1 INTRODUCTION

This chapter provides information relative to the population and housing characteristics of the City of Citrus Heights. State Law requires all California communities to prepare a “Housing Element”. This law also outlines specific types of analyses and processes that must be followed in the development of the plan. The data and analysis contained in this section coupled with the goals, policies and action steps of the General Plan comprise the City of Citrus Heights’ Housing Element.

Until 2008, the state required that localities update the housing goals and programs of their general plans to reflect changes in the locality every five years. The City of Citrus Heights adopted its first General Plan on November 15, 2000, including the city’s housing goals and programs. The city updated the Housing Element in 2002 for the 2002–2007 planning cycle, in 2008 for the 2008-2013 cycle, and in 2013 for the 2013-2021 cycle. The City also implemented a focused General Plan Update in 2011, however, the Housing portion of the General Plan was not updated.

In 2008, the state adopted Senate Bill SB375, which is intended to achieve consistency between land use patterns and transportation funding. SB375 has extended the duration of housing elements from 5-year to 8-years in order to align them with Regional Transportation Plan (RTP) adoption. The city got “on-cycle” with the state housing plan eight year calendar by updating the Element for the 2013–2021 state housing planning period. This is the second update following the eight year cycle. The updated plan reflects the new housing needs projected by the Sacramento Area Council of Governments (SACOG), the most recent available population and housing data from the 2000 2010 U.S. decennial census U.S. Census Bureau, and current state and local projections. The update of the housing element also evaluates the City’s goals, policies, and programs with regard to their ability to meet the housing needs of all segments of the community. Changes are made as appropriate given the background information presented, and in light of the effectiveness of the policies and programs.

2.2 USE OF RELEVANT AND CURRENT DATA

To properly understand housing, a complete review and analysis of the community’s population characteristics and housing stock must be performed. An attempt has been made to use the most current socio-economic and building data available in this Section. The primary sources of data for the 2013 2021 General Plan were the U.S. Decennial-Census Bureau, State Department of Finance, CoStar, Claritas, DataQuick, and the City Building Department. Claritas and DataQuick are nationally recognized demographic data providers.
To update the plan, additional sources were consulted including the Sacramento Area Council of Governments (SACOG), RealFacts, the California Association of Realtors, the Sacramento Association of Realtors, and other sources as noted.

2.3 CONSISTENCY BETWEEN GENERAL PLAN ELEMENTS

Consistency among the Chapters of the General Plan is required by State law. The goals, policies, and policy actions contained within the housing section should be interpreted and implemented consistent with the goals and policies of the rest of the General Plan. The City’s General Plan is a “stand-alone” integrated policy document, and a separate background volume with chapters related to each element of the General Plan elements, opposed to segregating elements into individual chapters, which aids in ensuring consistency. To make certain that the contents of the 2013-2021-2029 housing section maintain consistency, a consistency analysis of the entire document was conducted.

The City will strive to ensure consistency between the housing section and other General Plan sections so that new policies remain consistent with all other policies. Currently, the housing section does not propose significant changes to any other section of the General Plan. Nevertheless, if it becomes evident that over time changes to any element are needed for internal consistency, such changes will be proposed for consideration by the Planning Commission and City Council.

2.4 PUBLIC PARTICIPATION

Citrus Heights adopted its first General Plan, including the Housing Element, in 2000. To update the General Plan for the 2002–2007, -2006–2013, and 2013-2021, and 2021-2029 housing planning periods, the City consulted local housing advocates, developers of affordable housing, local service providers, neighborhood associations, and the community at large. The City requested they identify elements of the housing section, and the City’s housing goals that would require updating as the result of significant changes in the locality.

Despite the challenges posed by the COVID-19 pandemic, the City has taken robust steps to involve the public in the Housing Element update. City staff engaged with affordable housing developers including USA Properties and Stamas Corporation to better understand the challenges they face in building affordable housing in Citrus Heights. Based on their feedback, staff created an online survey for residents to fill out that asked various housing and affordability questions. Simultaneously, staff conducted a Facebook Live presentation on the Housing Element to help answer any questions the public may have regarding the Housing Element update process and its history, intent, and future goals. The results of that survey and Facebook Live event are listed below.

The City has taken extraordinary efforts to involve the public in the update. The City held a public meeting to receive input from the public and housing advocates on the previous version of the Housing Element, and a Public
meeting to review the Draft updates and answer questions prior to holding a Planning Commission meeting. Public hearings will be conducted before the City Planning Commission and City Council. The notices for these meetings and hearings will be published in a local newspaper, published in Connections, prominently posted at City Hall, on the City web site, and at other public facilities. These notices will be printed in a manner to optimize public participation. The updated Background Report and General Plan documents will be circulated to various service providers, non-profit organizations and housing advocates throughout the area and available on the City Website and at City Hall for review. The City also provided information to REACH, the Neighborhood Associations, and created an “e-notifier” to allow interested parties to receive email updates as the project progressed or new information became available.

2.5 BACKGROUND AND HISTORY

In 2008-2012, the city of Citrus Heights updated its General Plan Housing Element. The 2008-2012 Plan was certified to comply with state housing law on January 6, 2009, April 3, 2013 by the California State Department of Housing and Community Development.

The City has reviewed the Goals and Policies of the existing Housing Element, any demographic or economic changes since 2008-2013, and revised the background report based on these changes. The City met with stakeholders and housing advocates to review these changes as well as evaluate the progress of the 2008-2013 Housing Element in 2013-2020.

The City met with housing advocates and members of the public and concerns included:

- This portion will be updated based on the public input received through the public hearing process and ready by the final draft submittal to HCD.

2.6 STATE MANDATE

In August 2012, City staff met with State of California Housing and Community Development Department (HCD) staff to discuss the expectations the department has for the City’s 2013 revision. City and HCD staff agreed that the element has performed successfully since the last update and that a full revision is not necessary. Since the 2013 revision, City staff has undertaken another update to its General Plan Housing Element, including reviewing and analyzing the effectiveness of current General Plan goals, objectives, and programs.

State law mandates that the City evaluate its general plan housing goals, objectives, programs, and activities to include comment on:

- the “effectiveness of the element,” meaning a review of their results;
the “progress in implementation,” meaning an analysis of the actual versus planned achievements; and

- the “appropriateness of the goals, objectives, and policies,” meaning how they might be altered to reflect lessons learned in their implementation or changing conditions in the City.

## 2.7 FACTORS FOR DEVELOPING HOUSING STRATEGIES

The City of Citrus Heights Consolidated Plan for 2010 to 2019 has set forth an Affordable Housing Plan that includes a list of factors for developing housing priorities and a set of appropriate strategies. This update presents information contained in that plan and includes discussion that confirms these conditions or identifies conditions that have changed, and revises priorities and strategies where appropriate.

Factors on Developing Housing Strategies:

- The 2010—2014 Consolidated Plan outlined the need to enhance the quality and safety of existing housing stock through the City’s housing repair program and other strategies. This Housing Element update confirmed the need.

- It was anticipated that most low-income households would benefit from assistance with down-payment and closing costs. It is often difficult for low income families to save sufficient funds for a down-payment and cover everyday living costs at the same time. The previous Housing Element update confirmed the need.

- Less than 1% of the City’s current housing stock was constructed in the last 10 years. This update confirms to reaffirm the City’s built out nature, which was also documented in the previous update.

- About 442353.1% of renters and 2534.8% of owners pay more than 30% of their income for shelter (rent or house payment plus utilities).

- Two percent of all owner households and ten-five percent of all renter households in the City are considered overcrowded (more than 1.01 persons per room).

- Funding for new affordable housing construction at both the state and federal level has been severely curtailed.

- The City has purchased and demolished several dilapidated rental units on Sayonara and developed a Sayonara Replacement Housing Plan. This plan will allow for replacement with a variety of housing typologies, and is envisioned to be ownership housing. There are some neighborhoods in decline (such as Sayonara Drive) which would benefit from public facility improvement and housing rehabilitation funds.
It is estimated that median home prices have fallen 50% from the peak in 2005, which has substantially increased affordability, particularly coupled with record low interest rates, however extremely low-income and low-income residents continue to struggle with finding affordable housing. Median home prices have approximately doubled since the lowest point in 2009-2010, and despite interest rates remaining low, extremely low-income and low-income residents continue to struggle with finding affordable housing.

In 2009, when the Consolidated Plan was prepared, the City was experiencing an extremely high rate of foreclosures and bank-owned homes. While the City is experiencing fewer foreclosures currently, there still are many bank-owned homes in the housing market.

2.8 HOUSING RESOURCES

The City has the following continuing programs that support the City’s housing goals and objectives:

► Community Development Block Grant (CDBG) Entitlement funds received annually through the federal Department of Housing and Urban Development (HUD): Typically a portion of these funds are set aside annually for the City’s Housing Rehabilitation Program. This program is designed to correct health and safety hazards in deteriorated housing and extend the useful life of the affordable housing units. Various financing methods are used to achieve cost-effective repairs for owner-occupied, low-income Citrus Heights residents.

► The City of Citrus Heights Housing Rehabilitation Program is intended to:
  
  o Preserve and enhance the existing housing stock;
  o Further neighborhood conservation efforts; and
  o Provide a method by which very low-, low-, and moderate-income homeowners can improve their homes.

► Accordingly, the city’s program offers low-interest deferred loans, emergency repair grants, handicapped accessibility grants, relocation grants, and lead hazard evaluation and abatement grants to eligible homeowners with varying housing repair needs.

► Owner-occupied Housing Rehabilitation Loans: low and no interest loans of up to $60,000 made to owner-occupant households for essential home repairs.

► Mobile Home Repair Grants: non-recourse grants made to owners who live in a mobile/manufactured homes may not exceed $10,000.
Handicapped Accessibility Grants: grants to owners for the purpose of handicapped accessibility improvements may not exceed $5,000 and not require repayment.

Lead Hazard Evaluation Grant: grants up to $750 may be provided for the cost of lead hazard evaluation activities and do not require repayment.

assists low-income and very-low-income households with health and safety repairs. Activities under this program include:

Owner-occupied Housing Rehabilitation Loans: low and no interest loans of up to $60,000 made to owner-occupant households for essential home repairs.

Mobile Home Repair Loans: low and no interest loans of up to $10,000 made to mobile home and manufactured home owner-occupant households for essential home repairs.

Accessibility Grants: grants up to $5,000 to households with a permanently disabled member to adapt owner-occupied or rental housing for the mobility and safety needs of the disabled. (Note: this grant may be combined with other programs and is predominantly utilized by the City’s senior population.)

HOME funds received through the Sacramento HOME Consortium: For the recipient 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. The City is a member of the Sacramento HOME Consortium with the Sacramento Housing and Redevelopment Agency. Through this agreement, the City receives a “fair share” of federal HOME (Housing Investment Partnership Program) funds that are allocated to Sacramento County as an urban county. These funds are directed to be used for first-time home buyer assistance in the City of Citrus Heights.

CDBG Entitlement funds received annually through HUD and City General Revenue Funds for fair housing services: The city contracts with Sacramento Self Help Housing to provide a telephone and Internet-based resource, called the Renters Helpline. This service provides counseling, dispute resolution and fair housing services for Sacramento County residents, including all incorporated cities. Sacramento Self-Help Housing staff maintains a publicly-advertised phone line for the Renters Helpline and a regularly updated website at www.rentershelpline.org. The Citrus Heights Fair Housing Program seeks to educate and inform residents of the regional resources available to them in regard to housing, disability and employment discrimination services. The City primarily does this through its fair housing fliers, the Web site www.chfairhousing.net and its free educational forums for tenants, landlords and those who have been victim
to predatory or discriminatory lending tactics. The City contracts with Sacramento Self Help Housing to provide mediation and counseling for those with a landlord tenant dispute.

- **Code Enforcement Program**: Citrus Heights is dedicated toward neighborhood preservation through housing, nuisance, and zoning code enforcement with the goal of reducing blight; preserving the housing stock; and ensuring a safe, healthy, and decent place to live. The City continues to expand this program and has established several initiatives:
  
  - itinerant vending ordinance
  - abandoned vehicle abatement
  - public education campaigns (major automotive repair, junk and rubbish)
  - administrative hearings to resolve stubborn cases
  - “team” enforcement with police, public works, planning, animal control, youth conservation corps, the parks district, and the fire district.
  - weed abatement authority
  - cost recovery through liens against real property
  - the removal of illegal postings using community volunteers
  - the masking of graffiti by providing free paint
  - property “receivership” for nuisance properties

- **Rental Housing Inspection Program**: In 2019, the City approved the Rental Housing Inspection Program (RHIP) to require regular inspections of the rental housing stock within the City. This program funds several code enforcement officers to ensure rental housing stock is properly maintained. Since a majority of code enforcement complaints are affiliated with rental housing, this has enabled the City’s regular code enforcement team to more proactively respond to ownership housing as well.

- **Low Income Housing Mitigation Fee**: Citrus Heights assesses fees on non-residential building permits for the purposes of providing low-income housing. These fees have been used to rehabilitate 44 low-income housing units.

- **Housing Resource Guides**: The City has developed several resource guides to help the community in accessing housing programs. These include guides to affordable rental housing and tenant assistance programs; home ownership and home buyer assistance; and senior and disabled housing and assistance/advocacy programs.

- **Other housing programs include:**
First-Time Homebuyer Program: low-interest loans up to $40,000 for down payment assistance for eligible participants.

Citrus Heights Navigator Program: the city’s Homeless Navigator assist individuals and families currently experiencing homelessness in Citrus Heights.

The city has partnered with the State of California (through the No Place Like Home Program), Sacramento County, and SHRA on the Sunrise Pointe Apartment 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.CAL HOME, Mortgage Credit Certificate, California Housing Finance Agency, Veterans Administration loans, CalPERS, and the Neighborhood Assistance Corporation of America. The City supports the activities of the many lenders within the City that assist households from all economic segments to become homebuyers.

Housing Trust Fund: The City received $1 million from the State to address affordable housing needs, matching the City’s contribution of $1.2 million allocated from Housing Mitigation and Redevelopment funds. These funds were used to pay for the modernization of 44 affordable housing units owned by the Sacramento Housing and Redevelopment Agency.

City Housing staff: The City’s Housing staff are available to citizens who wish to personally discuss their housing needs. Staff offers guidance and referral when appropriate, and maintains a library of publications and information sheets that are available free of charge to the public. These include publications from Fannie Mae and HUD.

Partnerships: The City has identified strategic partnerships, both formal and informal, as key to meeting the City’s housing goals. These include working with the local HUD Community Builder, the Sacramento Home Loan Counseling Center, the Sacramento Rental Housing Association, the Sacramento Housing Alliance, the County Department of Human Assistance, Sacramento Steps Forward, Sacramento Self Help Housing and the Sacramento (County) Housing and Redevelopment Agency.

Maintenance of Housing Stock: The City Housing Stock Fee is used to support city inspections which are used to ensure the proper maintenance of the City’s aging housing stock.
2.9 EVALUATION OF THE CITY’S HOUSING GOALS, OBJECTIVES, POLICIES, AND PROGRAMS IN THE 2011 GENERAL PLAN (HOUSING ELEMENT PORTION UPDATED IN 200821)

PREVIOUS ELEMENT ACCOMPLISHMENTS

The 200819 Sacramento Area Council of Governments (SACOG) Regional Housing Needs Plan determined that the City’s fair share of housing need was a total of 223697 units for a variety of income levels (78132 Very Low, 2079 Low, 40144 Moderate, and 454342 Above Moderate). According to building permit records, the City had a net production of 52105 units during the 2008-20132013-2021 Planning Cycle.

The City did not meet the goals and objectives of the 2008–20072013-2021 Housing Element for total housing units or for affordable housing units. However, the City made significant progress toward its housing goals by utilizing a number of housing programs to help with some of the issues facing the community.

Although the actual production fell short of production goals, much of the effort in the 20022008–20072013-2021 cycle is viewed as an overwhelming success toward meeting the needs of the community and the implementation of housing programs that help achieve the goals of the Housing Element.

REVIEW AND ANALYZE

State Law, Government Code Section 65588 requires each local government preparing a Housing Element to review and analyze the following:

► Appropriateness of housing goal, objective, and policies in contributing to the attainment of the state housing goal.
► The effectiveness of the Housing Element in attainment of the communities housing goals and objectives.
► The progress of the City in implementation of its Housing Element.

The 20082013 Housing Element contained five-seventy Goals, twenty-six Policies, and seventy-one Policy Actions designed to carry out the overall goals of increasing homeownership, preserving the existing housing supply and assuring its continuing quality, optimizing remaining development opportunities, and ensuring that adequate housing is available to all residents including those with special needs.

The Goal, Policy, and Action Review Table, below, reviews and analyzes each of the Goals, Policies, and Actions from the 20082013 Housing Element. In addition to the Housing Element, the table reviews the City’s Goals, Policies, and Actions related to Energy Conservation Opportunities. The table also provides modifications or
additional programs and justifies the necessity of the change or addition to the Housing Element or Energy Conservation portion of the General Plan based on the required analysis.

The table includes the following information:

- Goal/Policy/Action Number
- Language of each Goal, Policy, and Action from the 2008-2013 Housing Element
- Description of the objective of each program
- Result of the program and what was accomplished with each
- Evaluation of the effectiveness/successfulness of the program
### Housing Element Policy Review Table

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<td>24</td>
<td><strong>GOAL:</strong> To increase homeownership opportunities to ensure a balance of housing and household types. <strong>Timing:</strong> Ongoing <strong>Responsibility:</strong> CDD</td>
<td>To increase homeownership opportunities to ensure a balance of housing and household types.</td>
<td>The City has assisted in increasing homeownership and is working to balance household types. Approximately 56% of homes in the City are owner occupied. The City has also promoted new housing typologies such as Cluster Housing (Mitchell Farms), and adopted a Small Lot Housing Ordinance to increase housing typologies and affordability levels. In addition, the Sunrise Tomorrow Specific Plans introduces new typologies that do not currently exist in the City such as flats, multi-family wrap construction, etc.</td>
<td>The City has been <strong>successful</strong> in pursuing this goal.</td>
<td>Continue to support first-time home buyers and strive to create a balance of housing and household types.</td>
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<td><strong>Policy:</strong> Support the use of public and private funds to assist first-time home buyers <strong>Timing:</strong> Ongoing <strong>Responsibility:</strong> CDD</td>
<td>Use City funds and work with private funds to assist first-time home buyers.</td>
<td>The City has created several partnerships to assist first-time home buyers as well as contributed significant funds to assist first time home buyers. The City has included additional funding for down payment assistance programs with Permanent Local Housing Allocation.</td>
<td>The City has been very <strong>successful</strong> in pursuing this policy.</td>
<td>Continue to support first-time home buyer programs and work with private groups to assist first time home buyers or other buyers at risk.</td>
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<tr>
<td>24.1A</td>
<td>Use City Housing funds to leverage private funds to create homeownership opportunities. <strong>Timing:</strong> Ongoing <strong>Responsibility:</strong> CDD</td>
<td>Create more homeownership opportunities in the City.</td>
<td>The City assisted 20 families with its first-time home buyer program between January 1, 2015 and December 31, 2019.</td>
<td><strong>Successful.</strong> The City has assisted numerous persons in need, however, limited funding has created a waiting list for more assistance.</td>
<td>Continue to support home ownership programs.</td>
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<td>24.1B</td>
<td>Continue to participate in programs that encourage people to own homes close to their workplaces.</td>
<td>Create opportunities for people to live close to work.</td>
<td>The City has continued to promote a variety of housing types in the community in infill locations. Due to the built out nature, most of these infill locations are located in or adjacent to existing commercially zoned land. This type of development enables residents to live near where they work. For example, the city is preparing a Specific Plan for the existing Sunrise Mall property. This project, known as Sunrise Tomorrow, will introduce over 1,200 housing units on the 100-acre site, located in the heart of the city's commercial and business core known as the Sunrise Marketplace. In addition, in 2018, the city approved the rezone and redevelopment of a former golf course. This project, located adjacent to the Sunrise Marketplace is currently under construction and will allow for 260 new small lot single family homes in close proximity to hundreds of jobs and businesses.</td>
<td>Successful. The city has approved numerous projects within major employment centers and corridors. The city continues to promote infill development opportunities adjacent to commercial corridors and employment hubs.</td>
<td>Continue to encourage development of mixed-use projects and live/work units to provide a variety of housing choices.</td>
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<td>24.1C</td>
<td>Develop and distribute housing resource materials to potential homebuyers.</td>
<td>Keep potential home-buyers informed on opportunities for assistance.</td>
<td>The City has developed a Home-ownership Resource Guide as well as Housing resource materials, available on the City’s website and at various City functions, or at City Hall. The City also partners with NeighborWorks, a non-profit group that offers homeownership classes and additional resources for prospective home buyers.</td>
<td>Successful. The Resource Guide provides valuable information to potential homebuyers.</td>
<td>The City will continue to provide updated information to homebuyers.</td>
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<tr>
<td>24.1D</td>
<td>Use available state and federal funds for the city-wide first-time home buyer assistance program.</td>
<td>Assist first-time home buyers to purchase homes.</td>
<td>The City assisted 20 families with its first-time home buyer program between January 1, 2015 and December 31, 2019.</td>
<td>Successful. CDBG, CalHOME, PLHA and other private/public partnerships continue to be available. The City remains a CDBG entitlement community, and participates in the Sacramento Home Consortium.</td>
<td>The City will continue to use available funds to assist homebuyers.</td>
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### Housing Element Policy Review Table

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| 24.1E | Create and participate in partnerships that encourage home ownership.  
Timing: Ongoing  
Responsibility: CDD | Work with outside agencies to assist first-time homebuyers.  
The City has forged partnerships with several housing agencies including Habitat for Humanity, Mercy Housing, Sacramento Valley Apartment Association, the Sacramento Housing Alliance, Neighbor-Works, and the Sacramento Home Loan Counseling Center  
The City also participates in education for first-time homebuyers on issues facing new homeowners. | Successful. Many of these partnerships continue to be very successful and provide assistance to potential homebuyers.                                                                 | The City will continue work to maintain existing partnerships and seek new partnerships as opportunities arise. |                                      |
| 24.1F | Explore innovative ways of creating opportunities for increased home ownership.  
Timing: Ongoing  
Responsibility: CDD | Use new methods to provide home ownership opportunities.  
The City participates in National Homeownership Week Events to encourage homeownership. | Mostly Successful. Some innovative ideas have been applied.                                                                                                                                         | The City will continue to find innovative ways to increase homeownership.                                                                   |                                      |
| 24.1G | The City will monitor foreclosures and provide programs and technical assistance as necessary.  
Timing: Ongoing  
Responsibility: CDD | Prevent foreclosure from impacting homeowners.  
The City has provided funding to assist homeowners with foreclosure prevention assistance. The City has assisted numerous owners during the peak of the foreclosure crisis and continues to provide assistance as necessary.  
The subsidence of the foreclosure crisis has reduced the amount of assistance required almost entirely. | Successful. The foreclosure crisis waned after the adoption of the previous Housing Element. Since the foreclosure crisis subsided, the policy does not warrant such an active role. As a result, the policy should be modified to continue to monitor foreclosures in the community. | Modify. The City will monitor foreclosures and provide programs and technical assistance as necessary.                                      |                                      |
| 24.2  | Policy: Assist in the conversion of rental developments to owner occupancy where appropriate.  
Timing: Ongoing  
Responsibility: CDD | Assist in the conversion of rental housing to owner occupied.  
The City has purchased and demolished several dilapidated rental units on Sayonara and developed a Sayonara Replacement Housing Plan. The City will issue an RFP in the next several months to request developers to introduce new housing of a variety of sizes and intends this to be owner occupied housing. Change to variety of 3- and 4-bedroom ownership. | The City has been somewhat successful at meeting this action. The Condominium Conversion Ordinance aids in converting, rental housing into owner occupied housing; however, has been used infrequently. | The City should continue to assist in the conversion from rental developments to owner occupancy.                                         |                                      |
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<td>24.2A</td>
<td>Develop a program to allow and encourage conversion of small rental properties to owner occupancy.</td>
<td>Encourage rental properties to become owner occupied.</td>
<td>The City revised the Condominium Conversion Ordinance to assist property owners in the conversion of rental units into for sale units. The ordinance is sensitive to the conversion of at risk units. The City assisted 20 families with its first-time home buyer program between January 1, 2015 and December 31, 2019. The City has purchased and demolished several dilapidated rental units on Sayonara and developed a Sayonara Replacement Housing Plan. This plan will allow for replacement with a variety of housing typologies, and is envisioned to be ownership housing.</td>
<td>The City has been somewhat successful at meeting this action. The City has assisted first-time home buyers in purchasing properties that were once small rental properties. Small properties include smaller single family homes and duplexes. The City has committed to revitalizing the Sayonara neighborhood, converting small four-plex rental units into ownership housing.</td>
<td>The City should continue to explore a program to encourage conversion to owner occupancy. The City should investigate a program that encourages participants of the First-Time Home Buyers Program to purchase properties that were previously rentals.</td>
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<td>24.2B</td>
<td>Investigate ways to provide ownership of mobile home parks by their residents.</td>
<td>Continue to investigate ways to achieve ownership of land in mobile home parks by their residents.</td>
<td>The City Created a Mobile Home Task Force to investigate methods. The City adopted a Mobile Home Conversion Ordinance to protect mobile home owners. The City will continue to monitor future opportunities for Mobile Home Conversion to ownership.</td>
<td>The City has investigated the issue resulting in the Mobile Home Conversion Ordinance.</td>
<td>The City should continue to investigate innovative ways to provide ownership of mobile home parks by their residents.</td>
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<td>25</td>
<td>GOAL: To provide adequate sites for a variety of housing opportunities to serve all residents.</td>
<td>To provide adequate sites for a variety of housing opportunities to serve all residents.</td>
<td>The City has continued to support a variety of housing types to serve all segments of the community.</td>
<td>Successful. The City continues to work with developers, non-profits, and other groups to ensure all segments of the community have housing opportunities.</td>
<td>The City should continue to ensure they provide adequate sites for various housing opportunities for all residents.</td>
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| 25.1 | **Policy:** Promote the development of a variety of housing types in terms of location, cost, design, style, type and tenure, while ensuring compatibility with adjacent uses of land.  
**Timing:** Ongoing  
**Responsibility:** CDD | To provide housing choices available to all segments of the community. | The City continues to work with the eleven neighborhood associations, developers, and property owners to provide feedback on development projects which provide a variety of different housing types within the City.  
The city has approved a wide variety of housing types spread throughout the city:  
- Mitchell Farms 2018 - The city approved a 260 unit infill development on a former golf course.  
- Sunrise Pointe – a 46 unit deed restricted affordable and supportive housing project was approved. Construction is slated for 2021/2022.  
- The city adopted a small lot housing ordinance to allow for the construction and sale of smaller lots on multi-family zoned properties.  
- The city has approved two senior assisted living projects Quantum Care and Carefield living.  
- The City has developed the Sunrise Tomorrow Specific Plan which will transform the Sunrise Mall into a mixed use destination including over 1,200 housing units, of varying typologies.  
- The city acquired the New Sylvan Property, a 12 acre infill development opportunity and adopted planning principals to guide the development of this property.  
- From 2013-2019, eleven ADUs were constructed in the City. | **Extremely Successful.** The City actively promotes development of various housing types throughout the city.  
The city continues to find new ways to encourage housing in infill conditions. | The City should continue to promote a variety of housing types to address the needs of the community. |
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<tr>
<td>25.1A</td>
<td>Support development of secondary dwelling units, cluster housing, work/live units, co-op housing, and other innovative housing types as allowed by the zoning ordinance</td>
<td>The City has adopted a zoning code that removes the constraints to development of innovative housing types.</td>
<td>The City has averaged about 3-4 new ADU’s constructed annually. In addition, the city has applied for LEAP funding to create pre-approved plans for ADU’s and educational events to encourage ADU’s.</td>
<td>Successful. ADU production has averaged about 3 per year and continues to grow in popularity. Two clustered projects are currently under construction. The Small Lot Housing Ordinance has created a new housing opportunity in the community and one development is already utilizing this ordinance on Auburn Boulevard.</td>
<td>The City should continue to support innovative housing types as permitted by the Zoning Code.</td>
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## Housing Element Policy Review Table

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| 25.2 | **Policy:** Strive to meet the City’s fair share housing allocation based on the Regional Housing Needs Assessment.  
**Timing:** Ongoing  
**Responsibility:** CDD | To contribute to meeting the Regions Housing Needs.                                                                                             | The City continues to work with SACOG to attempt to meet its fair share of the Regional Housing Need.  
The city has approved a wide variety of housing types spread throughout the city:  
- Mitchell Farms - The city approved a 260 unit infill development on a former golf course.  
- Sunrise Pointe – a 46 unit deed restricted affordable and supportive housing project was approved. Construction is slated for 2021/2022.  
- The city adopted a small lot housing ordinance to allow for the construction and sale of smaller lots on multi-family zoned properties.  
- The city has approved two senior assisted living projects Quantum Care and Carefield living.  
- The City has developed the Sunrise Tomorrow Specific Plan which will transform the Sunrise Mall into a mixed use destination including over 1,200 housing units, of varying typologies.  
- The city acquired the New Sylvan Property, a 12 acre infill development opportunity and adopted planning principals to guide the development of this property.  
- The city has averaged approximately 3 ADU’s annually. | The City has been **successful** in supporting this Policy. The 2013 Housing Element provided adequate land to meet the City’s fair share of development.  
The City continues to look for opportunities to increase varying housing typologies and promotes the redevelopment of commercial properties as a means to increase housing.  
The Mitchell Farms, Sunrise Pointe, and SunriseTomorrow projects all introduce housing into land previously used for commercial uses. | The City should continue to strive to provide adequate land housing to achieve the RHNA.                                                                                                                     |
| 25.2A | Develop an inventory of land suitable within the City for the development of housing for all segments of the community  
**Timing:** Ongoing  
**Responsibility:** CDD | Maintain an inventory of developable land available in the city to encourage housing development on vacant sites.                                    | The City has updated its Vacant Land Inventory to include Vacant, Pending, and Underutilized sites suitable for housing throughout the City and continues to update as conditions change.  
The Vacant Land Inventory is available for interested parties. | The City has been **successful** in supporting this Policy.                                                                                      | The City should continue to maintain its inventory of land suitable for development in the City. The intent is to provide information to those interested in development in the City. The City should provide additional outreach to encourage housing development, including web, mailing or other media. |

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## Housing Element Policy Review Table

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<tr>
<td>25.B</td>
<td>Prepare an Annual General Plan Progress Report to analyze the City’s progress to meet the fair share allocation based on the RHNP.</td>
<td>Report the City’s progress towards achieving the RHNP allocation.</td>
<td>The City has prepared a General Plan Annual report regularly since 2008.</td>
<td>The City has been successful in submitting its General Plan Annual Report.</td>
<td>Continue to submit a General Plan Progress Report annually.</td>
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| 25.C | Continue to implement the housing monitoring program including annual review of the following:  
- Inventory of land suitable within the City for the development of housing for all segments of the community.  
- Proposed and approved residential projects and building permits issued.  
- Home and apartment vacancies  
- Rental and home sales survey and Multiple Listing Service summary.  
- Infrastructure and public services capacity | Monitor development factors that impact housing availability and constraints. | The City continually monitors trends in the local housing market through the methods established in this action.  
The City provides monthly Development Project Updates to provide information regarding number of building permits and entitlements in the process at the given time.  
In 2012, the City prepared a detailed Vacant Land, Underutilized land, and Pending Project Inventory to track vacant parcels available for development and projects that are pending for construction.  
The Vacant Land Inventory is updated periodically to reflect changing development conditions. The City review’s the Vacant Land Inventory as development projects are reviewed to ensure no net loss of sites.  
The City monitors home and apartment vacancies, home sales, and infrastructure and services capacity as funding and staffing permits.  
The City has modified the Zoning Code to allow housing in BP (Business Professional) Zoning as well as adopted a Small Lot Housing Ordinance to increase the availability of land for residential development. | The City has been successful in monitoring changes in the housing market and created innovative methods of tracking changes and providing data to the public. | The city should Continue to monitor ongoing conditions in the City’s housing stock, available land, and changing laws and conditions. |
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| 25.3| **Policy:** Facilitate mixed use development and redevelopment in appropriate areas.  
**Timing:** Ongoing  
**Responsibility:** CDD | Allow mixed use development and redevelopment to occur to revitalize appropriate areas.             | The City continues to work with developers to allow mixed use developments and redevelopment throughout the City.  
The Sunrise Tomorrow Specific Plan has goals and policies to transform the Sunrise Mall into a mix of uses including over 1,200 housing units of variety of typologies.  
The City approved the Bear Paw Town homes project, a horizontal mixed use project within the Auburn Boulevard Specific Plan allowing 46 within an existing shopping center.  
The City reviewed an application to introduce apartments into the Antelope Crossing Special Planning area; however, the application was withdrawn due to construction costs.  
The City purchased the New Sylvan property (former school site), and is currently marketing the property to be utilized as a mixed use or residential site. The site is located in the heart of the City along Auburn Boulevard, surrounded by a mixture of residential and commercial uses. | **Successful.** The City has permitted one mixed use project on Auburn Boulevard.  
The City has made refinements to the Zoning Code as well as prepared a Specific Plan for Sunrise Tomorrow increasing mixed use opportunities. | **Continue** to support and encourage mixed use redevelopment.                                                                                       |
General Plan Background Report

Population & Housing

City of Citrus Heights

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<tr>
<td>25.3A</td>
<td>Offer incentives for housing and/or mixed use development to occur on underutilized commercially zoned land at densities of 20 units per acre.</td>
<td>Encourage housing and mixed use development by offering incentives.</td>
<td>The City continues to use a variety of mechanisms to incentivize development of housing.</td>
<td>The City has been successful in offering a variety of incentives to encourage housing throughout the City.</td>
<td>The City should Continue to offer incentives for varying housing typologies throughout the City.</td>
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<td><strong>Timing:</strong> Ongoing</td>
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<td>The Sunrise Tomorrow Specific Plan has goals and policies to transform the Sunrise Mall into a mix of uses including over 1,200 housing units of variety of typologies. The Specific Plan was funded by the City, includes CEQA clearance, and increases development potential, greatly incentivizing the redevelopment of this aging center.</td>
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<td><strong>Responsibility:</strong> CDD</td>
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<td>The City has used the Affordable Housing Density bonus provisions for two developments during this planning cycle. This includes the Sunrise Point affordable housing project, resulting in 46 units of deed restricted housing. The City also contributed several years of HOME funds to make this project possible.</td>
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<td>In addition, the City approved Fair Oaks Senior Affordable Housing in 2019. This includes 110 units of deed-restricted affordable housing. This project received a 10% density bonus as well as concessions allowed under the law.</td>
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<td>The City purchased the 12 acre New Sylvan property to incentivize redevelopment of the Sylvan Corners property. The property is currently offered as a development opportunity. If the project is developed with a residential component, a minimum of 15 percent of the units are required to be affordable units.</td>
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| 25.4 | **Policy**: Support a variety of housing opportunities on vacant or under-utilized lands.  
**Timing**: Ongoing  
**Responsibility**: CDD | To allow development of a variety of housing types on the City’s inventory of vacant and underutilized lands. | The City has approved numerous developments on infill, vacant and underutilized lands.  
The City has prepared a vacant land inventory to catalog vacant property in the City that may be available for development.  
Several recent developments have been implemented on properties identified in the Vacant Land Inventory.  
This includes the Mitchell Farms Project (260 new homes), Sunrise Pointe (46 deed restricted units), Fair Oaks Senior Affordable Project (110 deed restricted units). The Vacant Land Inventory is a resource available to the development community interested in development in Citrus Heights.  
The Sunrise Tomorrow Specific Plan has goals and policies to transform the Sunrise Mall into a mix of uses including over 1,200 housing units of variety of typologies. The Specific Plan was funded by the City, includes CEQA clearance, and increases development potential, greatly incentivizing the redevelopment of this aging center.  
The City has used the Affordable Housing Density bonus provisions for two developments during this planning cycle. This includes the Sunrise Point affordable housing project, resulting in 46 units of deed restricted housing. The City also contributed several years of HOME funds to make this project possible.  
In addition, the City approved Fair Oaks Senior Affordable Housing in 2019. This includes 110 units of deed-restricted affordable housing. This project received a 10% density bonus as well as concessions allowed under the law. | The City continues to be **successful** in promoting development on infill, vacant and underutilized land | **Continue** to support development of vacant and underutilized lands. |
| 25.5 | **Policy**: Promote fair distribution of special needs facilities throughout the City to avoid over-concentration in any particular neighborhood, including assisted housing, below market rate projects, and senior housing.  
**Timing**: Ongoing  
**Responsibility**: CDD | Encourage special needs facilities to be spread throughout the City to avoid over-concentration in any certain area. | The City has been successful in avoiding concentrations of special needs facilities. The City’s special needs facilities are well distributed throughout the City. | The City continues to be **successful** in circumventing over-concentration of these facilities. | **Continue** to ensure special needs facilities are distributed throughout the City. |
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<td>26</td>
<td><strong>GOAL:</strong> Develop, conserve, and to improve the housing stock to ensure decent accommodations for all segments of the community. <strong>Timing:</strong> Ongoing <strong>Responsibility:</strong> CDD / PD</td>
<td>To develop, to conserve, and to improve the housing stock to ensure decent accommodations for all segments of the community.</td>
<td>The City has created an aggressive administrative enforcement process to ensure compliance with City Codes. Over 98% of all code compliance cases are successfully resolved which aids in housing stock conservation. The City’s Housing Rehab Program completed 25 projects from January 1, 2015 to December 31, 2019. In 2019, the City approved the Rental Housing Inspection Program (RHIP) to require regular inspections of the rental housing stock. This program funds several code enforcement officers to ensure rental housing stock is properly maintained. Since a majority of code enforcement complaints are affiliated with rental housing, this has enabled the City’s regular code enforcement team to more proactively respond to ownership housing as well.</td>
<td>The City has been very successful in conserving and improving the City’s aging housing stock.</td>
<td>The City should continue to conserve and improve the housing stock to provide housing for all segments of the community.</td>
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<td>26.1</td>
<td><strong>Policy:</strong> Encourage the conservation and improvement of existing housing <strong>Timing:</strong> Ongoing <strong>Responsibility:</strong> CDD / PD</td>
<td>Encourage the development of housing in the City.</td>
<td>The City has successfully allowed for a variety of housing types. Between 2010 and 2019, 172 total housing units have been constructed in the City. The City’s Housing Rehab Program completed 25 projects from January 1, 2015 to December 31, 2019. The City has continued to increase the commitment of funds for housing preservation, has diversified its source of funds, and has leveraged funds and staff time through community partnerships. In 2019, the City approved the Rental Housing Inspection Program (RHIP) to require regular inspections of the rental housing stock. This program funds several code enforcement officers to ensure rental housing stock is properly maintained. Since a majority of code enforcement complaints are affiliated with rental housing, this has enabled the City’s regular code enforcement team to more proactively respond to ownership housing as well.</td>
<td>The City has been very successful in implementing this policy. The number of homes constructed and pending construction, combined with the city’s continuing efforts to support housing rehab, have been very successful and well received.</td>
<td>The City should continue to encourage conservation of existing housing.</td>
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<td>26.1A</td>
<td>Promote the use of administrative remedies to remediate substandard rental units.</td>
<td>Utilize administrative methods to eliminate substandard rental housing.</td>
<td>The City has an aggressive Code Enforcement Division to ensure code compliance and eliminate substandard rental units to the maximum extent feasible. In 2019, the City approved the Rental Housing Inspection Program (RHIP) to require regular inspections of the rental housing stock. This program funds several code enforcement officers to ensure rental housing stock is properly maintained. Since a majority of code enforcement complaints are affiliated with rental housing, this has enabled the City’s regular code enforcement team to more proactively respond to ownership housing as well. The City has implemented receivership programs on two properties that have been long term city nuisances to gain compliance.</td>
<td>The City has been very successful in eliminating and improving substandard housing utilizing administrative procedures outlined in this policy amongst other methods.</td>
<td>Continue</td>
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<tr>
<td>26.1B</td>
<td>Remove unsafe or dilapidated housing through the Code Enforcement Program. Remove housing that may pose a health and safety risk to the public including both tenants and neighbors.</td>
<td>Remove housing that may pose a health and safety risk to the public including both tenants and neighbors.</td>
<td>In 2019, the City approved the Rental Housing Inspection Program (RHIP) to require regular inspections of the rental housing stock. This program funds several code enforcement officers to ensure rental housing stock is properly maintained. Since a majority of code enforcement complaints are affiliated with rental housing, this has enabled the City’s regular code enforcement team to more proactively respond to ownership housing as well. The City has implemented receivership programs on two properties that have been long term city nuisances to gain compliance.</td>
<td>The City has been very successful in enforcing code violations and resolving issues involving dilapidated and unsafe housing.</td>
<td>Modify to read, “Remove unsafe or dilapidated housing through the Code Enforcement Program. Secure vacant residential structures that are unsafe to occupy and require resolution,” to reflect the previous reassignment of Neighborhood Enhancement related duties to Code Enforcement within the Police Department.</td>
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<td>26.C</td>
<td>Offer incentives and financing assistance for affordable housing and housing rehabilitation</td>
<td>Provide assistance to lower income households to rehabilitate their homes.</td>
<td>The City’s Housing Rehab Program completed 25 projects from January 1, 2015 to December 31, 2019.</td>
<td>The City continues to be successful in promoting rehabilitation of its housing stock.</td>
<td>The City should continue to offer incentives and financing assistance for affordable housing and housing rehab.</td>
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<td><strong>Timing:</strong> Ongoing</td>
<td><strong>Responsibility:</strong> CDD</td>
<td>The City has encouraged and induced numerous rehabilitations of multi-family properties since its incorporation.</td>
<td>The City continues to seek funding to assist more families to rehabilitate their homes.</td>
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<tr>
<td>26.D</td>
<td>Work with financial institutions, nonprofit organizations and government agencies to promote housing rehabilitation.</td>
<td>The City should team with other agencies and private groups to promote housing rehabilitation.</td>
<td>The City has invested over $6.2 million to revitalize the Sayonara Neighborhood. The City leveraged the Community Reinvestment Act and other resources to acquire and demolish 15 substandard multi-family structures on Sayonara Drive. The City’s replacement housing plan calls for the future construction of a variety of housing. The City’s Permanent Local Housing Application includes funding to begin the pre-development work on this important project. The City has teamed with NeighborWorks and other local organizations to provide housing repair assistance, access improvements, and maintenance to several homeowners. The City has allocated CDBG funding to expand the program.</td>
<td>The City continues to be successful by working with local, state, federal, and non-profit organizations to promote and assist with housing rehabilitation.</td>
<td>The City should continue to develop partnerships to promote housing rehabilitation. The City should increase efforts to pursue partnerships with financial institutions to assist with rehabilitation.</td>
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<td>26.1E</td>
<td>Support the efforts of all local service organizations, schools, and other community groups to provide housing repair assistance.</td>
<td>Work with local groups to provide housing repair assistance to citizens of Citrus Heights.</td>
<td>The City has teamed with Rebuilding Together, NeighborWorks and other local organizations to provide housing repair assistance, access improvements, and maintenance to several homeowners. The City has lead efforts for housing rehabilitation of residential projects and cleanup annually through the Sacramento Valley Association of Building Officials. The City continues to search for opportunities to partner with non-profits, local partners, and community groups to assist with housing repair efforts.</td>
<td>The City has been successful at establishing partnerships to provide assistance to homeowners in need of home repair or access improvements, an important component of keeping the City’s aging housing stock well maintained.</td>
<td>The City should Continue to support local programs and assistance to provide housing repair opportunities.</td>
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<td>26.1F</td>
<td>Continue and expand the City’s Owner Occupied Rehabilitation Program where feasible.</td>
<td>Provide assistance to rehabilitate owner occupied housing.</td>
<td>The City has teamed with NeighborWorks and other local organizations to provide housing repair assistance, access improvements, and maintenance to several homeowners. The City has allocated CDBG funding to expand the program.</td>
<td>The City has been successful in implementing this program.</td>
<td>The City should continue to promote its rehabilitation programs and continue to identify funding sources to support this action.</td>
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<td>26.1G</td>
<td>Examine the feasibility of creating a Resale Inspection Program.</td>
<td>Examine the feasibility of creating a Resale Inspection Program.</td>
<td>The City has evaluated the feasibility of a Resale Inspection Program and determined a program of this nature is not feasible. Instead, in 2019, the City created the Rental Housing Inspection Program (RHIP). The RHIP requires regular inspections of the rental housing stock. This program funds several code enforcement officers to ensure rental housing stock is properly maintained. Since a majority of code enforcement complaints are affiliated with rental housing, this has enabled the City’s regular code enforcement team to more proactively respond to ownership housing as well.</td>
<td>The City has been successful in evaluating the potential for a resale inspection program. Due to a variety of concerns, it was determined this approach was not feasible. Instead, the City created the RHIP to ensure the rental housing stock is maintained and improved to comply with building and health and safety codes.</td>
<td>Delete to reflect the creation of the Rental Housing Inspection Program (Policy 26.3A).</td>
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<td>26.1H</td>
<td>Continue to provide interest free housing repair loans to senior residents through the City’s Owner-Occupied Rehabilitation Program. &lt;br&gt;&lt;br&gt; <strong>Timing:</strong> Ongoing  &lt;br&gt;&lt;br&gt; <strong>Responsibility:</strong> CDD</td>
<td>Fund the Senior Housing Emergency Repair Program or develop a similar program to benefit senior homeowners.</td>
<td>The City has been successful in its rehabilitation program. The City’s Housing Rehab Program completed 25 projects from January 1, 2015 to December 31, 2019, including rehabs for seniors in emergency situations. In 2019 alone, the City provided 30 mobile home health and safety repair loans / grants to low-income mobile homeowners.</td>
<td><strong>Successful.</strong> The City has been successful at providing housing repair loans to senior residents.</td>
<td><strong>Continue.</strong> The City should continue to provide housing repair loans to preserve housing available to seniors.</td>
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<td>26.1I</td>
<td>Use available housing funds to assist in rehabilitating housing. &lt;br&gt;&lt;br&gt; <strong>Timing:</strong> Ongoing  &lt;br&gt;&lt;br&gt; <strong>Responsibility:</strong> CDD</td>
<td>To use available funds to rehabilitate housing.</td>
<td>Over $1.3 million has been appropriated for rehabilitation of housing. This funded the rehabilitation of approximately 25 units, the construction of 35 rental units, and financial assistance for 20 families in the City from January 1, 2015 to December 31, 2019.</td>
<td><strong>Successful.</strong> The City’s ongoing rehabilitation program has been successful in rehabilitating aging mobile homes through CALHOME Mobile Home loans.</td>
<td><strong>Continue</strong> to use available housing funds to rehabilitate housing in need of repair.</td>
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<td>26.1J</td>
<td>Pursue a variety of funding sources such as the Housing Stock Fee and the Abandoned Vehicle Abatement Program to fund and strengthen the code enforcement activities. &lt;br&gt;&lt;br&gt; <strong>Timing:</strong> Ongoing  &lt;br&gt;&lt;br&gt; <strong>Responsibility:</strong> PD</td>
<td>Utilize fees from related programs such as the Housing Stock Fee and Abandoned Vehicle Abatement Program to fund the code enforcement arm of the Code Enforcement program.</td>
<td>The City utilizes the funds from the Housing Stock Fee, Abandoned Vehicle Abatement Program and other programs to help improve and strengthen code enforcement activities. In 2019, the City created the Rental Housing Inspection Program (RHIP). The program is funded by fees placed on rental housing properties. The RHIP requires regular inspections of the rental housing stock. This program funds several code enforcement officers to ensure rental housing stock is properly maintained. Since a majority of code enforcement complaints are affiliated with rental housing, this has enabled the City’s regular code enforcement team to more proactively respond to ownership housing as well.</td>
<td>The City is <strong>successful</strong> in implementing this policy action and uses the funds collected from these fees to improve code enforcement activities.</td>
<td>The City should <strong>continue</strong> to use funds from the Housing Stock Fee and Abandoned Vehicle Abatement Program to strengthen code enforcement activities.</td>
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<td>26.1K</td>
<td>Use a system of cumulative and substantial fines to gain compliance from the owners of nuisance properties. &lt;br&gt;&lt;br&gt; <strong>Timing:</strong> Ongoing  &lt;br&gt;&lt;br&gt; <strong>Responsibility:</strong> PD</td>
<td>Use a system of fines to aid in requiring owners of nuisance properties to comply with City regulations.</td>
<td>The Zoning Ordinance provides for a system of cumulative and substantial fines to gain compliance from nuisance property owners. The Code Enforcement Division has successfully implemented the system and over $25,000 in fines on average are issued annually.</td>
<td><strong>Successful.</strong> The City has been able to use the fine system in the Zoning Ordinance to gain compliance from nuisance properties.</td>
<td>The City should <strong>continue</strong> to implement the Zoning Ordinance.</td>
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### Housing Element Policy Review Table

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<tr>
<td>26.1L</td>
<td>Work with community based organizations to create self-help housing in the City</td>
<td>Work with Habitat for Humanity to provide an opportunity for citizens to participate in self-help housing.</td>
<td>The City has attempted to create partnerships to create self-help housing, however, no projects have come to fruition.</td>
<td>Needs Improvement. The City has been unable to work with community based organizations to create self-help housing in the City.</td>
<td>Continue to outreach to community based organizations to implement self-help housing in the City.</td>
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<td>26.1M</td>
<td>Seek new ownership opportunities to redevelop existing problematic housing developments.</td>
<td>To provide opportunities to work with new owners or to find new owners to redevelop problematic housing developments.</td>
<td>The City has invested over $6.2 million to revitalize the Sayonara Neighborhood. The City leveraged the Community Reinvestment Act and other resources to acquire and demolish 15 substandard multi-family structures on Sayonara Drive. The City’s replacement housing plan calls for the future construction of a variety of housing. The City’s Permanent Local Housing Application includes funding to begin the pre-development work on this important project. The City has utilized receivership options in cases with problematic properties as well. This has worked well recently and the City plans on using this resource again with problem properties.</td>
<td>Successful. The City will be conducting pre-development work in the near future to implement the Sayonara replacement housing plan. The City has also had some success in utilizing receivership to remediate problem properties.</td>
<td>Continue to seek new ownership opportunities for problematic housing developments, similar to Sayonara Drive.</td>
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<td>26.1N</td>
<td>Encourage the use of Green Building practices for the revitalization or redevelopment of the existing housing stock. <strong>Timing:</strong> Ongoing <strong>Responsibility:</strong> CDD</td>
<td>To encourage redevelopment of housing stock to utilize Green Building and other sustainable practices as part of the development.</td>
<td>The City has adopted an updated General Plan focused on sustainability and Greenhouse Gas Reduction Plan (GGRP) to support the State’s efforts related to AB 32 and SB375. Because the City is largely built out, the GGRP focuses on incentive based approaches to improving energy efficiency within the existing housing stock to achieve greenhouse gas reductions. The City has adopted the International Building Code which includes robust energy efficiency standards for all new construction including Solar electric requirements. The City’s new City Hall was built to meet best practices in energy efficiency, water quality, and uses solar panels to generate electricity. The City has implemented a streamlined process for solar photovoltaic panel installation. The City developed the Citrus Heights Urban Greening Strategy (CHUGS) which included updating the Zoning Code to increase water efficiency, tree planting, and associated changes. The City partnered with the Citrus Heights Water District to host numerous water efficient landscape workshop to highlight best practices and educate the public about the Model Water Efficient Landscape Ordinances.</td>
<td>Successful. The City’ has implemented its GGRP and successfully promoted energy efficiency, water savings, and more.</td>
<td>The City should continue to encourage green building by leading by example and encouraging green building practices.</td>
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<td>26.1O</td>
<td>Seek grants and other funding mechanisms to assist in redevelopment of existing housing stock. <strong>Timing:</strong> Ongoing <strong>Responsibility:</strong> CDD</td>
<td>Seek funding assistance to redevelop existing housing stock.</td>
<td>The City has applied for numerous housing related grants to rehabilitate existing housing stock. From January 1, 2015 to December 31, 2019 the City rehabilitated 25 housing units. The City received and implemented a $1-million grant from CalHOME for mobile home rehabilitation. To date, the City has provided 32 mobile home health and safety repair loans / grants to low-income mobile homeowners.</td>
<td>Successful. The City has applied for grants and will continue to apply for additional grant funding.</td>
<td>The City should continue to identify and pursue grant funding for redevelopment of existing housing stock.</td>
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| 26.2| **Policy**: Promote construction of housing types with a variety of prices, styles, and designs. **Timing**: Ongoing **Responsibility**: CDD | Promote development of a variety of housing types, styles, and designs to meet the needs of various segments of the community. | The city has successfully promoted development of a variety of single family housing choices in the community. The city has approved a wide variety of housing types spread throughout the city:  
  - Mitchell Farms – The city approved a 260 unit infill development on a former golf course.  
  - Sunrise Pointe – a 46 unit deed restricted affordable and supportive housing project was approved. Construction is slated for 2021/2022.  
  - The city adopted a small lot housing ordinance to allow for the construction and sale of smaller lots on multi-family zoned properties.  
  - The city has approved two senior assisted living projects Quantum Care and Carefield living.  
  - The City has developed the Sunrise Tomorrow Specific Plan which will transform the Sunrise Mall into a mixed use destination including over 1,200 housing units, of varying typologies.  
  - The city acquired the New Sylvan Property, a 12 acre infill development opportunity and adopted planning principals to guide the development of this property.  
  - The city has averaged approximately 3 ADU’s annually. | Successful. While the City has been successful in this policy in the past, the downturn of the economy has slowed the progress of this policy. | The City should **continue** to promote development of a variety of housing types. The City should strongly promote the development of multi-family and affordable housing to increase the variety of housing choices. |
<p>| 26.2A | Promote the development of mixed-use housing including clustered, live-work and above-retail uses in appropriate zones <strong>Timing</strong>: Ongoing <strong>Responsibility</strong>: CDD | Amend the Zoning Ordinance to allow for mixed-use housing types. | The City incorporated amendments addressing mixed use projects into the Zoning Ordinance in November 2006. Interest in various housing types has continued to grow throughout the planning period. This includes the Mitchell Farms Project (260 new homes), clustered housing adjacent to the Sunrise MarketPlace, Bear Paw Town Homes Horizontal Mixed Use Project, and the Sunrise Tomorrow Specific Plan. | Successful. Although the Zoning Code has allowed mixed use development since 2006. In recent years, the City has approved a variety of housing types and led the Sunrise Tomorrow Specific Plan to redevelop an aging mall site. | The City should <strong>continue</strong> to promote development of mixed-use projects as allowed by the Zoning Ordinance. |</p>
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<td>26.2B</td>
<td>Continue streamlining the review process to minimize any constraints on or disincentives to housing development.</td>
<td>To ensure the review process does not negatively impact housing development.</td>
<td>The City strives to excel in the review process to ensure accurate and timely response to development proposals. The City constantly evaluates the development review process, makes adjustments where necessary and welcomes feedback from decision makers and private entities. The City hosts a bi-weekly project coordination meeting and pre-application meeting to allow applicants to review projects prior to submitting to the City. The City’s building division strives for a 10-day review period for the first submittal of plan review to minimize delays for new construction. Both the Planning and Building Division have transitioned to electronic plan review to reduce the turnaround time and save costs in printing for developers.</td>
<td>The City has been successful in streamlining the process for project applicants. The constant monitoring and ability to adapt to changes make development review successful for the City.</td>
<td>The City should continue to adapt to changes in technology and adjust to feedback to make improvements where appropriate.</td>
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<td>26.2C</td>
<td>Promote quality design by offering flexible housing development standards.</td>
<td>To allow flexible housing development standards to allow quality design.</td>
<td>The City has flexible Design Guidelines in the Zoning Code to guide development of residential properties. In 2018, the city adopted the Small Lot Housing Ordinance and associated design guidelines to incentivize the development of for sale properties in multi-family zones. The ordinance will allow single family homes and duplexes in multi-family zones subject to design guidelines encouraging quality design.</td>
<td>The City has been successful in promoting quality design and allowing flexibility based on the Design Guidelines and the development of the Small Lot Housing Ordinance.</td>
<td>The City should continue to promote quality design and implement the Design Guidelines contained in the Zoning Code and Small Lot Housing Ordinance.</td>
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<td>26.D</td>
<td>Use available funding to assist in developing a variety of housing types. &lt;br&gt; <strong>Timing:</strong> Ongoing &lt;br&gt; <strong>Responsibility:</strong> CDD</td>
<td>The City should use available funds to assist housing projects that meet the goals of the General Plan and that are appropriate for the market and location of the site.  &lt;br&gt; The City has invested over $6.2 million to revitalize the Sayonara Neighborhood. The City leveraged the Community Reinvestment Act and other resources to acquire and demolish 15 substandard multi-family structures on Sayonara Drive. The City’s replacement housing plan calls for the future construction of a variety of housing. The City’s Permanent Local Housing Application includes funding to begin the pre-development work on this important project. &lt;br&gt; The city has leveraged the next five years of HOME funds to assist the development of Sunrise Pointe, a deed restricted 46 units affordable housing project with supportive services. &lt;br&gt; The City has applied for LEAP funds to develop pre-approved ADU plans and to host educational events to promote ADU development within the City. &lt;br&gt; The City used SB2 funds, LEAP funds, and local funds to develop the Sunrise Tomorrow Specific Plan and EIR. This plan includes over 1,200 housing units of various typology and densities revitalizing the Sunrise Mall.</td>
<td>Successful. The City has been successful at leveraging funding to incentivize a variety of housing types.</td>
<td>Continue. The city should continue to leverage federal, state, and local funds to encourage a variety of housing types.</td>
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<td>26.E</td>
<td>Encourage and offer incentives to developments that include Green practices including LEED™ Certification and/or Photovoltaic Systems. &lt;br&gt; <strong>Timing:</strong> Ongoing &lt;br&gt; <strong>Responsibility:</strong> CDD</td>
<td>The City should encourage sustainable developments including developments that are LEED™ Certified or that utilized Solar Energy.  &lt;br&gt; In 2012, the City adopted a flat fee for photovoltaic installations for residential development to lower installation costs as well as streamline the process.  &lt;br&gt; The City also adopted reduced parking requirements for development projects near transit.  &lt;br&gt; The City’s new City Hall was constructed to LEED standards and includes best practices of stormwater management and use of photovoltaic panels.  &lt;br&gt; The City adopted the International Building Code include the California amendment which requires the installation of solar on all new homes.</td>
<td>Successful. The City continues to lead by example by using best practice in environmental sustainability.</td>
<td>The City should continue to encourage green building by leading by example and encouraging green building practices.</td>
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| 26.2F | Encourage and offer incentives to developments that promote Universal Housing.  
**Timing:** Ongoing  
**Responsibility:** CDD | Encourage the development housing choices that are easily adaptable to an aging or immobile population.                                             | The City encourages the application of universal housing during development review where feasible.  
In 2020, the City approved the Fair Oaks Senior Affordable Apartments Project, a 110-unit deed restricted project. The project includes a majority of units that were designed as universal units.                                               | **Somewhat successful.** The City should consider including Universal Design practices within the Zoning Code.                                                                                                                                                                                                                                                                                                                                                           | The City should **continue** to promote Universal Design.                                                                                                           |
| 26.3 | **Policy:** Promote improvements and rehabilitation to enhance the quality of multi-family developments.  
**Timing:** Ongoing  
**Responsibility:** CDD | The City should promote rehabilitation of older multi-family developments to enhance the quality and ensure longevity of their use. | In 2019, the City approved the Rental Housing Inspection Program (RHIP) to require regular inspections of the rental housing stock. This program funds several code enforcement officers to ensure rental housing stock is properly maintained. Since a majority of code enforcement complaints are affiliated with rental housing, this has enabled the City’s regular code enforcement team to more proactively respond to ownership housing as well. | The City has been **successful** in rehabilitating or working with other agencies to rehabilitate multi-family developments throughout the City.                                                                                                                                                                                                                                                                                                                                                       | The City should **continue** to promote rehabilitation of multi-family developments and work with outside agencies, where appropriate, to aid in the rehabilitation.                                                                 |
| 26.3A | Investigate the feasibility of establishing a rental inspection program.  
**Timing:** Ongoing  
**Responsibility:** CDD / PD | Ensure rental housing stock is maintained in good condition.                                                                                           | In 2019, the City approved the Rental Housing Inspection Program (RHIP) to require regular inspections of the rental housing stock. This program funds several code enforcement officers to ensure rental housing stock is properly maintained. Since a majority of code enforcement complaints are affiliated with rental housing, this has enabled the City’s regular code enforcement team to more proactively respond to ownership housing as well. Through October of 2020, the RHIP team identified a total of 5,648 total code violations. | **Successful.** The City has provided this service and it has been successful.                                                                                                                                                                                                                                                                                                                                                           | The City should **Modify** this policy to read “Continue to implement the Rental Housing Inspection Program”.                                                                  |
| 26.3B | Work with the local housing authority (Sacramento) to enhance the quality and appearance of public housing in the City.  
**Timing:** Ongoing  
**Responsibility:** CDD | Work with SHRA to improve the quality and appearance of existing and proposed public housing in the City.                                           | City staff has met with the local housing authority (Sacramento), toured local public housing, and discussed ways the City can help enhance the quality and appearance of public housing in the City. Since that time, all SHRA owned housing in Citrus Heights has been upgraded and improved. The City will continue to look for funding opportunities to partner with SHRA. | **Somewhat successful.** The City should continue to work with SHRA to request funds to revitalize the exiting public housing.                                                                                                                                                                                                                                                                                                                                                           | The City should **continue** to work with SHRA to request funds to revitalize the exiting public housing as necessary.  |
### Housing Element Policy Review Table

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| 26.4 | **Policy**: Promote high-quality multi-family developments that include appropriate design, scale, and amenities.  
**Timing**: Ongoing  
**Responsibility**: CDD | Promote well designed multi-family developments appropriate for the location of the site. | In November 2006, the City adopted Design Guidelines as part of the Zoning Code. The Guidelines will guide residential development to be of high architectural quality that is compatible with existing development, to promote the conversion of existing structures, and to preserve neighborhood character. Numerous projects, including two affordable housing projects (Sunrise Pointe and Fair Oaks Affordable Senior Apartments) were designed to comply with the City’s design guidelines.  
In 2018, the city adopted the Small Lot Housing Ordinance and associated design guidelines to incentivize the development of for sale properties in multi-family zones. The ordinance will allow single family homes and duplexes in multi-family zones subject to design guidelines encouraging quality design. | The City has been **successful** in promoting the production of new multi-family developments that are well designed by implementing the design guidelines in the Zoning Code and the Small Lot Housing Ordinance. | The City should continue to promote this policy. The City should continue to encourage the production of multi-family development that meets the design guidelines in the Zoning Code. |
| 26.4A | **Implement the Design Guidelines within the Zoning Ordinance**  
**Timing**: Ongoing  
**Responsibility**: CDD | Implement Design Guidelines for Residential Development. | In November 2006, the City adopted Design Guidelines as part of the Zoning Code. The Guidelines will guide residential development to be of high architectural quality that is compatible with existing development, to promote the conversion of existing structures, and to preserve neighborhood character. Numerous projects, including two affordable housing projects (Sunrise Pointe and Fair Oaks Affordable Senior Apartments) were designed to comply with the City’s design guidelines.  
In 2018, the city adopted the Small Lot Housing Ordinance and associated design guidelines to incentivize the development of for sale properties in multi-family zones. The ordinance will allow single family homes and duplexes in multi-family zones subject to design guidelines encouraging quality design. | **Successful**. Policy action completed. | The City should continue to implement the Design Guidelines. |
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<tr>
<td>26.5</td>
<td>Policy: Conserve the City’s stock of sound and viable mobile home and manufactured homes as an important part of the City’s affordable housing stock</td>
<td>To conserve the City’s supply of mobile homes.</td>
<td>The City Council adopted a resolution on May 8, 2002 to encourage mobile home park residents to organize into resident associations. To date, the City has provided 32 mobile home health and safety repair loans / grants to low-income mobile homeowners. The City continues to support mobile home communities and provide info and financial resources when feasible. The City hopes to partner with HCD to ensure mobile home parks are operated in a safe and viable manner.</td>
<td>The City has been successful to conserve this important form of housing.</td>
<td>The City should continue to conserve these units as an important part of the City’s housing stock.</td>
</tr>
<tr>
<td>26.5A</td>
<td>Pursue the use of local, state, and federal funds to make physical improvements to existing mobile home parks.</td>
<td>Pursue the use of local, state, and federal funds to make physical improvements to existing mobile home parks.</td>
<td>The City has been unsuccessful in obtaining funds for this purpose. The City will conduct annual assessment with Mobile Home Park owners and residents to evaluate the potential for partnerships to achieve this task.</td>
<td>The City has been unsuccessful in obtaining funding for this policy action.</td>
<td>The City should continue to pursue funding to make improvements to the existing mobile home parks in the City.</td>
</tr>
<tr>
<td>26.5B</td>
<td>Continue to offer Community Development Block Grant (CDBG) funds to rehabilitate mobile and manufactured homes.</td>
<td>Offer CDBG funds to rehabilitate mobile and manufactured homes.</td>
<td>CDBG funds allow for individual grants of $10-20k for mobile home repairs. To date, the City has provided 32 mobile home health and safety repair loans / grants to low-income mobile homeowners.</td>
<td>The City has been successful in using funds to make improvements to existing mobile home parks.</td>
<td>The City should continue to use available funds to rehabilitate mobile and manufactured homes.</td>
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<tr>
<td>26.5C</td>
<td>Continue to fund the emergency repair program for lower income owners of mobile homes and manufactured homes.</td>
<td>Continue to fund emergency repairs for lower income owners of mobile and manufactured homes.</td>
<td>CDBG funds allow for individual grants of $10-20k for mobile home repairs. To date, the City has provided 32 mobile home health and safety repair loans / grants to low-income mobile homeowners. The City will continue to look into ongoing funding opportunities for these programs.</td>
<td>The City has been successful in using funds to make improvements to existing mobile home parks.</td>
<td>The City should continue to use available funds to rehabilitate mobile and manufactured homes and provide for emergency repairs as necessary.</td>
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| 26.5D | Investigate the feasibility of converting mobile home parks to resident owned or similar ownership  
**Timing:** Annually  
**Responsibility:** CDD / CA | Determine if it is feasible to convert mobile homes to condominium ownership to promote the conversion from rental housing to owner occupied. | The City will continue to monitor and remain open to working with Mobile Home Park owners and residents to evaluate the potential for partnerships to achieve this task. | The City was **not successful** in their effort to facilitate the conversion to resident ownership. | The City should continue to work with mobile home residents to explore various ownership scenarios. |
| 26.5E | Redevelop / Rehabilitate existing deteriorated mobile home parks or manufactured homes.  
**Timing:** Ongoing  
**Responsibility:** CDD | Encourage redevelopment of existing mobile home parks and manufactured homes that are deteriorated or need repairs. | CDBG funds allow for individual grants of $10-20k for mobile home repairs. To date, the City has provided 32 mobile home health and safety repair loans / grants to low-income mobile homeowners. The City will continue to look into ongoing funding opportunities for these programs. | The City has been **successful** in using funds to make improvements to existing mobile home parks. | The City should continue to use available funds to rehabilitate mobile and manufactured homes and provide for emergency repairs as necessary. |
| 27 | GOAL: To conserve currently assisted units to ensure availability of housing for lower income households.  
**Timing:** Ongoing  
**Responsibility:** CDD | The City should work to conserve assisted units to provide affordable housing to lower income groups. | The City has worked with assisted units as they near expiration to prevent conversion to market rate. | The City has been **moderately successful** in reaching this goal. It is important the City remains committed to the preservation of housing through innovative means. | Continue. Preservation of existing affordable housing remains crucial. |
| 27.1 | Policy: Pursue all available strategies and procedure’s to preserve government-assisted units that are at-risk of conversion to market rate.  
**Timing:** Ongoing  
**Responsibility:** CDD | Pursue methods to preserve assisted units to avoid conversion to market rate. | The City has worked with assisted units as they near expiration to prevent conversion to market rate. Huntington Square a large apartment complex has 45 units slated to convert to market rate in 2024 due to bond expiration.  
The City will meet with the Huntington Square owners to evaluate opportunities to preserve these units. | The City has been **fair** in reaching this goal. It is important the City remains committed to the preservation of housing through innovative means. | Continue. Preservation of existing affordable housing remains crucial. The City should continue to monitor at-risk units and intervene when feasible. |
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<td>27.1A</td>
<td>Annually review the status of housing projects whose government restrictions are expiring or near expiration to determine the need for intervention. <strong>Timing:</strong> Annually <strong>Responsibility:</strong> CDD</td>
<td>Review housing projects who are subject to expiring restrictions and determine the need for intervention to prevent expiration.</td>
<td>The City has annually reviewed housing projects to determine the best method to preserve affordable housing. The City has worked closely with several of the subject property owners to intervene where appropriate.</td>
<td>The City has done <strong>fair</strong> in implementing this action. Despite City efforts, the Fairways II expired.</td>
<td>The City should <strong>Continue</strong> to review the status of housing projects subject to expiration.</td>
</tr>
<tr>
<td>27.1B</td>
<td>Work with the federal Housing and Urban Development Department (HUD), Sacramento Housing and Redevelopment Agency (SHRA), and other agencies to determine the City’s options in preserving at-risk units. <strong>Timing:</strong> Ongoing <strong>Responsibility:</strong> CDD / SHRA</td>
<td>The City should work with agencies to evaluate the City’s options to preserve at-risk units</td>
<td>The City has met with representatives from these agencies to discuss this issue. The City has been able to preserve affordable units of concern.</td>
<td>The City has been <strong>moderately successful</strong> in pursuing this Policy Action. The City should work with the representatives closely as additional units become at-risk.</td>
<td>The City should <strong>continue</strong> to work with these agencies to preserve affordable housing that is at-risk.</td>
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<tr>
<td>27.1C</td>
<td>Work with nonprofit housing organizations, SHRA, and other agencies to help purchase complexes where the owner wishes convert to market rate. <strong>Timing:</strong> Ongoing <strong>Responsibility:</strong> CDD / SHRA</td>
<td>The City should work with agencies to help purchase affordable projects that wish to covert to market rate.</td>
<td>The City works with available agencies when necessary, however, the need has been limited as the vast majority of at-risk units have been renewed recently, aren’t at-risk, or are under stable ownership.</td>
<td>The City has been <strong>successful</strong> in working with these agencies.</td>
<td>The City should <strong>continue</strong> to work with available agencies as units become at-risk.</td>
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<tr>
<td>27.1D</td>
<td>If preservation of an “at-risk” development cannot be accomplished, work with the owners to ensure proper federal notification and moving assistance is provided. <strong>Timing:</strong> Ongoing <strong>Responsibility:</strong> CDD</td>
<td>The City should assist property owners who choose to convert to market rate housing to ensure proper notification and moving assistance is made available to tenants.</td>
<td>The City will work with SHRA on projects to ensure they followed federal requirements.</td>
<td>The City has been <strong>successful</strong> in working with SHRA to provide the necessary information to owners proposing conversion.</td>
<td>The City should <strong>continue</strong> to work with SHRA to provide this service and meet this Policy Action.</td>
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<tr>
<td>27.1E</td>
<td>Use CDBG and other available resources to subsidize identified “at-risk” units, rehabilitate substandard units, and/or fund self-help projects, to retain their availability as low-income housing. <strong>Timing:</strong> Ongoing <strong>Responsibility:</strong> CDD</td>
<td>Use available funds to rehabilitate substandard units and help projects to maintain their status as low-income housing.</td>
<td>The City has invested over $6.2 million to revitalize the Sayonara Neighborhood. The City leveraged the Community Reinvestment Act and other resources to acquire and demolish 15 substandard multi-family structures on Sayonara Drive. The City’s replacement housing plan calls for the future construction of a variety of housing. The City’s Permanent Local Housing Application includes funding to begin the pre-development work on this important project.</td>
<td>The City has been <strong>successful</strong> in using funds to provide affordable housing or rehabilitate existing affordable housing to replace units that are at risk</td>
<td>The City should <strong>continue</strong> to use CDBG funds for these purposes.</td>
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<td>27.1F</td>
<td>Continue to implement strategies to redevelop Sayonara Drive (Sunrise to Lialana) <strong>Timing:</strong> Ongoing <strong>Responsibility:</strong> CDD</td>
<td>To develop a plan to redevelop Sayonara Drive.</td>
<td>The City has invested over $6.2 million to revitalize the Sayonara Neighborhood. The City leveraged the Community Reinvestment Act and other resources to acquire and demolish 15 substandard multi-family structures on Sayonara Drive. The City’s replacement housing plan calls for the future construction of a variety of housing. The City’s Permanent Local Housing Application includes funding to begin the pre-development work on this important project.</td>
<td><strong>Successful.</strong> The City has begun the redevelopment process to revitalize the Sayonara Drive area.</td>
<td>The City should <strong>continue</strong> to redevelop the Sayonara neighborhood.</td>
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<tr>
<td>28</td>
<td><strong>GOAL:</strong> Ensure housing opportunities for all segments of the community. <strong>Timing:</strong> Ongoing <strong>Responsibility:</strong> CDD</td>
<td>The City should ensure all segments of the community have a housing choice.</td>
<td>The City is committed to serving all segments of the community. The City dedicates a substantial portion of the available federal funds to those most in need.</td>
<td><strong>Successful.</strong> The City continues to serve the housing needs of all segments of the community.</td>
<td><strong>Continue.</strong> The City should continue to serve the housing needs for all segments of the community.</td>
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| 28.1 | **Policy:** Pursue necessary resources for the development, maintenance, and preservation of emergency housing, transitional housing, and housing to accommodate other special needs.  
**Timing:** Ongoing  
**Responsibility:** CDD | Develop resources to maintain and preserve housing for special housing needs. | The City utilized Housing Mitigation funds to assist with the acquisition of the Citrus Heights Domestic Violence Center, which is currently operated by the non-profit Community for Peace.  
The city has also approved Sunrise Pointe, a 46 unit deed restricted affordable and supportive housing project. Construction is slated for 2021/2022. The city has also approved two senior assisted living projects Quantum Care (completed in 2019) and Carefield living. | The City has been successful in providing resources for development of housing for those with special needs. | The City should continue to work to meet the needs of all types of special needs housing. |
| 28.1A | Enforce Code requirements to ensure that housing is accessible to the disabled  
**Timing:** Ongoing  
**Responsibility:** CDD / PD | Ensure that housing is accessible to the disabled. | The City has worked diligently to ensure all structures meet current codes and accessibility requirements. All new development is reviewed to determine code compliance with applicable regulations.  
In 2019, the City approved the Rental Housing Inspection Program (RHIP) to require regular inspections of the rental housing stock. This program funds several code enforcement officers to ensure rental housing stock is properly maintained. Since a majority of code enforcement complaints are affiliated with rental housing, this has enabled the City’s regular code enforcement team to more proactively respond to ownership housing as well. | Successful. The City continues to excel in ensuring housing is accessible to the disabled. | The City should continue to work to meet the needs of disabled housing. |
| 28.1B | Consider development of Universal/Adaptable Design Guidelines for disabled and aging populations.  
**Timing:** 2022  
**Responsibility:** CDD | Create housing choices that are easily adaptable to an aging or immobile population. | The City encourages Universal Design and Adaptable Design during the development review process. The City should consider updating the Zoning Code to bolster this policy. | Needs Improvement. Although the City encourages Universal Housing/Adaptable Design, the City has not adopted these guidelines. | The City should continue to support universal/adaptable design and consider updating the Zoning Code to include these features. |
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<td>28.2</td>
<td><strong>Policy</strong>: Endeavor to meet the housing needs of homeless persons.</td>
<td>To meet the housing needs of the City’s homeless population.</td>
<td>The City participates in the County’s Continuum of Care, which assesses homeless needs and develops plans to address homelessness. The City partners with the Sacramento County Department of Human Assistance to provide emergency shelter and other support services. The City dedicates CDBG and General funds to support Navigator.</td>
<td>The City has been <strong>very successful</strong> in achieving this policy.</td>
<td>The City should <strong>continue</strong> to support the housing needs of homeless persons.</td>
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<tr>
<td>28.2A</td>
<td>Work with other jurisdictions to assess need for transitional housing and develop plans to address this problem</td>
<td>Evaluate homeless needs on a regional basis to determine a solution to the homeless problem</td>
<td>A City representative currently serves on the advisory board for the regional Continuum of Care, which meets on a monthly basis. The City will continue to explore opportunities to partner on a regional transitional housing plan as they become available. The city has also approved Sunrise Pointe, a 46 unit deed restricted affordable and supportive housing project, which utilized a variety of regional funding sources. Construction is slated for 2021/2022.</td>
<td><strong>Successful</strong>. The city has contributed to the county-wide committee which has been successful in adopting a plan to address the homeless and special needs communities. The issue of transitional housing continues to be an issue of importance throughout the City and County.</td>
<td>The City should <strong>continue</strong> to support the transitional housing needs of community and region.</td>
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<td>28.2B</td>
<td>Continue to work with the Sacramento Steps Forward to provide emergency shelters and other support services.</td>
<td>Work with other agencies to provide emergency shelters and other support services to the homeless community.</td>
<td>A City representative currently serves on the advisory board of the regional Continuum of Care, which meets on a monthly basis. Sacramento Steps Forward has taken on the role of administering Sacramento County’s HUD grants and emergency shelter responsibilities, which for the most part have been transferred to the non-profit. The City has locally increased funding to Sacramento Self Help Housing for case management services to the homeless and near homeless.</td>
<td>The City continues to be <strong>successful</strong> in working with the Sacramento County Department of Housing Assistance to provide homeless shelters and support services for the homeless population.</td>
<td>The City should <strong>continue</strong> to work with Sacramento Steps Forward to provide emergency shelters and other support services.</td>
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<td>28.2C</td>
<td>Provide CDBG funds and other resources as available to help finance the City’s fair share of homeless services.</td>
<td>To provide funds and other resources to assist with the City’s fair share of homeless services.</td>
<td>The City dedicates close to a quarter of the available human services portion of the CDBG annual entitlement funds towards funding the Homeless Navigator Program.</td>
<td>Successful. The City continues to contribute funds to support the City’s fair share of the homeless population.</td>
<td>Continue. The City should continue work with Sacramento County DHA to determine the City’s fair share of homeless population and provide funding accordingly.</td>
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<td>28.3</td>
<td><strong>Policy:</strong> Support and co-operate with regional and community-based organizations in the delivery of special needs housing resources.</td>
<td>Work with special housing needs associations to provide resources as required.</td>
<td>The City utilized Housing Mitigation funds to assist with the acquisition of the Citrus Heights Domestic Violence Center, which is currently operated by the non-profit Community for Peace. &lt;br&gt;The city has also approved Sunrise Pointe, a 46 unit deed restricted affordable and supportive housing project. Construction is slated for 2021/2022. The city has also approved two senior assisted living projects Quantum Care (completed in 2019) and Carefield living.</td>
<td>The City has been successful in providing resources for development of housing for those with special needs.</td>
<td>The City should continue to support organizations that aid in the delivery of housing to serve those with special needs.</td>
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<td><strong>Responsibility:</strong> CDD</td>
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<td>28.3A</td>
<td>Support SHRA efforts to provide housing assistance within the community.</td>
<td>Work with SHRA to provide housing assistance in the City.</td>
<td>The City continues to have a great working relationship with SHRA. The City approved Sunrise Pointe, a 46 unit deed restricted affordable and supportive housing project, which will utilize SHRA funds. Construction is slated for 2021/2022.</td>
<td>Successful. The City has worked with SHRA to continue to provide assistance with the community.</td>
<td>The City should continue to work with SHRA to assist with housing needs in the community.</td>
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<td>28.3C</td>
<td>Continue to educate, and be a conduit of information for residents and landlords regarding the fair housing and landlord-tenant dispute services available to them in the community. Use CDBG and other grants to fund these programs where appropriate.</td>
<td>Continue to fund and support the Renter’s Help Line.</td>
<td>The City currently contracts with Sacramento Self-Help Housing. Their Renter’s Help Line serves as a resource for tenants and landlords, and helps mitigate any potential discriminatory housing practices.</td>
<td>The City has been successful in its efforts to educate and provide information for residents and landlords to mitigate disputes.</td>
<td>The City should continue its efforts to educate and provide information for residents and landlords to mitigate disputes.</td>
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<td><strong>Responsibility:</strong> CDD</td>
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<td>28.4</td>
<td><strong>Policy:</strong> Assess the City’s housing needs and its progress towards meeting its housing goals.</td>
<td>Assess the City’s housing needs and evaluate its progress towards meeting the housing goals.</td>
<td>The City reviews its housing needs and progress goals on a continual basis. The City provides annual reports to HCD on the progress towards meeting goals of the housing element.</td>
<td>Successful. The City reviews the progress towards meeting its housing goals regularly.</td>
<td>The City should continue to monitor its progress towards meeting its housing goals.</td>
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<td>28.4A</td>
<td>Conduct annual review as part of the submittal of the Annual Report to HCD as required by law</td>
<td>Evaluate the effectiveness and appropriateness of the Goals, Policies, and Actions of the Housing Element and other Housing related policies.</td>
<td>The City continues to report annually to HCD on the effectiveness and appropriateness of housing related goals, policies, and actions.</td>
<td>Successful. The City has consistently submitted the information required by law.</td>
<td>Continue. The City should continue to submit annual reports as required by law.</td>
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<td><strong>Timing:</strong> Annually</td>
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<td>28.4B</td>
<td>Seek grant funding to implement housing programs.</td>
<td>The City should seek funding to implement the housing related programs contained in the General Plan.</td>
<td>The City aggressively monitors the availability of new housing resources and program funds.</td>
<td>Successful. The City has continuously monitored the availability of new housing grant funding.</td>
<td>The City should continue to seek grant funding for housing programs.</td>
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<td><strong>Timing:</strong> Ongoing</td>
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| 28.4C | Ensure existing affordable housing developments are meeting their rent and income restrictions.  
**Timing:** Annually  
**Responsibility:** CDD | The City should monitor affordable housing developments to ensure they are meeting their rent and income restrictions. |
| 28.4D | Monitor market conditions to determine the effect of density and land costs on development of affordable housing.  
**Timing:** Bi-Annually  
**Responsibility:** CDD | Ensure market conditions continue to allow for the production of affordable housing. |

### Result

- The City has an exclusive agreement with SHRA to monitor and ensure that all existing affordable housing developments are meeting their rent and income restrictions.
- The City monitors its rehab and first time home buyer loans to verify occupancy and income requirements.
- In 2018, the City commissioned a study by UCLA on the feasibility of increasing affordability in Citrus Heights via increased density, based on current market conditions. The study showed that the market conditions in Citrus Heights do not necessitate an increase in density to provide more affordability. The City will continue to monitor market conditions as they relate to density and affordability.

### Evaluation

- **Successful.** The City’s agreement with SHRA ensures monitoring and enforcement of affordable requirements.
- The City has been somewhat successful in its annual monitoring of market conditions.

### Continue / Modify / Delete / Addition

- **Continue.** The partnership with SHRA has been successful and should be continued. The City should continue to monitor rehab and first time home buyer program homes.
- The City should **continue** to bi-annually monitor market conditions to ensure the market continues to allow affordable housing.
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| 28.5 | **Policy:** Encourage development of a variety of sizes, designs, and styles of housing so that residents will be encouraged to stay in Citrus Heights as their housing needs change.  
**Timing:** Ongoing  
**Responsibility:** CDD | Encourage a variety of housing types to offer a selection of homes so residents have choices to stay in the City as their housing needs change. | The City offers a wide range of housing types spread throughout the City. Housing choices range from Studio Apartments to Single Family Homes on several acres. Affordability ranges between market rate and very low income.  
The city has approved a wide variety of housing types spread throughout the city:  
- Mitchell Farms 2018 - The city approved a 260 unit infill development on a former golf course.  
- Sunrise Pointe – a 46 unit deed restricted affordable and supportive housing project was approved. Construction is slated for 2021/2022.  
- The city adopted a small lot housing ordinance to allow for the construction and sale of smaller lots on multi-family zoned properties.  
- The city has approved two senior assisted living projects Quantum Care and Carefield living.  
- The City has developed the Sunrise Tomorrow Specific Plan which will transform the Sunrise Mall into a mixed use destination including over 1,200 housing units, of varying typologies.  
- The city acquired the New Sylvan Property, a 12 acre infill development opportunity and adopted planning principals to guide the development of this property.  
- The city has averaged approximately 3 ADU’s annually. | The City has been **successful** in promoting a variety of housing types to offer numerous choices to encourage residents to stay in the City as their needs change. | **Continue** to support a variety of housing designs to allow residents the opportunity to stay in Citrus Heights as their housing needs change. |
| 28.5A | **Review the City’s available land inventory annually to ensure that sufficient land is designated for an appropriate range of housing types.  
**Timing:** Annually  
**Responsibility:** CDD | Review the land available in the City to ensure land is available to a range of housing types. | In 2012, the City prepared a Vacant, Pending, and Underutilized land inventory. This inventory was subsequently updated in 2020 for the 2021-2029 Housing Element cycle.  
The VLI has identified sites that provide the potential for up to 831 housing units. Additionally, the City has identified other sites that may have the potential for housing should one of the other sites not be developed. | **Successful.** The City has a variety of land use types and projects available to create a range of housing types. | The City should **continue** to monitor the available land to ensure sufficient land is available for a range of housing choices. |
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| 28.6| **Policy:** Enforce local, state, and federal laws prohibiting discrimination in housing.  
**Timing:** Ongoing  
**Responsibility:** CDD | Ensure discrimination in housing does not occur by enforcing local, state, and federal laws | The City currently contracts with Sacramento Self-Help Housing. Their Renter’s Help Line serves as a resource for tenants and landlords, and helps mitigate any potential discriminatory housing practices. | **Successful.** The City’s partnerships with these agencies have helped lower the risk of discrimination in the City’s housing stock. The City will continue to enforce these laws via the Housing and Grants Division. | The City should **continue** to enforce laws prohibiting housing discrimination. |
| 28.6A| Continue to educate residents on the fair housing resources available to them in the community, and provide public funding to these organizations where appropriate.  
**Timing:** Annually  
**Responsibility:** CDD / CC | Continue to fund the Human Rights and Fair Housing agency to assist in preventing housing discrimination. | The City currently contracts with Sacramento Self-Help Housing. Their Renter’s Help Line serves as a resource for tenants and landlords, and helps mitigate any potential discriminatory housing practices. | **Successful.** The City’s partnerships with these agencies have helped lower the risk of discrimination in the City’s housing stock. | The City should **continue** to provide residents with fair housing resources and information available within the community and public funding where appropriate. |
| 28.7| **Policy:** Minimize government constraints on the production of housing to the extent feasible, while meeting public facility and service needs.  
**Timing:** Ongoing  
**Responsibility:** CDD | Minimize constraints that would impede the construction of housing while maintaining appropriate review and service needs of the City. | The City has spent considerable amounts of time to minimize constraints and improve the development review process. Some of these efforts include:  
- Establishing the Interdepartmental Development Review Committee, which meets bi-monthly to communicate on current projects as well as review and provide comments for prospective applicants  
- Updating the Zoning Ordinance to accommodate Small Lot Housing subdivisions, as well as allowing housing within the Business Professional (BP) zoning designation  
- Implementing more flexible development standards for Accessory Dwelling Units (ADUs) prior to State law changes  
- Partnering with Sacramento Metropolitan Fire District to provide an in-house liaison for better communication with the City and public | **Successful.** The City continues to strive to minimize constraints on development of housing and continues to receive feedback from both developers of housing and the public at large. The City has been very able to adapt to suggestions that help improve the process. | The City should **continue** to conduct reviews of government constraints to the production of housing. |
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<td>28.7A</td>
<td>Continue to staff the Interdepartmental Development Review Committee to ensure timely processing of development applications.</td>
<td>Provide staff to review proposed development to ensure timely and accurate processing of development projects.</td>
<td>The City Interdepartmental Development Review Committee (IDRC) continues to meet twice a month to ensure projects are reviewed accurately and in a timely manner.</td>
<td>Successful. The Committee continues to provide valuable input to staff and applicants on a regular basis.</td>
<td>The City should continue staffing the IDRC to provide valuable input to project applicants and ensure timely processing of housing projects.</td>
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<td>28.7B</td>
<td>Continue to make development decisions at the lowest level possible (e.g., staff approvals) in order to expedite development decision making.</td>
<td>Make development decisions at lower levels where appropriate and as identified in the Zoning Ordinance to expedite decision making.</td>
<td>The Zoning Ordinance, as amended in 2006 allows staff level approvals for Minor Use Permits, Minor Variances, Zoning Clearances, Multi-family units (less than 10), and other minor applications.</td>
<td>Successful. Staff level approvals have aided in expediting development approvals.</td>
<td>The City should continue to implement the review authority requirements identified in the Zoning Ordinance.</td>
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<td>28.7C</td>
<td>Continue to use density bonuses, federal funds and other available resources to promote housing opportunities, especially for low-income persons and those with special needs, including developmental disabilities.</td>
<td>Continue to use available incentives to promote housing opportunities, especially for low-income persons and persons with special needs.</td>
<td>The Zoning Ordinance allows density bonuses for a variety of project types including targeting low-income and senior populations. The City provides material to distribute to non-profits and developers informing them about the opportunities the City has available on its website. Two projects, Sunrise Senior Apartments and Sunrise Pointe, both utilized the density bonus to provide additional housing in their respective developments.</td>
<td>Successful. The City continues to be able to offer incentives for development of housing opportunities for persons with special needs and low income.</td>
<td>The City should continue to use available resources to promote housing opportunities. The City should use the material they are developing to encourage developers to utilize these resources.</td>
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<tr>
<td>28.7D</td>
<td>Examine all City development fees to ensure they are fair, necessary and not an undue impediment to housing production. Consult with outside agencies such as housing advocates, building trade organizations, Chamber of Commerce, and other private interests, in making this assessment. <strong>Timing:</strong> Ongoing <strong>Responsibility:</strong> CDD</td>
<td>Review development fees to ensure they are appropriate for the City and do not impede home production.</td>
<td>The City is currently examining all City development fees to ensure they are fair, necessary and not an undue impediment to housing production. The City will consult with outside agencies such as housing advocates, building trade organizations, Chamber of Commerce, and other private interests in making this assessment. Since the last Housing Element Update in 2013, the City has yet to raise its development fees. Additionally, the City has implemented all State-mandated fee reductions and waivers in regards to Accessory Dwelling Unit (ADU) permits.</td>
<td>The City has been <strong>successful</strong> in beginning the review of development fees, and should complete this task as soon as possible.</td>
<td>The City should <strong>continue</strong> to examine all City development fees to ensure they are fair and not an impediment to housing production.</td>
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<td>28.7E</td>
<td>Establish Council policy on fee waivers and deferrals for future development. <strong>Timing:</strong> Ongoing <strong>Responsibility:</strong> CDD</td>
<td>Establish a City Council policy for fee waivers and deferrals for future development.</td>
<td>The Council currently grants fee waivers and deferrals on a case-by-case basis. Such requests have been considered and granted.</td>
<td>The City has been <strong>successful</strong> in waiving or deferring fees where appropriate.</td>
<td>The City should <strong>modify</strong> this to read “Consider fee waivers and deferrals on a case by case basis.”</td>
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<td>28.7F</td>
<td>Partner with outside agencies including the Sacramento Metropolitan Fire District, San Juan Unified School District, Sunrise Recreation and Park District, and Sacramento Regional Sanitation District to provide input in evaluating how these agencies’ fees impact housing production. <strong>Timing:</strong> Ongoing <strong>Responsibility:</strong> CM / CDD</td>
<td>Work with outside agencies to determine how the aggregate fees of these agency fees combined with City fees impact housing production.</td>
<td>The City continually monitors total fee packages in comparison to other jurisdictions to determine impacts to development of housing. The City closely reviews fee increases by other agencies that impact the cost of developing housing in Citrus Heights and provides feedback where appropriate.</td>
<td>The City has been <strong>successful</strong> in working with outside agencies to determine how fees impact housing production.</td>
<td>The City should <strong>continue</strong> to monitor fee increases and provide feedback or adjustment where required.</td>
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<td>28.7C</td>
<td>Research the access to services, facilities, and transportation for special needs populations, including the adequacy of major streets and sidewalks. <strong>Timing:</strong> Ongoing <strong>Responsibility:</strong> CDD / GSD</td>
<td>Research the accessibility of facilities, services, and transportation for special needs populations.</td>
<td>The City continually evaluates the service capacity of services, facilities, and transportation needs for special populations. The City continually makes improvements to major streets, rehabilitates sidewalks to meet ADA standards and has installed new sidewalk to ensure adequate pedestrian access throughout the City. The City approved an ADA Transition Plan in 2013. In 2014 the City created a Pedestrian Master Plan (PMP) that identified priority corridors for funding pedestrian and bicycle related improvements. A number of projects and plans have been approved since the creation of the PMP, including: - Electric Greenway Multi-Use Trail - Carriage/Lauppe Safe Routes to School Plan - Old Auburn Complete Streets Plan</td>
<td>The City has been <strong>successful</strong> in ensuring access is available for persons with special needs.</td>
<td><strong>Continue</strong> to ensure special need populations have access to services, facilities, and transportation.</td>
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<tr>
<td>28.8</td>
<td>Create housing to help meet the needs of the community. <strong>Timing:</strong> Ongoing <strong>Responsibility:</strong> CDD</td>
<td>Use available funds to meet the housing needs of the community.</td>
<td>The city approved Sunrise Pointe, a 46 unit deed restricted affordable and supportive housing project. Construction is slated for 2021/2022. The City has invested over $6.2 million to revitalize the Sayonara Neighborhood. The City leveraged the Community Reinvestment Act and other resources to acquire and demolish 15 substandard multi-family structures on Sayonara Drive. The City’s replacement housing plan calls for the future construction of a variety of housing. The City’s Permanent Local Housing Application includes funding to begin the pre-development work on this important project.</td>
<td>The City has been <strong>successful</strong> in creating housing to meet the needs of the community.</td>
<td><strong>Continue</strong> to create housing to meet the needs of the community.</td>
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<tr>
<td>28.8A</td>
<td>Leverage available funding to obtain Federal, State, or other funds for low and moderate housing projects. <strong>Timing:</strong> Ongoing <strong>Responsibility:</strong> CDD / CC</td>
<td>Use available funds for low and moderate-income housing projects.</td>
<td>The City participates in the Sacramento County Continuum of Care, making an annual contribution of its CDBG funds to the Continuum. The City has also approved Sunrise Pointe, a 46 unit deed restricted affordable and supportive housing project. Construction is slated for 2021/2022. The City will continue to leverage all available funding sources for low and moderate income housing projects.</td>
<td><strong>Successful.</strong> The City has successfully teamed with the Continuum of Care to assist with low and moderate-income projects.</td>
<td><strong>Continue</strong> to leverage all available funding to obtain Federal, State, or other funds for low and moderate housing projects.</td>
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| 40 | **Goal:** Promote energy conservation through appropriate design and construction techniques  | Encourage energy conservation through appropriate design and construction | In 2012, the City adopted Cal-Green, the California Green Building Code. Cal-Green includes a variety of design and energy efficiency requirements applicable to new development.  
In 2011, the City adopted an updated General Plan focused on sustainability as well as a Greenhouse Gas Reduction Plan (GGRP). The GGRP has been successfully implemented on all projects during the 2013-2021 Housing Element cycle.  
In 2012, the City adopted a flat fee for photovoltaic installations for residential development to lower installation costs as well as streamline the process. Since 2013, the City has promoted energy conservation through the following:  
- New City Hall designed to LEED standards, including EV charging stations  
- EV charging stations required in all new development over a certain size  
- Partnered with CHWD to host water-efficient landscape trainings  
- Adopted green parking lot standards | Successful. The City has adopted the framework necessary to achieve GHG reductions and is in the beginning stages of implementing the GGRP. | The City should continue to support energy conservation through appropriate design and construction. |
| 40.1 | **Policy:** Encourage new buildings to maximize solar access to promote passive solar energy use, natural ventilation, effective use of daylight, and onsite solar generation  
**Timing:** Ongoing  
**Responsibility:** CDD | Encourage the use of renewable energy for buildings | In 2012, the City adopted a flat fee for photovoltaic installations for residential development to lower installation costs as well as streamline the process.  
The City also leads by example – several recently constructed City buildings, including City Hall, have solar panels. | The City has been successful in encouraging alternative energy. | The City should continue to support the use of alternative energy and appropriate design features that are energy efficient. |
| 40.1.A | Amend the Zoning Code to include standards for building construction and siting that promote energy conservation  
**Timing:** July 2013  
**Responsibility:** CDD | Update the Zoning Code to encourage energy efficiency in new construction | The City developed the Citrus Heights Urban Greening Strategy (CHUGS) which included updating the Zoning Code to increase water efficiency, tree planting, and associated changes. | The City was successful in updating the zoning code to reflect CHUGS. | The City should delete this action as it has amended its zoning code to reflect CHUGS. |
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<td>41</td>
<td>Goal: Minimize building energy consumption and transition to clean, renewable energy sources</td>
<td>Reduce energy demand and transition to renewable energy sources</td>
<td>In 2012, the City adopted Cal-Green, the California Green Building Code. Cal-Green includes a variety of design and energy efficiency requirements applicable to new development. In 2011, the City adopted an updated General Plan focused on sustainability as well as a Greenhouse Gas Reduction Plan (GGRP). Together these documents provide a framework to reduce greenhouse gasses. Approximately 29% of the City’s GHG’s are attributed to residential energy consumption. The GGRP includes over 40 measures to reduce energy consumption throughout the City. The GGRP has been successfully implemented on all projects during the 2013-2021 Housing Element cycle. Additionally, the City adopts the California Building Code every year it is updated, including all green building code updates.</td>
<td>The City has been <strong>successful</strong> in encouraging alternative energy.</td>
<td>The City should <strong>continue</strong> to support the use of alternative energy and appropriate design features that are energy efficient.</td>
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| 41.1 | Policy: Require energy-efficient site and building design in new construction | Require new construction to be energy efficient | In 2012, the City adopted Cal-Green, the California Green Building Code. Cal-Green includes a variety of design and energy efficiency requirements applicable to new development. In 2011, the City adopted an updated General Plan focused on sustainability as well as a Greenhouse Gas Reduction Plan (GGRP). Together these documents provide a framework to reduce greenhouse gasses. Approximately 29% of the City’s GHG’s are attributed to residential energy consumption. The GGRP includes over 40 measures to reduce energy consumption throughout the City. The GGRP has been successfully implemented on all projects during the 2013-2021 Housing Element cycle. Additionally, the City adopts the California Building Code every year it is updated, including all green building code updates. | The City has been **successful** in encouraging energy efficient design. | The City should **continue** to ensure new development complies with energy regulation such as Title 24 and Cal-Green. |
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<tr>
<td>41.1.A</td>
<td>Explore the use of grant funds and programs with SMUD and non-profit agencies to establish programs for energy conservation (such as home weatherization, Energy star appliances) and transition to the use of clean and renewable energy (such as photovoltaic retrofit, solar hot water heating, and pumps).</td>
<td>Explore grant opportunities to support energy efficiency.</td>
<td>The City continues to encourage residents to participate in SMUD programs. Additionally, the Housing Repair Program funds can be used to perform energy efficient improvements.</td>
<td>Somewhat Successful. The City was successful in working with SMUD and other utility providers. The City will continue to identify grant funding for this purpose.</td>
<td>The City should modify the action to read “Explore the use of grant funds and programs with utility providers and non-profit agencies to establish programs for energy conservation (such as home weatherization, Energy star appliances) and transition to the use of clean and renewable energy (such as photovoltaic retrofit, solar hot water heating, and pumps).”</td>
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<tr>
<td>41.1.B</td>
<td>Consider ordinances that would require energy audits, solar access, insulation, solar retrofit, and solar water heating.</td>
<td>Consider ordinances that will require energy audits.</td>
<td>In 2019, the City approved the Rental Housing Inspection Program (RHIP) to require regular inspections of the rental housing stock. This program funds several code enforcement officers to ensure rental housing stock is properly maintained. Since a majority of code enforcement complaints are affiliated with rental housing, this has enabled the City’s regular code enforcement team to more proactively respond to ownership housing as well. This can lead to potential energy efficient upgrades as outdated and deficient equipment is identified. Additionally, the City adopts the California Building Code every year it is updated, including all green building code updates.</td>
<td>Somewhat successful. By creating the RHIP the City has implemented a way in which energy audits and efficient retrofits can be achieved through remediation of substandard housing conditions.</td>
<td>The City should modify the action to read “Implement ordinances and programs that would require energy audits, solar access, insulation, solar retrofit, and solar water heating.”</td>
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<td>41.2</td>
<td>Policy: Provide financial incentives to maximize energy conservation and the use of clean and renewable energy</td>
<td>Offer financial incentives for energy conservation and renewable energy.</td>
<td>In 2012, the City adopted a flat fee for photovoltaic installations for residential development to lower installation costs as well as streamline the process. Additionally, the City adopts the California Building Code every year it is updated, including all green building code updates.</td>
<td>Somewhat successful. The City has taken initial steps to reach this objective. The City will continue to identify funding sources and programs to incentivize energy efficiency and renewable energy.</td>
<td>The City should continue to support financial incentives for renewables and energy conservation.</td>
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<td>41.3</td>
<td><strong>Policy</strong>: Retrofit existing buildings using low maintenance, durable building materials and high efficiency energy systems and appliances.</td>
<td>Retrofit existing buildings with sustainable materials and energy sources.</td>
<td>In 2010, the City constructed the Citrus Heights Community Center, the first LEED Gold certified building in Citrus Heights. The building includes sustainable materials and onsite energy production and serves as an example of sustainable building practices for the community. The City demolished its old City Hall and built a new energy-efficient City Hall to LEED standards in 2017. Additionally, all Design Review Permit applications for remodels and new construction are required to include durable, low maintenance building materials.</td>
<td>Successful. The City has been successful in applying this policy to projects across the city.</td>
<td>The City should continue to retrofit existing buildings with sustainable materials and energy sources.</td>
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<td><strong>Responsibility</strong>: CDD</td>
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<td>41.4</td>
<td><strong>Policy</strong>: Reduce energy consumption supporting municipal operations.</td>
<td>Reduce municipal energy consumption</td>
<td>In 2010, the City constructed the Citrus Heights Community Center, the first LEED Gold certified building in Citrus Heights. The building includes sustainable materials and onsite energy production and serves as an example of sustainable building practices for the community. The City demolished its old City Hall and built a new energy-efficient City Hall to LEED standards in 2017.</td>
<td>Successful. The City has taken steps to reduce municipal energy demand through improved building design and renewable energy.</td>
<td>Continue. The City will continue to improve energy conservation for municipal operations.</td>
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Determination if the program should be continued, modified, deleted, or if it is an additional program that should be incorporated into the Housing Element.

2.10 HOUSING NEEDS ASSESSMENT

To effectively determine the present and future housing needs of the City of Citrus Heights, demographic and socio-economic variables such as population, employment, households, household income, and housing stock characteristics must be analyzed. The following data are taken from the U. S. Census Bureau, the State Department of Finance, Sacramento Area Council of Governments (SACOG), City documents, Claritas, DataQuick and other conventional data sources.

To update the needs assessment, additional sources were consulted including the Sacramento Area Council of Governments (SACOG), RealFacts, DataQuick, Claritas, the California Association of Realtors, the Sacramento Association of Realtors, and other sources as noted.

2.11 POPULATION TRENDS AND PROJECTIONS

The Sacramento region consists of six neighboring counties: Sacramento, El Dorado, Placer, Sutter, Yolo and Yuba. Sacramento County, as the urban center of the region, contains two-thirds of the region’s population with the majority concentrated in the City of Sacramento (33%) (see Tables 2-1 and 2-2). Sacramento County has seven incorporated cities: Citrus Heights, Elk Grove, Folsom, Isleton, Galt, Rancho Cordova, and Sacramento. The City of Sacramento, with over four hundred thousand persons, represents one-third of the County’s population. Four other incorporated cities (Citrus Heights, Elk Grove, Rancho Cordova and Folsom) have populations of over 60,000 persons each. The remaining two (Galt and Isleton) are small cities in the rural southern portion of the County. Within the region, the cities of West Sacramento (Yolo County) and Roseville (Placer County) are also significant population centers contiguous with the urbanized areas of Sacramento County.

<table>
<thead>
<tr>
<th>County</th>
<th>Census year</th>
<th>Change (1990 - 2018)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1990</td>
<td>2000</td>
</tr>
<tr>
<td>Sacramento</td>
<td>1,019,075</td>
<td>1,223,499</td>
</tr>
<tr>
<td>Placer</td>
<td>170,452</td>
<td>248,399</td>
</tr>
<tr>
<td>Yolo</td>
<td>134,263</td>
<td>168,660</td>
</tr>
<tr>
<td>El Dorado</td>
<td>124,730</td>
<td>156,299</td>
</tr>
<tr>
<td>Sutter</td>
<td>63,543</td>
<td>78,930</td>
</tr>
<tr>
<td>Yuba</td>
<td>56,280</td>
<td>60,219</td>
</tr>
<tr>
<td>TOTAL</td>
<td>1,568,343</td>
<td>1,936,006</td>
</tr>
</tbody>
</table>

Source: US Census
One of the most significant changes in Sacramento County in the last twenty years has been the incorporation of previously unincorporated areas of the County. As outlying areas have become increasingly urbanized, local citizens have incorporated the cities of Citrus Heights, Elk Grove, and Rancho Cordova. In Yolo County, immediately adjacent to the downtown core of the City of Sacramento, West Sacramento incorporated by assembling several small adjacent towns.

Between the years 1980 and 2010, the six county region grew by over one-million persons representing a 93% increase in population. Numerically, the majority of this growth (57% of the total increase in persons) occurred in Sacramento County, with the largest increase (over 190 thousand persons) in the City of Sacramento. In terms of proportional growth, Placer and El Dorado counties have grown 2–3 times faster than other counties in the last 30 years. The cities of Elk Grove, Roseville, and Folsom have doubled, tripled, and quadrupled respectively over the same period. Meanwhile, Citrus Heights has experienced a modest growth rate of 30.5% in thirty years (1.02% per year), reflecting the City’s limited new growth areas.

From 1990-2018, the five other cities within Sacramento County (Sacramento, Rancho Cordova, Elk Grove, Folsom, and West Sacramento) have grown by a minimum of 34.42%, with some cities showing over 150% increase in population during that 30-year period. In comparison, Citrus Heights has shown a modest growth rate of 6.11% from 1990-2018. This reflects the city’s built-out nature and limited capacity for the rapidly continuing growth that has been seen in surrounding cities.
### TABLE 2-3: Population Trends

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
<th>Persons</th>
<th>Interval change</th>
<th>Annual</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Persons</td>
<td>Percent</td>
</tr>
<tr>
<td>CITY OF CITRUS HEIGHTS(^{(1)})</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1970</td>
<td>31,015</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>1980</td>
<td>63,848</td>
<td>32,833</td>
<td>105.9%</td>
<td>10.6%</td>
</tr>
<tr>
<td>1990</td>
<td>82,045</td>
<td>18,197</td>
<td>28.5%</td>
<td>2.9%</td>
</tr>
<tr>
<td>2000</td>
<td>85,071</td>
<td>3,026</td>
<td>3.7%</td>
<td>0.4%</td>
</tr>
<tr>
<td>2010</td>
<td>83,301</td>
<td>-1,770</td>
<td>-2.1%</td>
<td>-0.2%</td>
</tr>
<tr>
<td>2018</td>
<td>87,061</td>
<td>3,760</td>
<td>4.5%</td>
<td>0.5%</td>
</tr>
<tr>
<td>SACRAMENTO COUNTY</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1970</td>
<td>631,498</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>1980</td>
<td>783,381</td>
<td>151,883</td>
<td>24.1%</td>
<td>2.4%</td>
</tr>
<tr>
<td>1990</td>
<td>1,041,219</td>
<td>257,838</td>
<td>32.9%</td>
<td>3.3%</td>
</tr>
<tr>
<td>2000</td>
<td>1,223,499</td>
<td>182,280</td>
<td>17.5%</td>
<td>1.8%</td>
</tr>
<tr>
<td>2010</td>
<td>1,418,788</td>
<td>195,289</td>
<td>16.0%</td>
<td>1.6%</td>
</tr>
<tr>
<td>2018</td>
<td>1,510,023</td>
<td>91,235</td>
<td>6.4%</td>
<td>0.6%</td>
</tr>
</tbody>
</table>

Source: US Census

\(^{(1)}\) 1980 and 1990 Citrus Heights counts are based on census blocks within incorporation limits, aggregated by SACOG 3/01

### Figure 2-3: Population Trends

[Graph showing population trends over time for Citrus Heights and Sacramento County]

Source: US Census
2.12 POPULATION BY RACE AND ETHNICITY

The US Decennial Census Bureau reports that in the year 2018, 8469.6% of the population of Citrus Heights identified as “White,” while in the County overall, 5945.2% did. The remaining 4930.1% of the City’s population identified as “Black or African-American,” “Asian,” other race, or reported two or more races in roughly equal proportions. Forty one Almost 51% percent of the County’s population is split evenly among “Black or African-American,” “Asian,” and other single race. Six More than 5% percent reported two or more races. Only 19 Almost 19% of the City’s population describe themselves as “Hispanic,” 7% of the majority of whom (80.5%) population identify as “Mexican.” The County’s population identifies 4623% “Hispanic”, of which 83% identify as “Mexican” and 12% respectively.

The City of Citrus Heights is predominantly “White” and “Non-Hispanic” with a significant ethnic minority population largely similar in composition to the County, yet comprising a much smaller portion of the overall population. The composition of the City’s minority population differs from the County only by the proportionally greater number of persons reporting as being of two or more races. Please see Table 2-4 and the pie charts that follow.

<table>
<thead>
<tr>
<th>Race (1)</th>
<th>Citrus Heights</th>
<th>Sacramento County</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>60,624</td>
<td>682,500</td>
</tr>
<tr>
<td>Black or African American</td>
<td>3,177</td>
<td>144,003</td>
</tr>
<tr>
<td>American Indian and Alaskan Native</td>
<td>262</td>
<td>5,469</td>
</tr>
<tr>
<td>Asian</td>
<td>3,102</td>
<td>231,740</td>
</tr>
<tr>
<td>Native Hawaiian and Other Pacific Islander</td>
<td>126</td>
<td>16,335</td>
</tr>
<tr>
<td>Some other race</td>
<td>189</td>
<td>6,086</td>
</tr>
<tr>
<td>Two or more races</td>
<td>3,115</td>
<td>76,865</td>
</tr>
<tr>
<td><strong>Total Population</strong></td>
<td><strong>87,061</strong></td>
<td><strong>1,510,023</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Hispanic or Latino</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Hispanic or Latino (any race)</td>
<td>16,466</td>
<td>347,025</td>
</tr>
<tr>
<td>Not Hispanic or Latino</td>
<td>70,595</td>
<td>1,162,998</td>
</tr>
<tr>
<td><strong>Total Population</strong></td>
<td><strong>87,061</strong></td>
<td><strong>1,510,023</strong></td>
</tr>
</tbody>
</table>

Source: American Community Survey 2014-18
(1) Race categories include only those reporting only one race.
2.13 POPULATION BY AGE TRENDS

Between the years 1980 and 2018, the median age in Citrus Heights increased from 37.7 years to 49.4 years. The 2018 median age of 36.6 years, indicates a gradually aging population in the City of Citrus Heights. This trend reflects the same trend found nation-wide as life expectancies increase. The City’s current population is predominantly working age (25–64 y.o.), but there are less older persons than there are those with children; 16% of households in the City include persons 65 years old or older, and 26% with persons 18–24 years old or younger.
younger. (US Census) Overall, the City has a balanced population between age groups, with a steady increase in households with older persons.

<table>
<thead>
<tr>
<th>TABLE 2-5a: Population by Age, 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Age (years)</td>
</tr>
<tr>
<td>Under 5</td>
</tr>
<tr>
<td>5 – 9</td>
</tr>
<tr>
<td>10 – 14</td>
</tr>
<tr>
<td>15 – 19</td>
</tr>
<tr>
<td>20 – 24</td>
</tr>
<tr>
<td>25 – 34</td>
</tr>
<tr>
<td>35 – 44</td>
</tr>
<tr>
<td>45 – 54</td>
</tr>
<tr>
<td>55 – 59</td>
</tr>
<tr>
<td>60 – 64</td>
</tr>
<tr>
<td>65 – 74</td>
</tr>
<tr>
<td>75 – 84</td>
</tr>
<tr>
<td>85 and Over</td>
</tr>
<tr>
<td>Total</td>
</tr>
</tbody>
</table>

Source: American Community Survey 2014-18

Population by Age 2018

<table>
<thead>
<tr>
<th>TABLE 2-5b: City of Citrus Heights, Median Age by Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year</td>
</tr>
<tr>
<td>------</td>
</tr>
<tr>
<td>60 - 64</td>
</tr>
</tbody>
</table>

Source: U.S. Census

Figure 2-3
2.14 COMMUTING PATTERNS

According to the 2010-2018 Census data, most Citrus Heights’ residents traveled 30-20 to 34 minutes to work. Another 45.145.2% spent 15-19 minutes to travel to work. Most likely the number of workers spending 30–34 minutes commuting to work has recently increased, due to population growth, increased traffic and increasing demands on the Sacramento County transportation network.

In 2010, a strong majority, 74.470.2%, of the Citrus Heights residents worked within Sacramento County, 25.829.4% worked outside of the county. A very small portion, 0.44% or 49165 employees, worked outside of the State. The 4.2% increase from 2000 in workers commuting outside the County is reflective of the strong pull of the Bay Area as an employment market.

<table>
<thead>
<tr>
<th>TABLE 2-6: Commuting Patterns - City of Citrus Heights, 2000 - 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
</tr>
<tr>
<td>Number</td>
</tr>
<tr>
<td>-------</td>
</tr>
<tr>
<td>Worked inside the City of Citrus Heights</td>
</tr>
<tr>
<td>Worked outside the City of Citrus Heights</td>
</tr>
</tbody>
</table>

Source: US Census

<table>
<thead>
<tr>
<th>TABLE 2-7: Commuting Patterns – Sacramento County, 2000 - 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
</tr>
<tr>
<td>2000</td>
</tr>
<tr>
<td>Number</td>
</tr>
<tr>
<td>-------</td>
</tr>
<tr>
<td>Worked inside Sacramento County</td>
</tr>
<tr>
<td>Worked outside Sacramento County</td>
</tr>
<tr>
<td>Worked Outside California</td>
</tr>
</tbody>
</table>

Source: US Census

2.15 EMPLOYMENT PATTERNS

According to the 20108 data from the Census U.S. Census Bureau, the residents of Citrus Heights are employed by a variety of industry types. The distribution of employment types is spread fairly evenly through the various industries; however, the primary employment areas in the City are Retail Trade (14.348.7%) and Educational, Health, and Social services (21.0%).

The majority of residents work for private institutions (77.575.8%) and a fair share of citizens are government workers (16.54.7%).
2.16 HOUSEHOLD FORMATION AND SIZE

The change in the number of households in a city is one of the prime determinants of the demand for housing. Households can form even in periods of static population growth as adult children leave home, through divorce, and with the aging of the population.

PERSONS PER HOUSEHOLD

Persons per household is an important indicator of the relationship between population growth and household formation. For example, if the persons per household is decreasing, then households are forming at a faster rate than population growth. Conversely, if population is growing faster than households, then the persons per household would be increasing.

<p>| Table 2-8a: Employment by Industry, 2018 |</p>
<table>
<thead>
<tr>
<th>Industry Type</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agricultural, forestry, fishing and hunting, mining</td>
<td>196</td>
<td>0.5%</td>
</tr>
<tr>
<td>Construction</td>
<td>3,290</td>
<td>7.8%</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>2,048</td>
<td>4.8%</td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>1,267</td>
<td>3.0%</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>6,037</td>
<td>14.3%</td>
</tr>
<tr>
<td>Transportation, warehousing, and utilities</td>
<td>1,997</td>
<td>4.7%</td>
</tr>
<tr>
<td>Information</td>
<td>805</td>
<td>1.9%</td>
</tr>
<tr>
<td>Finance, insurance, real estate, rental and leasing</td>
<td>3,098</td>
<td>7.3%</td>
</tr>
<tr>
<td>Professional, scientific, management, administration</td>
<td>4,638</td>
<td>11.0%</td>
</tr>
<tr>
<td>Educational, health, and social services</td>
<td>8,878</td>
<td>21.0%</td>
</tr>
<tr>
<td>Arts, entertainment, recreation, and services</td>
<td>4,808</td>
<td>11.4%</td>
</tr>
<tr>
<td>Other service</td>
<td>2,231</td>
<td>5.3%</td>
</tr>
<tr>
<td>Public Administration</td>
<td>3,035</td>
<td>7.2%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>42,328</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

Source: US Census

<p>| Table 2-8b: Employment by Industry, 2018 |</p>
<table>
<thead>
<tr>
<th>Class of Worker</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private wage and salary workers</td>
<td>32,085</td>
<td>75.8%</td>
</tr>
<tr>
<td>Government workers</td>
<td>6,222</td>
<td>14.7%</td>
</tr>
<tr>
<td>Self-employed workers in own not incorporated business</td>
<td>3,047</td>
<td>7.2%</td>
</tr>
<tr>
<td>Unpaid family workers</td>
<td>974</td>
<td>2.3%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>42,328</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

Source: US Census

<table>
<thead>
<tr>
<th>TABLE 2-9: Persons per Household, 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Citrus Heights</td>
</tr>
<tr>
<td>Sacramento County</td>
</tr>
</tbody>
</table>
Between 1970 and 1990, persons per household dramatically declined for the City of Citrus Heights and Sacramento County. Specifically, the City of Citrus Heights dropped from 3.50 persons per household in 1970 to 2.59 persons per household in 1980, while Sacramento County decreased from 3.08 to 2.58 persons per household. The decrease in persons per household indicates that household formation or occupied housing units increased at a faster pace than the population between 1970 and 1980.

While that trend may have slowed from 1990-2010, (even trending upward for a period), the average household size has once again decreased. In 2018, the average number of persons per household in Citrus Heights was 2.48, just under the County’s average of 2.63. In the last twenty years, the trend towards smaller households has slowed; county-wide household size has even begun to increase. While the City once had households larger than the County as a whole by nearly one-half person, the City was identical to the County in 1990, and currently has slightly smaller households.

**NUMBER OF HOUSEHOLDS**

In the ten year period between 1970 and 1980, both the County and the City were experiencing a tremendous growth in household formation, but Citrus Heights grew at a rate over 110 percentage points higher than the County. To draw the comparison further, the number of households in the County increased at an average annual rate of 4.7% during these ten years, while the number of Citrus Heights households increased an average of 16.2% per year, a rate nearly three times greater. In the 1980’s, the City’s rate closely matched that of the County. During the 1990’s, the City’s rate dropped to a ten-year average of less than one percent, while the County continued to grow at 1.5% per year.
## Table 2-10: Household Formation Trends

<table>
<thead>
<tr>
<th>Year</th>
<th>City of Citrus Heights</th>
<th>Households</th>
<th>Interval change</th>
<th>Persons</th>
<th>Percent</th>
<th>Annual</th>
</tr>
</thead>
<tbody>
<tr>
<td>1970</td>
<td>8,856</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>1980</td>
<td>23,176</td>
<td>14,320</td>
<td>161.7%</td>
<td>6.0%</td>
<td>16.2%</td>
<td></td>
</tr>
<tr>
<td>1990</td>
<td>31,573</td>
<td>8,397</td>
<td>36.2%</td>
<td>3.6%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2000</td>
<td>33,478</td>
<td>1,905</td>
<td>6.0%</td>
<td>0.6%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2005</td>
<td>33,947</td>
<td>469</td>
<td>1.4%</td>
<td>0.3%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2010</td>
<td>32,686</td>
<td>-1,261</td>
<td>-3.7%</td>
<td>0.6%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2018</td>
<td>33,749</td>
<td>1,063</td>
<td>3.3%</td>
<td>0.1%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Year</th>
<th>Sacramento County</th>
<th>Households</th>
<th>Interval change</th>
<th>Persons</th>
<th>Percent</th>
<th>Annual</th>
</tr>
</thead>
<tbody>
<tr>
<td>1970</td>
<td>202,953</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>1980</td>
<td>298,805</td>
<td>95,852</td>
<td>47.2%</td>
<td>4.7%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1990</td>
<td>394,530</td>
<td>95,725</td>
<td>32.0%</td>
<td>3.2%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2000</td>
<td>453,602</td>
<td>59,072</td>
<td>15.0%</td>
<td>1.5%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2005</td>
<td>496,354</td>
<td>101,824</td>
<td>25.8%</td>
<td>5.2%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2010</td>
<td>513,945</td>
<td>17,591</td>
<td>3.5%</td>
<td>1.5%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2018</td>
<td>536,029</td>
<td>22,084</td>
<td>4.3%</td>
<td>2.6%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Source: U.S. Census

### Household Size Distribution

Along with the persons-per-household figures, household size helps determine the size of housing units needed within a jurisdiction. In the City of Citrus Heights, “small” households with one or two persons represented 60.9% of all households in 2010 to 2018, much more than the “large” households with five or more persons. Small households were the fastest growing household size between 1980 and 2018, increasing from 50.8% in 1980 to 60.9% in 1990.

In 2018, over half of the households in Citrus Heights were either one or two person households, which is not much change relative to previous years. Although the large numbers of smaller households would be appropriately accommodated in either one or two bedroom units, the City will need a variety of bedroom types as the numbers of households increase.
Table 2-11: Household Size Trends

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>Percent</td>
<td>Number</td>
<td>Percent</td>
<td>Number</td>
</tr>
<tr>
<td>CITY OF CITRUS HEIGHTS</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 Person</td>
<td>4,079</td>
<td>17.6%</td>
<td>6,979</td>
<td>22.1%</td>
<td>2,900</td>
</tr>
<tr>
<td>2 Person</td>
<td>7,694</td>
<td>33.2%</td>
<td>10,814</td>
<td>34.3%</td>
<td>11,383</td>
</tr>
<tr>
<td>3-4 Person</td>
<td>8,946</td>
<td>38.6%</td>
<td>10,722</td>
<td>34.0%</td>
<td>1,776</td>
</tr>
<tr>
<td>5+ Person</td>
<td>2,457</td>
<td>10.6%</td>
<td>3,058</td>
<td>10.0%</td>
<td>601</td>
</tr>
<tr>
<td>Total</td>
<td>23,176</td>
<td>100.0%</td>
<td>31,573</td>
<td>100.0%</td>
<td>8,397</td>
</tr>
</tbody>
</table>

| SACRAMENTO COUNTY | | | | | | | | | | |
| 1 Person | 74,789 | 25.0% | 99,436 | 25.2% | 120,985 | 26.7% | 141,787 | 26.7% | 141,787 | 27.2% |
| 2 Person | 100,481 | 33.5% | 130,623 | 33.0% | 143,307 | 31.6% | 156,087 | 30.4% | 169,376 | 31.5% |
| 3-4 Person | 95,172 | 31.7% | 123,303 | 31.2% | 134,459 | 29.6% | 154,506 | 29.1% | 160,750 | 29.9% |
| 5+ Person | 29,363 | 9.8% | 41,795 | 11.0% | 54,851 | 12.1% | 69,926 | 13.6% | 65,116 | 12.1% |
| Total | 299,805 | 100.0% | 395,157 | 100.0% | 453,602 | 100.0% | 513,945 | 100.0% | 537,029 | 100.0% |

* Change from 1980 to 2018
Source: US Census, American Community Survey 2014-18

HOUSEHOLD TENURE

Housing tenure (whether a housing unit is occupied by an owner or a renter) can be affected by many factors including: housing cost, housing type, housing availability, job availability, and consumer preference. Over time, the tenure of housing units in the City of Citrus Heights has become more similar to that of Sacramento County. For example, 68% of Citrus Heights’ occupied housing units were occupied by owners in 1980, while 60% were occupied by owners in Sacramento County overall, a difference of 8%. By 1990, the City had a level of owner-occupancy that was equal to the County overall. This trend has continued to the present. Today, the ratio of owner-occupied versus renter-occupied units is 56% to 44% in Citrus Heights, which continues to match Sacramento County overall.

(Note: The US Decennial Census enumerates housing tenure only for occupied housing units, vacant housing units are not enumerated. Owner-occupied housing units and renter-occupied housing units sum to the total occupied housing units, not total housing units.)
Tenure – Housing Units

TABLE 2.12: Tenure by Housing Unit

<table>
<thead>
<tr>
<th>Year</th>
<th>Owner-occupied units</th>
<th>Owner-occupied percent</th>
<th>Renter-occupied units</th>
<th>Renter-occupied percent</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>City of Citrus Heights</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1980</td>
<td>15,783</td>
<td>68%</td>
<td>7,393</td>
<td>32%</td>
<td>23,176</td>
</tr>
<tr>
<td>1990</td>
<td>17,965</td>
<td>57%</td>
<td>13,608</td>
<td>43%</td>
<td>31,573</td>
</tr>
<tr>
<td>2000</td>
<td>19,139</td>
<td>57%</td>
<td>14,339</td>
<td>43%</td>
<td>33,478</td>
</tr>
<tr>
<td>2010</td>
<td>18,832</td>
<td>58%</td>
<td>13,854</td>
<td>42%</td>
<td>32,686</td>
</tr>
<tr>
<td>2018</td>
<td>18,942</td>
<td>56%</td>
<td>14,807</td>
<td>44%</td>
<td>33,749</td>
</tr>
<tr>
<td></td>
<td>Sacramento County</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1980</td>
<td>181,011</td>
<td>60%</td>
<td>118,794</td>
<td>40%</td>
<td>299,805</td>
</tr>
<tr>
<td>1990</td>
<td>223,351</td>
<td>57%</td>
<td>171,179</td>
<td>43%</td>
<td>394,530</td>
</tr>
<tr>
<td>2000</td>
<td>263,819</td>
<td>58%</td>
<td>189,783</td>
<td>42%</td>
<td>453,602</td>
</tr>
<tr>
<td>2010</td>
<td>295,482</td>
<td>57%</td>
<td>218,463</td>
<td>43%</td>
<td>513,945</td>
</tr>
<tr>
<td>2018</td>
<td>300,082</td>
<td>56%</td>
<td>235,947</td>
<td>44%</td>
<td>536,029</td>
</tr>
</tbody>
</table>

Source: US Census, American Community Survey 2014-18

2.17 HOUSEHOLD INCOME CHARACTERISTICS

According to the Census Bureau, in 2016 the City of Citrus Heights median household income was higher than the City of Sacramento for the first time. However, some suburban areas in other suburban areas in the County are significantly higher in median income. For example, nearby Fair Oaks CDP Folsom had a median
income of $20,518\textsuperscript{102,692}, compared to $52,466\textsuperscript{51,715} for the City of Citrus Heights. Additionally, Placer County, Folsom, Orangevale, Carmichael, and Roseville, and Rancho Cordova had median household incomes higher than Citrus Heights. On the other hand, North Highlands had a median income less than the City of Citrus Heights.

Between 2010 and 2016 the median household income in the City of Citrus Heights increased from $43,859\textsuperscript{52,466} to $52,466\textsuperscript{51,715}. At the same time, the median household income in Sacramento County increased from $43,816\textsuperscript{54,459} to $54,459\textsuperscript{57,509}.

While the proportion of households in Citrus Heights with incomes less than $20,000 have historically been decreasing since 1980, while the proportion of households with incomes greater than $50,000 had been increasing, recent trends show a troubling shift in the opposite direction. For example, households with incomes less than $15,000 actually increased from 9.8% in 2000 to 8.5% in 2016. On the other hand, households with incomes between $50,000 and $74,999 continued to decrease slightly from 22.1% in 2010 to 21.6% in the last eight years between 2000-2010 and 2016-2018.

Approximately 50.4\textsuperscript{35.9} percent of the households have incomes between $50,000 and $99,999, which is a large increase since 2000 and potentially reflects the creation of two income households in Citrus Heights. Change in income bracket of these households either above or below the thresholds. For example, the percentage of households with incomes above $100,000 more than doubled from 12.5% in 2010 to 27.5% in 2018. On the other hand, nearly nine-tenth \textsuperscript{23.2} percent of the households that have incomes less than $15,000 and most likely these households have relatively limited housing choices.

<p>| Table 2-13: Median Household Income Trends, Surrounding Areas 2000 - 2016 |
|------------------------|------------------------|------------------------|------------------------|</p>
<table>
<thead>
<tr>
<th><strong>Area</strong></th>
<th><strong>Median Household Income 2000</strong></th>
<th><strong>Median Household Income 2010</strong></th>
<th><strong>Median Household Income 2016</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Sacramento County</td>
<td>$43,816</td>
<td>$54,459</td>
<td>$57,509</td>
</tr>
<tr>
<td>Citrus Heights</td>
<td><strong>$43,859</strong></td>
<td><strong>$52,466</strong></td>
<td><strong>$51,715</strong></td>
</tr>
<tr>
<td>North Highlands CDP</td>
<td>$32,278</td>
<td>$40,915</td>
<td>N/A*</td>
</tr>
<tr>
<td>City of Sacramento</td>
<td>$37,049</td>
<td>$48,826</td>
<td>$52,071</td>
</tr>
<tr>
<td>Carmichael CDP</td>
<td>$47,041</td>
<td>$52,316</td>
<td>N/A*</td>
</tr>
<tr>
<td>Placer County</td>
<td>$57,535</td>
<td>$72,069</td>
<td>$76,926</td>
</tr>
<tr>
<td>Orangevale CDP</td>
<td>$53,371</td>
<td>$69,342</td>
<td>N/A*</td>
</tr>
<tr>
<td>Roseville city</td>
<td>$57,367</td>
<td>$72,857</td>
<td>$78,446</td>
</tr>
<tr>
<td>Folsom city</td>
<td>$73,175</td>
<td>$91,669</td>
<td>$102,692</td>
</tr>
<tr>
<td>Rancho Cordova</td>
<td>$40,095</td>
<td>$53,899</td>
<td>$53,360</td>
</tr>
<tr>
<td>Fair Oaks CDP</td>
<td>$63,252</td>
<td>$70,518</td>
<td>N/A*</td>
</tr>
</tbody>
</table>

Source: US Census

*Census data not available for Census-Designated Places in non-decennial census year
### Table 2-14: Median Household Income Trends

<table>
<thead>
<tr>
<th>Year</th>
<th>City of Citrus Heights</th>
<th>Sacramento County</th>
</tr>
</thead>
<tbody>
<tr>
<td>1980</td>
<td>$23,462</td>
<td>$17,390</td>
</tr>
<tr>
<td>1990</td>
<td>$35,780</td>
<td>$32,291</td>
</tr>
<tr>
<td>2000</td>
<td>$43,859</td>
<td>$43,816</td>
</tr>
<tr>
<td>2010</td>
<td>$52,466</td>
<td>$54,519</td>
</tr>
<tr>
<td>2016</td>
<td>$51,715</td>
<td>$57,509</td>
</tr>
</tbody>
</table>

Source: US Census

### Table 2-15: Household Income, City of Citrus Heights 2010 - 2018

<table>
<thead>
<tr>
<th>Income Ranges</th>
<th>2010</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>Percent</td>
</tr>
<tr>
<td>Less than $10,000</td>
<td>936</td>
<td>2.8%</td>
</tr>
<tr>
<td>$10,000 to $14,999</td>
<td>1,880</td>
<td>5.7%</td>
</tr>
<tr>
<td>$15,000 to $24,999</td>
<td>3,492</td>
<td>10.5%</td>
</tr>
<tr>
<td>$25,000 to $34,999</td>
<td>3,325</td>
<td>10.0%</td>
</tr>
<tr>
<td>$35,000 to $49,999</td>
<td>6,840</td>
<td>20.6%</td>
</tr>
<tr>
<td>$50,000 to $74,999</td>
<td>7,316</td>
<td>22.1%</td>
</tr>
<tr>
<td>$75,000 to $99,999</td>
<td>5,225</td>
<td>15.8%</td>
</tr>
<tr>
<td>$100,000 to $149,999</td>
<td>2,799</td>
<td>8.4%</td>
</tr>
<tr>
<td>$150,000 to $199,999</td>
<td>865</td>
<td>2.6%</td>
</tr>
<tr>
<td>$200,000 or more</td>
<td>507</td>
<td>1.5%</td>
</tr>
</tbody>
</table>

Source: US Census

The US Department of Housing and Urban Development (HUD) estimates Area Median Incomes (AMI). In turn, these AMI are utilized in many housing programs, such as CDBG, HOME and LIHTC. In addition to estimated annual income, the US Department of Housing and Urban Development (HUD) has established standard income groups. They are defined as: (1) Extremely Low Income which are households earning less than 30% of the AMI; (2) Very Low Income which are households earning between 30% and 50% of the AMI; (3) Low Income for households earning between 50% and 80% of the AMI; (4) Moderate Income are households earning between 80% and 120% of the AMI, and; (5) Above Moderate Income are households earning over 120% of the AMI. Generally, these figures are used to determine household eligibility for Federal, State, and local programs.

Based on the 2010 HUD Area Median Income (AMI) and household income tables, it is estimated that 48.4% of all households in Citrus Heights are Extremely Low Income, 26.6% are Very Low income. An additional 22.8% are Low income and 17.9% have incomes between 80 and 120% of the AMI.
120% of AMI which categorizes them as Moderate income. The remaining 44.536.3% of the households in Citrus Heights are classified as having Above Moderate income.

Table 2-16: Households by 2016 HUD Income Categories, Citrus Heights

<table>
<thead>
<tr>
<th>Income Category</th>
<th>Income Range</th>
<th>Number</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low</td>
<td>Less than $22,850</td>
<td>4,255</td>
<td>12.6%</td>
</tr>
<tr>
<td>Very Low</td>
<td>$22,851 to $38,050</td>
<td>5,020</td>
<td>14.9%</td>
</tr>
<tr>
<td>Low</td>
<td>$38,051 to $60,900</td>
<td>7,560</td>
<td>22.5%</td>
</tr>
<tr>
<td>Moderate</td>
<td>$60,901 to $87,515</td>
<td>4,620</td>
<td>13.7%</td>
</tr>
<tr>
<td>Above Moderate</td>
<td>Greater than $87,515</td>
<td>12,215</td>
<td>36.3%</td>
</tr>
</tbody>
</table>

Source: Estimated number of households by income per US Census interpolated into HUD income groups

EXTREMELY LOW INCOME RESIDENTS

In 2010-2018, approximately 6,0085,909 City residents were considered to be in the Extremely Low Income (ELI) category (earning less than 30% of the Area Median Income, or less than $22,850$25,890). Seventy-three units One hundred thirty-two units is the projected housing need for Extremely Low Income residents for the planning period. Extremely Low Income residents housing needs are generally served through a variety of programs geared towards lower income housing.

Table 2-17: Extremely Low Income Households

<table>
<thead>
<tr>
<th>Percentage with Any Housing Problem</th>
<th>% Renters</th>
<th>% Owners</th>
<th>% Total ELI Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>Percentage Cost Burden 30-50%</td>
<td>29.2%</td>
<td>15.5%</td>
<td>44.7%</td>
</tr>
<tr>
<td>Percentage Cost Burden &gt;50%</td>
<td>20.2%</td>
<td>13.7%</td>
<td>33.9%</td>
</tr>
</tbody>
</table>

Source: SACOG CHAS 2012-2016

Overpayment continues to be a problem facing ELI residents in the City. Over 83% of ELI residents are faced with a housing problem. Extremely Low Income residents that rent their homes appear to be impacted by overpayment more than ELI residents that own their homes.

The availability of Transitional Housing and Single Room Occupancy (SRO) housing generally serves the needs of these residents and assists in preventing overpayment. Currently, the City allows Transitional Housing (Residential Care in the Zoning Code) in most residential zoning districts by right, and with a Use Permit for larger care facilities (more than 6 clients). Recently, the City teamed with the Citrus Heights Domestic Violence Intervention Center to provide transitional housing for victims of domestic violence. The City utilized Housing Mitigation funds to assist with the acquisition of the Citrus Heights Domestic Violence Center, which is currently operated by the non-profit Community for Peace.
The City has actively pursued SRO partnerships to develop this housing type, however, thus far has been unable to establish a partnership. The City will continue to seek out partnership opportunities to develop this type of affordable housing. Development of SRO’s is permitted in the GC zoning district with a Use Permit. The City will continue to promote the need for housing for ELI residents and promote the development of SRO housing to meet this need. The City’s material will include additional information promoting the use of Transitional and Supportive Housing. The City is currently developing promotional material to encourage this type of housing and to inform non-profits, developers, and the public of the opportunities for this need and housing that may serve this need. In addition, the City is currently in the process of establishing a Housing Roundtable to bring financial institutions, developers, and non-profits to the table on an annual basis to keep those groups informed and updated on the changing needs of the City including the ELI group.

Currently, the eight rent-restricted affordable housing developments in the City provide a total of 858-789 units that are restricted to tenants earning less than 80 percent of the median income.

2.18 REGIONAL HOUSING NEEDS

This section of the Housing Element sets forth the City of Citrus Heights regional housing needs, as determined by Sacramento Area Council of Governments (SACOG) methods. It also identifies the needs of special population groups in the community (i.e., the elderly, disabled, large families, single parent households, farm laborers, homeless, etc.).

2.19 REGIONAL HOUSING NEEDS PLAN

The development of the Regional Housing Needs Plan (RHNP) is part of the Sacramento Area Council of Governments’ (SACOG) role to assist the planning efforts of local jurisdictions. The RHNP determines the region’s projected housing needs over an eight year period that coincides with the state mandated eight year local housing plan revision cycle (revisions due in the Sacramento region in 2013-2021). The most recent RHNP (covering the period 2013-2021) was adopted in September 2012.

The major goal of the RHNP is to assure a fair distribution of housing among cities and counties, so that every community provides an opportunity for a mix of housing types affordable to all economic segments. Under state law every city and county in the region has an obligation to meet the housing needs of the entire region. Every city and county must plan for its “fair share” of the region’s housing need. (Government Code, Section 65833(a)(1))
2.20 BASIC CONSTRUCTION NEEDS, 2013-2021

The core of the RHNP is a series of tables that indicate the housing unit needs for each jurisdiction by household income group. These units are considered the “basic new construction needs” to be considered when drafting individual city and county housing plans. The basic new construction needs are not building requirements, but goals for each community to be accommodated through appropriate planning policies and land use regulations. The allocated targets are intended to ensure that adequate sites are appropriately zoned and made available to meet the anticipated housing demand during the planning period for all income groups of the community.

Actual local housing needs and housing production may exceed the basic new construction need as determined in the RHNP. It should be noted that SACOG has estimated the minimum regional need for housing, not the maximum amount of housing to be built in a community.

The RHNP’s basic construction needs are derived from projected housing needs for the region based on forecasted population growth, as well as various factors affecting the supply of housing, including vacancy and unit loss. The City of Citrus Heights basic construction need for 2013 to 2021 is 696 units, and for 2021 to 2029 is 969 units, for a total of 1665 units. This includes 132 units for very low income households, 79 units for low income households, 144 units for moderate income households and 342 units for above moderate income households. The eight year basic construction needs represent an average production of 87 units per year.

(Please note: Income groupings are based on the federal Department of Housing and Urban Development’s (HUD) definitions of very low income, low income, and moderate income. HUD defines income groups by brackets of percentage of the Area Median Family Income (AMFI). The AMFI used in the Sacramento region is based on the annual HUD estimate of median family income for the Sacramento Partial Metropolitan Statistical Area (PMSA) as defined by the US Census Bureau.)

<table>
<thead>
<tr>
<th>Income Group</th>
<th>% AMFI bracket</th>
<th>Total Housing Units</th>
<th>Per year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low</td>
<td>50% or less</td>
<td>132</td>
<td>17</td>
</tr>
<tr>
<td>Low</td>
<td>greater than 50% up to 80%</td>
<td>79</td>
<td>10</td>
</tr>
<tr>
<td>Moderate</td>
<td>greater than 80% up to 120%</td>
<td>144</td>
<td>18</td>
</tr>
<tr>
<td>Above Moderate</td>
<td>over 120%</td>
<td>342</td>
<td>43</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>697</td>
<td>87</td>
</tr>
</tbody>
</table>

Source: SACOG RHNA 2021-2029
2.21 NEED FOR REPLACEMENT HOUSING

According to Building Permit Records, there have been 33-19 residential demolitions between 2008-2013 and 2013-2019 (4 of which were rebuilt), resulting in an average of 6-2 housing units per year that need replacement.

The City has leveraged a variety of funding sources in support of Policy 27.1f – “Continue to implement strategies to redevelop Sayonara Drive (Sunrise to Lialana).” The City has purchased and demolished all dilapidated rental units on Sayonara and developed a Sayonara Drive Replacement Housing Plan. The Replacement Housing Plan project outlines the need to replace either 35 units or 70 bedrooms, all of which will house very-low, and low-income households. The City’s Permanent Local Housing Application (PLHA) includes funding to begin the pre-development work on this important project. The plan currently calls for ownership housing, but this may change depending on funding availability. This replacement housing project was put on hold due to the elimination of redevelopment, however the City plans to explore project funding options in the coming year.

EXISTING HOUSING CHARACTERISTICS AND CONDITIONS

The City of Citrus Heights has approximately two-thirds of its housing units in single family structures. A little more than one-fifth of the units are in structures with five or more units/structure. There are also small but significant numbers of units in 2–4 unit structures (9.5%) and mobile homes (5.2%). Over the last twenty-thirty...
years, this mix of housing appears to have stabilized in the City. As the City approaches build-out, it is closer to the planned mix of housing types shown in Section 8 (Inventory of Land Suitable for Residential Development).

### TABLE 2-19: Housing Units by Type, City of Citrus Heights

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>1990</th>
<th>2000</th>
<th>2010</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>Percent</td>
<td>Number</td>
<td>Percent</td>
</tr>
<tr>
<td>Single Family</td>
<td>22,193</td>
<td>66.7%</td>
<td>22,879</td>
<td>65.5%</td>
</tr>
<tr>
<td>2-4 units/structure</td>
<td>2,779</td>
<td>8.4%</td>
<td>3,023</td>
<td>8.7%</td>
</tr>
<tr>
<td>Five or more units/structure</td>
<td>6,788</td>
<td>20.4%</td>
<td>7,140</td>
<td>20.4%</td>
</tr>
<tr>
<td>Mobile Home</td>
<td>1,509</td>
<td>4.5%</td>
<td>1,856</td>
<td>5.3%</td>
</tr>
<tr>
<td>Other</td>
<td>23</td>
<td>0.1%</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td>33,269</td>
<td>100.0%</td>
<td>34,921</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

Source: US Census

**Housing Units by Type-City of Citrus Heights**

**Figure 2-7**

**AGE OF HOUSING STOCK**

Thirty-six Almost 40% percent of the Citrus Heights housing stock was built in one decade (1970 to 1979). Another 22.26% was built between 1980 and 1989, which results in a median age of nearly 30 years.

Owner occupied housing units have out-paced multi-family development in every decade, except in the 1980s. Approximately 5,559 rental occupied housing units were built between 1980 and 1989, compared to 2,290 owner occupied housing units. The number of multi-family development units constructed has continued to decrease in since the mid-2000s, with only eighteen multi-family units constructed between 2008 and 2013 and none since 2013.
Table 2-20: Age of Housing Stock 2018

<table>
<thead>
<tr>
<th>Year Structure Built</th>
<th>Housing Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014 or later</td>
<td>140</td>
</tr>
<tr>
<td>2010 to 2013</td>
<td>55</td>
</tr>
<tr>
<td>2000 to 2009</td>
<td>1,376</td>
</tr>
<tr>
<td>1990 to 1999</td>
<td>2,929</td>
</tr>
<tr>
<td>1980 to 1989</td>
<td>7,849</td>
</tr>
<tr>
<td>1970 to 1979</td>
<td>13,806</td>
</tr>
<tr>
<td>1960 to 1969</td>
<td>4,415</td>
</tr>
<tr>
<td>1950 to 1959</td>
<td>3,697</td>
</tr>
<tr>
<td>1940 to 1949</td>
<td>52</td>
</tr>
<tr>
<td>1939 or earlier</td>
<td>343</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>34,622</strong></td>
</tr>
</tbody>
</table>

Source: US Census

Age of Housing-City of Citrus Heights, 2018

Figure 2-8
2.22 HISTORIC RESIDENTIAL CONSTRUCTION TRENDS

According to the City of Citrus Heights Building Department, building permits were finaled for a total of 473 new dwelling units since 2002-2010. During that same period, 81 housing units were demolished for a net gain of 392 units. This equals an average of approximately 36 new units a year for this 10 year period.

Of the new units built in the City from 2002–2010-2019, 8487% were standard single family units. Between 2002-2013 and 2014-2019, most of the new residential development occurred in two subdivisions, Ryland Homes in Stock Ranch (96 units) Muchetto Subdivision (44 units) which was constructed primarily in 2004-2015-16 and Camden Place (63 units) Mariposa Creek Subdivision (15 units) primarily constructed between 2008-2012 in 2019.

<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family (1-2 units)</td>
<td>18</td>
<td>17</td>
<td>17</td>
<td>6</td>
<td>9</td>
<td>39</td>
<td>24</td>
<td>6</td>
<td>9</td>
<td>27</td>
<td>172 / 17</td>
</tr>
<tr>
<td>Multi-family (&gt;2 units)</td>
<td>15</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>15 / 2</td>
</tr>
<tr>
<td>Demolitions (all types)</td>
<td>-20</td>
<td>-4</td>
<td>-3</td>
<td>-2</td>
<td>-2</td>
<td>-1</td>
<td>-3</td>
<td>-5</td>
<td>-1</td>
<td>-3</td>
<td>-42 / -4</td>
</tr>
<tr>
<td>Net production</td>
<td>13</td>
<td>13</td>
<td>14</td>
<td>4</td>
<td>7</td>
<td>38</td>
<td>23</td>
<td>3</td>
<td>4</td>
<td>26</td>
<td>145 / 13</td>
</tr>
</tbody>
</table>

Source: City of Citrus Heights Building Department Records

Residential Construction Trends – City of Citrus Heights

In addition to recent construction, the City of Citrus Heights has granted approvals for 329-493 additional housing units to be built in the coming years. The units are divided into 460-354 single family units and 460-139 condominiums, multifamily units, with an additional 277 assisted living units. Each of the Pending Projects
includes a proposed/approved density as well as a default density. Due to political uncertainty, the City is concerned that if some of these pending projects expire, a subsequent replacement project may not be able to achieve the same densities previously approved. As such, City staff has reviewed pending projects on a case by case basis to determine realistic densities, should a replacement project be required and assigned a default density for all pending projects. Based on Staff review, the default densities would allow construction of at least 283-331 units. See Appendix A – Vacant, Pending and Underutilized Land Inventory. The following is a summary of current residential development projects as approved or proposed (as of January 2013 November 2020):

**Table 2-22: Entitled Residential Projects, Citrus Heights 2013 - 2020**

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Units</th>
<th>Unit Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>7320/7330 Woodside Parcel Map</td>
<td>3</td>
<td>Single Family</td>
</tr>
<tr>
<td>8225 Mariposa Parcel Map</td>
<td>2</td>
<td>Single Family</td>
</tr>
<tr>
<td>Auburn Heights Small Lot Subdivision</td>
<td>8</td>
<td>Single Family</td>
</tr>
<tr>
<td>Bartlett Parcel Map</td>
<td>2</td>
<td>Single Family</td>
</tr>
<tr>
<td>Bearpaw Village Townhomes</td>
<td>43</td>
<td>Multifamily</td>
</tr>
<tr>
<td>Carefield Citrus Heights</td>
<td>88</td>
<td>Assisted Living</td>
</tr>
<tr>
<td>Country Lane Townhome Apartments</td>
<td>7</td>
<td>Multifamily</td>
</tr>
<tr>
<td>Courte at Sunrise Oak Memory Care</td>
<td>48</td>
<td>Assisted Living</td>
</tr>
<tr>
<td>Dundee Estates II</td>
<td>2</td>
<td>Single Family</td>
</tr>
<tr>
<td>Ellithorpe Parcel Map</td>
<td>2</td>
<td>Single Family</td>
</tr>
<tr>
<td>Fair Oaks Senior Apartments</td>
<td>42</td>
<td>Multifamily</td>
</tr>
<tr>
<td>8043 Holly Drive Parcel Map</td>
<td>3</td>
<td>Single Family</td>
</tr>
<tr>
<td>8053 Holly Drive Parcel Map</td>
<td>3</td>
<td>Single Family</td>
</tr>
<tr>
<td>8258 Holly Drive Parcel Map</td>
<td>4</td>
<td>Single Family</td>
</tr>
<tr>
<td>Maple Parcel Map</td>
<td>3</td>
<td>Single Family</td>
</tr>
<tr>
<td>Mariposa Creek Subdivision</td>
<td>15</td>
<td>Single Family</td>
</tr>
<tr>
<td>Mitchell Farms Subdivision</td>
<td>261</td>
<td>Single Family</td>
</tr>
<tr>
<td>Oakview Estates</td>
<td>9</td>
<td>Single Family</td>
</tr>
<tr>
<td>7015 Whyte Parcel Map</td>
<td>2</td>
<td>Single Family</td>
</tr>
<tr>
<td>Podgornaya Parcel Map</td>
<td>2</td>
<td>Single Family</td>
</tr>
<tr>
<td>Quantum Care Place</td>
<td>63</td>
<td>Assisted Living</td>
</tr>
<tr>
<td>Stoddard Lane Parcel Map</td>
<td>2</td>
<td>Single Family</td>
</tr>
<tr>
<td>Sun Oaks Assisted Living</td>
<td>78</td>
<td>Assisted Living</td>
</tr>
<tr>
<td>Sunrise Pointe</td>
<td>47</td>
<td>Multifamily</td>
</tr>
<tr>
<td>Sycamore Estates</td>
<td>4</td>
<td>Single Family</td>
</tr>
<tr>
<td>7604 Sycamore Parcel Map</td>
<td>2</td>
<td>Single Family</td>
</tr>
<tr>
<td>8116 Holly Drive Parcel Map</td>
<td>2</td>
<td>Single Family</td>
</tr>
<tr>
<td>Wyatt Ranch</td>
<td>23</td>
<td>Single Family</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>770</strong></td>
<td></td>
</tr>
</tbody>
</table>

Source: City of Citrus Heights Planning Division

### 2.23 OVERCROWDED HOUSING UNITS

Overcrowding is defined by HUD as any housing unit in which more than one person per room is in residence. While the City’s population has increased continually, average household size decreased between 1990 and 2000-
More recently average household size has decreased from 1990 increased from 2.52 in 2000 to 2000 2.69 in 2010 from 2.6 to 2.52 persons per household. The increase in household size is largely attributed to the downturn in the economy between the mid-2000’s and the present. For a brief period household sizes increased, attributed to the downturn in the economy between the mid 2000’s and early 2010’s, however that number has since decreased to pre-2000 levels.

Although the City’s relatively small family households, in 2010 there were 9411194 households in the city that had more than 1.01 persons per room. This is considered to be overcrowded. Of the City’s overcrowded households, 104634 experienced severe overcrowding, defined as more than 1.50 persons per room.

Overcrowding can be linked to the supply of affordable and adequate housing. Families that are unable to afford larger units are often forced by necessity to rent units that are too small to meet their needs. The table below shows that the level of overcrowding is higher among renter households.

One of the accepted federal definitions of “substandard” housing is housing units without complete plumbing facilities. In 2010, none 0.4% of the housing stock lacked complete plumbing facilities in Citrus Heights and only 0.5% in Sacramento County.

<table>
<thead>
<tr>
<th>Table 2-23: Overcrowded Households 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Household Type</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Owner</td>
</tr>
<tr>
<td>Renter</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
</tr>
</tbody>
</table>

Source: US Census

<table>
<thead>
<tr>
<th>Table 2-24: Indication of Substandard Housing Units 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>CITY OF CITRUS HEIGHTS</td>
</tr>
<tr>
<td>------------------------</td>
</tr>
<tr>
<td>Number</td>
</tr>
<tr>
<td>1,399</td>
</tr>
<tr>
<td>132</td>
</tr>
<tr>
<td>343</td>
</tr>
</tbody>
</table>

Source: US Census
2.24 CONDITION OF THE HOUSING STOCK

Over 86% of the homes in the City of Citrus Heights were constructed prior to 1989. Almost 40% of these homes were constructed in the 1970s. The majority of these homes were constructed as tract homes associated with the building boom of that decade. The majority of these homes were built quickly with inconsistent construction quality. Many of these homes are now experiencing failing roofs and HVAC systems.

In addition, 343 homes were built prior to 1939, and may be dilapidated. Most of these homes utilize electronic wiring and plumbing that can pose potential risk and is insufficient.

The City has established a housing repair program designed to assist homeowners with essential repairs. To be eligible, the home must be owner-occupied (except for access grants) and the family must qualify as “low-income.” The loan and grant program offers low- and no-interest financing with generous terms. The city’s program has no application fee and all costs may be financed. Twenty-five homes have participated in the program since 1999-2015.

Based on the information above, it is evident that much of the City’s aging housing stock is of an age and condition where substantial rehabilitation is required. As such, the City should continue to provide funding to provide essential repair assistance to homeowners.

2.25 VACANCY RATES

The vacancy rate is an indicator of the relationship between housing supply and demand in the City of Citrus Heights. For example, if the demand for housing is greater than the available supply, then the vacancy rate is probably low, and the price of housing will most likely increase or remain stable. Also, HUD considers an overall vacancy rate of five percent as adequate to provide choice and mobility for a community’s residents.

The US Census Bureau reported an overall vacancy rate of 6.84.3% of housing units in 2010. This is a 2.72.5% decrease from 2009. This level of vacancy is largely associated with the downturn in the economy and high number of bank owned or foreclosed homes. Vacancy rates are likely decreasing due to the gradually recovering economy from 2010-onward. Owner occupied units have increased/decreased to a 2.71.3% vacancy rate.

The current annual vacancy rate for apartments is are 5.62.4%. Over the last five four years (2002-2008-20072012)Since 2010, the annual rental vacancy rate has decreased 1.55.4%.

Meanwhile, rental rates have remained flat or even decreased. Average rents for all unit types and sizes peaked in 2008-2020 at was $8641,429/month, fell to a low of $817/month in 2010 and have only risen 1.3% in the last two years from $817/month to $828/month. (Real Facts CoStar, 2012)
### TABLE 2-25-A: City of Citrus Heights, Vacant Housing Units

<table>
<thead>
<tr>
<th></th>
<th>2000</th>
<th>2010</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Occupied housing units</td>
<td>33,478</td>
<td>32,686</td>
<td>33,749</td>
</tr>
<tr>
<td>Vacant housing units*</td>
<td>1,419</td>
<td>2,389</td>
<td>1,513</td>
</tr>
<tr>
<td>Total housing units</td>
<td>34,897</td>
<td>35,075</td>
<td>35,262</td>
</tr>
<tr>
<td>Percent vacant</td>
<td>4.1%</td>
<td>6.8%</td>
<td>4.3%</td>
</tr>
</tbody>
</table>

*not adjusted for seasonal, recreational, or occasional use

Source: US Census

### TABLE 2-25-B: City of Citrus Heights, Vacancy rates by tenure

<table>
<thead>
<tr>
<th></th>
<th>2000</th>
<th>2010</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner-occupied</td>
<td>1.0%</td>
<td>2.7%</td>
<td>1.3%</td>
</tr>
<tr>
<td>Renter-occupied</td>
<td>4.2%</td>
<td>7.8%</td>
<td>2.4%</td>
</tr>
</tbody>
</table>

*not adjusted for seasonal, recreational, or occasional use

Source: US Census

### 2.26 SPECIAL HOUSING NEEDS

Within the overall housing needs assessments, there are segments of the population that require special consideration. These are generally people who are low income and have less access to housing choices. These special housing needs groups include the elderly, disabled, single-parent heads of households, large families, farm workers, homeless and first-time homebuyers.

**ELDERLY**

The 2010-2018 Census data reports the City Population of citizens aged 65 and over is 14,414,031 or 43% of the City’s total. Approximately 2029% of these seniors are “Frail Elderly”. Frail is defined here as needing at least some assistance to maintain an independent lifestyle. Seniors with mobility or self-care limitations who consequently may have special housing needs are included in this population. Similarly, the Sacramento City/County Housing Task Force report estimated that 20–40% of the elderly population is frail.

Much of the senior population faces financial difficulties in the form of a limited income after retirement. In addition to financial difficulties, seniors face transportation difficulties, with one-third of persons over 75 unable to use public transit. Compounding this problem, one-third of all seniors live alone and therefore may not have access to any sort of transportation assistance. To quantify this population, the 2000-2018 Census data statistics for persons 65 years and older (civilian, non-institutionalized) who have a mobility or self-care limitation is used. For the City, the Census identified 2,979,000 seniors with an inability to go outside the home or self-care limitation or roughly 2229% of the non-institutionalized senior population.
The vast majority of the senior population desires to live as independent a lifestyle as possible. Housing and assistance programs for seniors should put priority on independent living, attempting first to maintain these persons in their own homes.

High rates of home-ownership prevail among the elderly population. However, as the elderly become unable to care for their own home and provide their own transportation, they usually will move to an independent living apartment complex. In 2000, 27.1% of the senior households were renters in Citrus Heights.

Six apartment complexes in Citrus Heights are restricted to senior citizens, or persons age 62 years or older, with a seventh providing 110 units recently entitled. The vacancy rate for senior units is only 3.6% is 0%, reflecting the high demand and low availability of this type of housing. Of the six complexes in the City, one, Vintage Oaks, has rents targeting 50 to 60% of the Area Median Income, per the Low Income Housing Tax Credit Program. In addition, Normandy Park with 116 units provides housing to a mix of incomes at 50, 60 and 80 percent of AMI.

<table>
<thead>
<tr>
<th>Unit Size</th>
<th># of Units</th>
<th>Average Rent*</th>
<th>Avg Vacancy %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>73</td>
<td>$926</td>
<td></td>
</tr>
<tr>
<td>1BR/1BA</td>
<td>583</td>
<td>$955</td>
<td></td>
</tr>
<tr>
<td>2BR/1BA</td>
<td>115</td>
<td>$1,279</td>
<td>0.0</td>
</tr>
<tr>
<td>2BR/2BA</td>
<td>52</td>
<td>$1,513</td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>823</td>
<td>$1,168</td>
<td></td>
</tr>
</tbody>
</table>

Source: Citrus Heights Apartment Survey 2020

*Crosswood Oaks not included due to amenities provided

There are additional senior facilities that provide congregate care, assisted living, skilled nursing, and Alzheimer’s services. According to the Department of Social Services, there are 786.897 elderly residential care or assisted living beds in the City throughout 74.76 facilities. Major residential care facilities include: Gardens at Citrus Heights (56 beds), Merrill Gardens (99 beds), and Sun Oak Villa (78 beds), and the recently completed The Oars (63 beds). According to the Office of Statewide Health Planning and Development, there are 148 beds licensed for long-term care in Manor Care of Citrus Heights and an expansion of 14 beds was approved by the City in 2007 for a total of 162 beds. Since 2013 there have been an additional 199 assisted living beds entitled by the Planning Commission and/or City Council.

In addition, seven of the ten mobile home parks are restricted specifically for senior citizens. The mobile home stock in the city continues to make affordable housing available, specifically to seniors. In 2005-2019, the average rent for mobile home park space was $394-652 per month.

The City has made substantial efforts in addressing senior housing needs. The senior population is projected to continue to grow and this segment of the population will continue to need special assistance. In addition to senior
housing needs, there are many low-income seniors who need other types of assistance and supportive services. The City provides zero interest housing repair loans and accessibility grants through its housing repair program. The City also grants more than $100,000 annually to Meals on Wheels (administered by the Asian Community Center) to provide meals to hundreds of seniors. As part of the construction of the Citrus Heights Community Center in 2008, the City opened a senior center with a computer room, game area, television viewing area and patio. Citrus Heights seniors frequently use this space to socialize with their neighbors. In October 2012, the City partnered with Sacramento Regional Transit District (RT) to begin operation of a dial-a-ride shuttle that offers curb-to-curb service for residents including trips to local hospitals. The shuttle has space for two wheelchairs. In 2018, the City partnered with RT in their launch of their microtransit shuttle service called SmaRT Ride. SmaRT Ride offers on demand, curb-to-curb, ride-hailing service to any destination within Citrus Heights boundaries. The shuttles seat 12 to 14 passengers with space for two wheelchairs and are equipped with wheelchair lifts and securements as well as bike racks. The City continually evaluates access to resources, such as transportation, meals and activities to ensure the best care for its senior population.

**DISABLED PERSONS**

According to the 2010-2018 Census American Community Survey, 8,057 persons or 11% of persons 5 years of age or older in the City of Citrus Heights have a disability. The Census Bureau defines disability as a long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business. Of that, 6,804 persons or 39% of persons 65 years and over have a disability.

<table>
<thead>
<tr>
<th>Table 2-28: Disability Status, City of Citrus Heights 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Age 5–64</strong></td>
</tr>
<tr>
<td>With a Disability</td>
</tr>
<tr>
<td>Without a Disability</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
</tr>
</tbody>
</table>

Source: US Census

The housing needs of physically disabled persons are not currently addressed in full and efforts to do so must include housing production programs, efforts to make sure unnecessary impediments to handicap housing are eliminated and supportive services, including possible special funding from the City. The social or medical services of the handicapped population should be carefully assessed within the City. In addition, the City should make efforts to determine the adequacy of its public facilities from an accessibility standpoint, particularly along major streets and sidewalks.
The City has a very aggressive program aimed at eliminating barriers for handicapped persons. This includes public facility accommodations and alterations, and removing transportation barriers. The City regularly allocates Community Development Block Grant (CDBG) funding to city-wide accessibility projects, which provide improvements such as curb ramps, sidewalks, crosswalks and pedestrian push buttons.

The City also provides accessibility grants through its housing rehabilitation program that assists disabled owner-occupants and renters. This program provides grants for modifications and minor improvements to improve the accessibility and safety of the homes of disabled persons. The City also adopted the Reasonable Accommodations Ordinance to allow streamlined processing of Zoning Code Amendments or exception to accommodate disabled persons in the housing of their choice.

MENTALLY DISABLED

According to the 2007-2018 American Community Survey, approximately 5,516 persons in the City of Citrus Heights above the age of 5 have a Mental Disability of some kind.

DEVELOPMENTALLY DISABLED

The term “developmental disability” describes a number of conditions which permanently restrict an individual’s development. State and federal governments differ in definition. California identifies developmental disability as a diagnosis originating before age 18, of one or more of the following conditions: mental retardation, epilepsy, cerebral palsy, and autism. Federal statutes apply a non-categorical, utilitarian designation: a severe chronic disability caused by physical or mental impairment that is evident before age 22.

In the past, persons with developmental disabilities have been perceived as dependent and in need of long term institutional and congregate care and treatment. In recent times, the idea of large state-sponsored institutions for the care of developmentally disabled persons has changed to smaller community based programs such as group homes and sheltered workshops. California, as well as other states, is taking a more aggressive approach to the developmentally disabled by advancing the concept of self-determination for the developmentally disabled and their families. This gives the persons involved the choice of determining how an individual budget will be spent on housing, personal needs, employment, etc. The housing choices are varied, ranging from living with a family member, to independent living, to institutional type facilities.

According to the California Department of Development Services, a large proportion of developmentally disabled persons live at home with family, 72.1%, in the State of California. Alta California Regional Center assists persons with developmental disabilities, including infants at risk and their families who live in their 10 county service area. According to AltaUS Census data, a total of 5,817 Citrus Heights residents are considered developmentally cognitively disabled, with the largest age group being 23-5435-64.
According to the Department of Social Services there are 73202 beds at 1743 adult residential facilities in Citrus Heights. Adult residential facilities provide 24 hour non-medical care for adults 18 through 59 who are unable to provide their own daily needs. Adults may be physically handicapped, developmentally disabled and/or mentally disordered. In addition, there is a capacity for 60 persons in adult day care, located in Access to the Community through Education, Integration & Training (ACE-IT II) which primarily serves adults ages 18+ with developmental or physical disabilities.

Although California encourages the needs of mentally and developmentally disabled persons to be met through family environments, there are still a large number in the community requiring housing and other services for the developmentally disabled. The Citrus Heights area is the home of 915 group homes serving various elderly, frail, and disadvantaged populations. The City allows group homes of 6 or fewer persons to reside in any residential zone “by right” and without any staff or policy level review. Residential Care Facilities are dwellings that provide 24-hour non-medical care of unrelated persons for persons who are handicapped and in the need of personal services and assistance. Residential Care Facilities for six or fewer clients are allowed by right in all residential zoning districts. The City does not impose additional zoning, building code, or permitting procedures other than those allowed by state law. Although a Use Permit is required for residential care facilities with 7 or more persons, the majority of these facilities are under six persons in size and accommodate the need in the City.

The City does not restrict occupancy of unrelated individuals in group homes and does not define family or enforce a definition in its Zoning Ordinance. The City permits housing for special needs groups including for residents with disabilities, without regard to distances between such uses or the number of uses in any part of the City. The permit procedures for a group home are identical to a single family home on an existing vacant parcel. No public hearing or input is required, solely a building permit for the construction of the structure.

In November 2006, the City adopted an updated Zoning Code, which included Chapter 106.66, Reasonable Accommodation. The Chapter establishes a procedure for reasonable accommodation for persons with disabilities to seek equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act in the application of the Zoning Ordinance. Any person with a disability or their representative may request reasonable accommodation and the Community and Economic Development Director may approve the request. A request for reasonable accommodation may include a modification or exception to the rules, standards, and practices for the siting, development and use of housing or housing related facilities that would remove the regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.
The 2008 update of the housing portion of the General Plan included a new Policy Action 26.2.F which promotes the concept of Universal Housing. This concept involves the design of new homes and remodels to accommodate or the ability to be converted to easily accommodate persons with disabilities in the home. Zero-step entrances, reinforced bathroom grab bars, and wheelchair accessible first floors are all concepts typically employed in Universal Housing. Additionally, the proposed Fair Oaks Senior Apartments includes Universal Design Features throughout the development.

**SINGLE PARENT HOUSEHOLDS WITH CHILDREN**

The 2010-2018 Census data counted shows 4,348,530 female-headed single parent households in the City of Citrus Heights. Single parent households with children have special needs, especially when considering the rate of poverty. In 2010-2018, 11.7%-18.1% of all family households were in poverty, and 23.1%-18.1% of female-headed families were in poverty. (US Census). Special needs include child care, related support services, access to transportation and education, and affordable housing. This special needs group can be assisted by the affordable housing strategies for the City of Citrus Heights and Sacramento County, but can be further assisted with supplemental services on-site or near employment.

According to the Department of Social Services, there is a capacity for 1,902-1,760 children throughout 40-39 infant centers, school age child day care or day care centers. Specifically, there is a capacity for 272-263 children in infant centers (24-hour non-medical care and supervision), 226-249 children in school age child day care (older than five years and in the first grade) and 1,364-1,248 children in day care centers (older than two years and less than first grade).

In 2011, the City constructed the Citrus Heights Children and Youth Center, which is located on Sayonara Drive administered by Campus Life. The Center is a free after school center that will provide more than 100 low income children with tutoring services and educational games. A high proportion of these children come from Hispanic single parent households.

**Estimate of Need:**

- Number of Single Parent Households below Poverty Level (2011-2018 ACS): 1,432,970
TABLE 2-30: Household Type and Presence of Children

<table>
<thead>
<tr>
<th>Family households</th>
<th>Total</th>
<th>100%</th>
<th>41,617</th>
<th>100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Married-couple family</td>
<td>17,008</td>
<td>43%</td>
<td>4,500</td>
<td>11%</td>
</tr>
<tr>
<td>With own children under 18 y.o.</td>
<td>9,162</td>
<td>22%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Without own children under 18 y.o.</td>
<td>2,396</td>
<td>6%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Female householder, no spouse present</td>
<td>3,134</td>
<td>8%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>With own children under 18 y.o.</td>
<td>7,123</td>
<td>17%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Without own children under 18 y.o.</td>
<td>15,302</td>
<td>38%</td>
<td>15,302</td>
<td>37%</td>
</tr>
<tr>
<td>Other family households</td>
<td>1,966</td>
<td>5%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>With own children under 18 y.o.</td>
<td>2,396</td>
<td>6%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Without own children under 18 y.o.</td>
<td>3,134</td>
<td>8%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nonfamily households</td>
<td>15,302</td>
<td>38%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Source: US Census

Figure 2-10

Household Type, City of Citrus Heights 2010

LARGE FAMILIES

A large family is defined as a household consisting of five or more persons. The U.S. Census Bureau data from 2010 Census indicated that 6.48% of owner occupied households in Citrus Heights have five or more members, which is equal to 9.7% in 19902000, an increase of 1.7% from 2010. Thirteen Less than 9 percent% of the renter households have five or more persons, a significant increase from 6.513% in 20010.
Table 2-31: Tenure by Persons in Unit, City of Citrus Heights 2018

<table>
<thead>
<tr>
<th>Persons in Unit</th>
<th>Owner Households</th>
<th>Renter Households</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>Percent</td>
</tr>
<tr>
<td>1 Person</td>
<td>4,952</td>
<td>26.1%</td>
</tr>
<tr>
<td>2 Persons</td>
<td>6,996</td>
<td>36.9%</td>
</tr>
<tr>
<td>3 Persons</td>
<td>2,850</td>
<td>15.0%</td>
</tr>
<tr>
<td>4 Persons</td>
<td>2,619</td>
<td>13.8%</td>
</tr>
<tr>
<td>5+ Persons</td>
<td>1,525</td>
<td>8.1%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>18,942</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>

Source: US Census

Generally, a five or more person household can be adequately accommodated by a three or more bedroom housing unit, but smaller household sizes will chose to occupy larger homes and impact the availability of larger bedroom sizes. There appears to be ample larger bedroom sizes in Citrus Heights. For example, only 6.48% of the owner households and 438.7% of the renter households were large families, while 20.327% of the ownership units were four or more bedrooms. On the other hand, there appears to be a deficit of larger rental units (only 3.36% are 4 or more bedroom) and most likely larger rental families occupy two or three bedroom rental units.

Large renter families that are low income often have a problem obtaining adequate housing due to low vacancy rates for large multi-family housing, and the usually high rents for larger units. Most higher income, large families are homeowners or can afford to rent larger units, so the large family renter households is considered the special needs group with the higher priority of concern. The following is a current estimate of unmet need for low income, large household renters in the City of Citrus Heights:
Table 2-32 Tenure by bedroom size - City of Citrus Heights

<table>
<thead>
<tr>
<th>Bedrooms in Unit</th>
<th>Owner Households</th>
<th>Renter Households</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>Percent</td>
</tr>
<tr>
<td>Studio</td>
<td>29</td>
<td>0.2%</td>
</tr>
<tr>
<td>One Bedroom</td>
<td>229</td>
<td>1.2%</td>
</tr>
<tr>
<td>Two Bedroom</td>
<td>2,589</td>
<td>13.7%</td>
</tr>
<tr>
<td>Three Bedroom</td>
<td>10,947</td>
<td>57.7%</td>
</tr>
<tr>
<td>Four Bedroom</td>
<td>4,512</td>
<td>23.8%</td>
</tr>
<tr>
<td>Five or more Bedrooms</td>
<td>636</td>
<td>3.4%</td>
</tr>
<tr>
<td>Total</td>
<td>18,942</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

Source: US Census

Table 2-33 Tenure by Overcrowding

<table>
<thead>
<tr>
<th>Persons per Room</th>
<th>Owner Households</th>
<th>Renter Households</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>Percent</td>
</tr>
<tr>
<td>1.00 Persons or Less</td>
<td>18,082</td>
<td>98.6%</td>
</tr>
<tr>
<td>1.01 to 1.50 Persons</td>
<td>811</td>
<td>1.2%</td>
</tr>
<tr>
<td>1.50 or More Persons</td>
<td>49</td>
<td>0.3%</td>
</tr>
<tr>
<td>Total</td>
<td>18,942</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

Source: US Census

Estimate of Need:

- **2010-2018** Households: \(33,165,33,749\)
- **2010-2018** Proportion of Renter Households: \(44.7\%\)
- **2010-2018** Proportion of Large Household Renters (5+ person): \(43.8\%\)
- **2010-2018** Proportion of Low Income Households (<\$60,000): \(67.5\%\)

\[33,165,33,749 \times 44.7\% \times 43.8\% \times 67.5\% = 613,802\]Households

In 2010-2018, there were \(490,884\) rental occupied housing units that were four bedrooms or larger and this number has decreased/increased from \(759,490\) over the last ten years since 2010., largely attributed to the crash of the housing market in the mid-200’s. The affordability of those larger rental units is uncertain, so the City will
continue to address the concerns of large rental families through general affordable housing and first-time homebuyer assistance ownership strategies.

**FARM WORKERS**

According to the Employment Development Department, total farm employment in the Sacramento MSA is expected to increase from 8,900 to 9,200 workers in 2020-2021. Given the built-out nature of the City, there are scarce number of acres in farm production and subsequently a negligible need for farm worker housing. The housing needs of farm worker populations can be addressed through general affordable housing strategies.

<table>
<thead>
<tr>
<th>Table 2-34: Farm Employment Sacramento MSA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Employment Type</td>
</tr>
<tr>
<td>Farm Activities</td>
</tr>
</tbody>
</table>

Source: Employment Development Department - Labor Market Information Division - August 2020 Benchmark

**HOMELESS**

There are generally two types of homeless persons: the “permanent homeless” who are the transient and most visible homeless population; and the “temporary homeless” who are homeless usually due to eviction and may stay with friends, family, or in a shelter or motel until they can find a more permanent residence.

Over the past 20 years, dramatic increases and demographic changes have occurred in the homeless population. Today’s homeless include families with children, employable individuals who are unemployed, the mentally ill, the elderly, the disabled, and substance abusers. Additionally, with the COVID-19 pandemic causing additional economic strain for many families on the brink, homelessness may result. As the County’s and City’s homeless become more heterogeneous, their needs become more complex and the responsibility to address these growing needs becomes critical.

The Department of Human Assistance has maintained a count of persons who identify as homeless within the City of Citrus Heights during calendar year 2014. Those efforts have been continued by the Citrus Heights Police Department. Current estimates as of 2019 support a homeless population originating in Citrus Heights as 80-163 persons. The City accepts this figure as its “fair share.” Based on the current (2011) shelter population, with an assumed level of Citrus Heights originating homeless persons at 5.5% of the total homeless persons, there are 540 homeless persons in shelters from the City per week.
The highest priority needs for the homeless population according to the County Department of Human Assistance and local housing-for-the-homeless providers are transitional and permanent housing with supportive services for subgroups among the homeless population. For homeless individuals, this includes transitional and permanent housing with supportive services for chronic substance abusers, persons with serious mental health problems, dually-diagnosed persons, victims of domestic violence, those suffering from HIV/AIDS and persons with physical disabilities. For homeless families, resources need to focus on those people with serious mental health problems, those suffering from HIV/AIDS and persons with physical disabilities.

The Sacramento Countywide Homeless Street Count 2011-2019 report included an analysis of homeless persons in the County and their needs. Indeed the homeless population is a highly mobile population, so the portrait represents a snapshot in time. The following tables are provided by Sacramento Steps Forward.

**HOMELESS SERVICES AND FACILITIES**

The City has several homeless resources available. The Sunrise Christian Food Ministry on San Juan Boulevard serves approximately 200–250 homeless persons through several programs. They operate a “food closet” that is open Monday through Friday from 11:30 a.m. to 3:00 p.m. and also offer assistance with medical prescriptions and transit passes. The Holy Family Catholic Church located on Old Auburn Road, operates a kitchen for the homeless and needy. The kitchen is open for Wednesday dinners and generally serves 200–225 people each week.

The Department of Human Assistance (DHA) of Sacramento County is the primary service provider to the homeless. Primarily, the focus of assistance to homeless families is to provide temporary housing. DHA’s services for these newly homeless families include providing motel vouchers for up to seven nights for evicted families and/or assisting with the security deposits and first and last month’s rent.

Several County agencies including the County Department of Human Assistance and the Sacramento Housing and Redevelopment Agency have homeless programs. Generally, services for the homeless are provided on a county or regional basis. As a result, the information for homeless facilities and shelters in the Sacramento county area is collected and reported for the county as a whole.

In Citrus Heights, families who have been evicted will can be provided with a motel voucher for up to seven nights through the Department of Human Assistance. In addition, the temporarily homeless family may be eligible to receive assistance with their rental deposit and first and last month’s rent when they locate housing.

The following information tables are excerpted from data provided by Sacramento Steps Forward via SACOG and show information on emergency shelters, and transitional and permanent housing for the homeless. Most of the emergency shelters are located within the city of Sacramento.
<table>
<thead>
<tr>
<th>Organization</th>
<th>Service Location</th>
<th>Service Type</th>
<th>Bed Site Location</th>
<th>HMIS Participant</th>
<th>Family Units</th>
<th>Family Beds</th>
<th>Single Beds</th>
<th>Total Beds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bishop Gallegos Maternity Home</td>
<td>City of Sacramento</td>
<td>Single site</td>
<td>Facility-based</td>
<td>Yes</td>
<td>1</td>
<td>2</td>
<td>10</td>
<td>12</td>
</tr>
<tr>
<td>Capitol Park Hotel</td>
<td>City of Sacramento</td>
<td>Single site</td>
<td>Facility-based</td>
<td>Yes</td>
<td>115</td>
<td>115</td>
<td></td>
<td></td>
</tr>
<tr>
<td>City of Sacramento</td>
<td>City of Sacramento</td>
<td>Single site</td>
<td>Facility-based</td>
<td>Yes</td>
<td>104</td>
<td>104</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interfaith Network</td>
<td>Sacramento County</td>
<td>Single site</td>
<td>Facility-based</td>
<td>No</td>
<td>4</td>
<td>14</td>
<td>14</td>
<td></td>
</tr>
<tr>
<td>Francis House Center - A Program of Next Move</td>
<td>City of Sacramento</td>
<td>Voucher</td>
<td>Voucher</td>
<td>Yes</td>
<td>1</td>
<td>4</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>First Step Communities</td>
<td>City of Sacramento</td>
<td>Single site</td>
<td>Facility-based</td>
<td>Yes</td>
<td>80</td>
<td>80</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Loaves and Fishes</td>
<td>City of Sacramento</td>
<td>Single site</td>
<td>Facility-based</td>
<td>No</td>
<td>16</td>
<td>16</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Next Move (SAEHC)</td>
<td>City of Sacramento</td>
<td>Single site</td>
<td>Facility-based</td>
<td>Yes</td>
<td>3</td>
<td>9</td>
<td>9</td>
<td></td>
</tr>
<tr>
<td>Next Move (SAEHC)</td>
<td>City of Sacramento</td>
<td>Single site</td>
<td>Facility-based</td>
<td>Yes</td>
<td>17</td>
<td>71</td>
<td>71</td>
<td></td>
</tr>
<tr>
<td>Next Move (SAEHC)</td>
<td>Rancho Cordova</td>
<td>Single site</td>
<td>Facility-based</td>
<td>Yes</td>
<td>80</td>
<td>80</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sacramento County Re-housing Shelter</td>
<td>City of Sacramento</td>
<td>Scattered site</td>
<td>Facility-based</td>
<td>No</td>
<td>10</td>
<td>10</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sacramento County Re-housing Shelter</td>
<td>City of Sacramento</td>
<td>Scattered site</td>
<td>Facility-based</td>
<td>Yes</td>
<td>75</td>
<td>75</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sacramento LGBT Community Center</td>
<td>City of Sacramento</td>
<td>Voucher</td>
<td>Voucher</td>
<td>Yes</td>
<td>10</td>
<td>10</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sacramento LGBT Community Center</td>
<td>City of Sacramento</td>
<td>Single site</td>
<td>Facility-based</td>
<td>Yes</td>
<td>12</td>
<td>12</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Saint John's Program For Real Change</td>
<td>City of Sacramento</td>
<td>Single site</td>
<td>Facility-based</td>
<td>Yes</td>
<td>43</td>
<td>129</td>
<td>34</td>
<td>163</td>
</tr>
<tr>
<td>Salvation Army</td>
<td>City of Sacramento</td>
<td>Single site</td>
<td>Facility-based</td>
<td>Yes</td>
<td>40</td>
<td>40</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Salvation Army</td>
<td>City of Sacramento</td>
<td>Single site</td>
<td>Facility-based</td>
<td>Yes</td>
<td>24</td>
<td>24</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SSHH &amp; City of Sacramento</td>
<td>City of Sacramento</td>
<td>Scattered site</td>
<td>Facility-based</td>
<td>Yes</td>
<td>40</td>
<td>40</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TLCS, Inc.</td>
<td>City of Sacramento</td>
<td>Single site</td>
<td>Facility-based</td>
<td>Yes</td>
<td>48</td>
<td>48</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Turning Point Community Programs</td>
<td>Sacramento County</td>
<td>Other</td>
<td>Other</td>
<td>Yes</td>
<td>6</td>
<td>6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Union Gospel Mission</td>
<td>City of Sacramento</td>
<td>Single site</td>
<td>Facility-based</td>
<td>No</td>
<td>56</td>
<td>56</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Volunteers of America</td>
<td>City of Sacramento</td>
<td>Single site</td>
<td>Facility-based</td>
<td>Yes</td>
<td>4</td>
<td>10</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Volunteers of America</td>
<td>City of Sacramento</td>
<td>Single site</td>
<td>Facility-based</td>
<td>Yes</td>
<td>16</td>
<td>58</td>
<td>58</td>
<td></td>
</tr>
<tr>
<td>Volunteers of America</td>
<td>City of Sacramento</td>
<td>Single site</td>
<td>Facility-based</td>
<td>Yes</td>
<td>12</td>
<td>12</td>
<td></td>
<td></td>
</tr>
<tr>
<td>WellSpace Health</td>
<td>City of Sacramento</td>
<td>Single site</td>
<td>Facility-based</td>
<td>Yes</td>
<td>18</td>
<td>18</td>
<td></td>
<td></td>
</tr>
<tr>
<td>WellSpace Health</td>
<td>City of Sacramento</td>
<td>Single site</td>
<td>Facility-based</td>
<td>Yes</td>
<td>16</td>
<td>16</td>
<td></td>
<td></td>
</tr>
<tr>
<td>WellSpace Health</td>
<td>City of Sacramento</td>
<td>Single site</td>
<td>Facility-based</td>
<td>Yes</td>
<td>10</td>
<td>10</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wind Youth Services</td>
<td>Sacramento County</td>
<td>Single site</td>
<td>Facility-based</td>
<td>Yes</td>
<td>20</td>
<td>20</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wind Youth Services</td>
<td>Sacramento County</td>
<td>Single site</td>
<td>Facility-based</td>
<td>Yes</td>
<td>6</td>
<td>6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wind Youth Services</td>
<td>Sacramento County</td>
<td>Single site</td>
<td>Facility-based</td>
<td>Yes</td>
<td>6</td>
<td>6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Women Escaping A Violent Environment (WEAVE)</td>
<td>Undisclosed</td>
<td>Undisclosed</td>
<td>Facility-based</td>
<td>No</td>
<td>20</td>
<td>40</td>
<td>20</td>
<td>60</td>
</tr>
<tr>
<td><strong>Total family units</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>109</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total beds</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1,205</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Source: Sacramento Steps Forward, 2020
### Table 2-36 Homeless Transitional Housing Opportunities, Sacramento County

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Organization</th>
<th>Service Location</th>
<th>Service Type</th>
<th>HMIS Participant</th>
<th>Family Units</th>
<th>Family Beds</th>
<th>Single Beds</th>
<th>Total Beds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bridges Sober Living Environment</td>
<td>Bridges, Inc.</td>
<td>City of Sacramento</td>
<td>Scattered site</td>
<td>Yes</td>
<td>15</td>
<td>30</td>
<td>10</td>
<td>40</td>
</tr>
<tr>
<td>Emergency Housing for Victims of Crime</td>
<td>Sacramento LGBT Community Center</td>
<td>City of Sacramento</td>
<td>Single site</td>
<td>Yes</td>
<td>8</td>
<td>8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Charlotte House</td>
<td>Sacramento Self Help Housing</td>
<td>Sacramento County</td>
<td>Single site</td>
<td>Yes</td>
<td>4</td>
<td>4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grace House</td>
<td>Sacramento Self Help Housing</td>
<td>Elk Grove</td>
<td>Single site</td>
<td>Yes</td>
<td>5</td>
<td>5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Meadow House</td>
<td>Sacramento Self Help Housing</td>
<td>City of Sacramento</td>
<td>Single site</td>
<td>Yes</td>
<td>3</td>
<td>12</td>
<td>12</td>
<td></td>
</tr>
<tr>
<td>GPD Behavioral Health Center</td>
<td>Sacramento Veterans Resource Center</td>
<td>Sacramento County</td>
<td>Single site</td>
<td>Yes</td>
<td>12</td>
<td>12</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GPD Men's Transitional Housing</td>
<td>Sacramento Veterans Resource Center</td>
<td>Sacramento County</td>
<td>Single site</td>
<td>Yes</td>
<td>42</td>
<td>42</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GPD Behavioral Health Center</td>
<td>Sacramento Veterans Resource Center</td>
<td>Sacramento County</td>
<td>Single site</td>
<td>Yes</td>
<td>12</td>
<td>12</td>
<td></td>
<td></td>
</tr>
<tr>
<td>E.Claire Raley Transitional Living Program</td>
<td>Salvation Army</td>
<td>City of Sacramento</td>
<td>Single site</td>
<td>Yes</td>
<td>23</td>
<td>69</td>
<td>4</td>
<td>73</td>
</tr>
<tr>
<td>Possibilities (Joint RRH/TH Program)</td>
<td>TLCS &amp; Wind Youth</td>
<td>City of Sacramento</td>
<td>Single site</td>
<td>Yes</td>
<td>15</td>
<td>15</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grace Haven Annex</td>
<td>Union Gospel Mission</td>
<td>City of Sacramento</td>
<td>Single site</td>
<td>No</td>
<td>4</td>
<td>4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>New Life Program</td>
<td>Union Gospel Mission</td>
<td>City of Sacramento</td>
<td>Single site</td>
<td>No</td>
<td>28</td>
<td>28</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Adolfo Mather THP Plus Housing for Foster Youth</td>
<td>Volunteers of America</td>
<td>Sacramento County</td>
<td>Single site</td>
<td>Yes</td>
<td>15</td>
<td>34</td>
<td>33</td>
<td>67</td>
</tr>
<tr>
<td>AHS Scattered Sites</td>
<td>Volunteers of America</td>
<td>Sacramento County</td>
<td>Scattered site</td>
<td>Yes</td>
<td>4</td>
<td>8</td>
<td>10</td>
<td>18</td>
</tr>
<tr>
<td>GPD Program</td>
<td>Volunteers of America</td>
<td>Sacramento County</td>
<td>Single site</td>
<td>Yes</td>
<td>40</td>
<td>40</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mather Community Campus Families</td>
<td>Volunteers of America</td>
<td>Sacramento County</td>
<td>Single site</td>
<td>Yes</td>
<td>25</td>
<td>68</td>
<td>68</td>
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</tr>
<tr>
<td>Audre's Runaway &amp; Homeless Youth Services</td>
<td>Waking the Village</td>
<td>City of Sacramento</td>
<td>Scattered site</td>
<td>Yes</td>
<td>8</td>
<td>8</td>
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<td></td>
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<tr>
<td>Tubman OES</td>
<td>Waking the Village</td>
<td>City of Sacramento</td>
<td>Scattered site</td>
<td>Yes</td>
<td>4</td>
<td>12</td>
<td>4</td>
<td>16</td>
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<tr>
<td>Tubman Runaway &amp; Homeless Youth Services</td>
<td>Waking the Village</td>
<td>City of Sacramento</td>
<td>Scattered site</td>
<td>Yes</td>
<td>2</td>
<td>4</td>
<td>2</td>
<td>6</td>
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<td>Transformational Living Program</td>
<td>Wind Youth Services</td>
<td>City of Sacramento</td>
<td>Single site</td>
<td>Yes</td>
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<td>12</td>
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<td>Xpanding Horizons</td>
<td>Wind Youth Services</td>
<td>City of Sacramento</td>
<td>Single site</td>
<td>Yes</td>
<td>12</td>
<td>12</td>
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<td></td>
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<tr>
<td>WEAVE Transitional Housing</td>
<td>Women Escaping A Violent Environment (WEAVE)</td>
<td>City of Sacramento</td>
<td>Confidential</td>
<td>No</td>
<td>6</td>
<td>20</td>
<td>2</td>
<td>22</td>
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</tbody>
</table>

Source: Sacramento Steps Forward, 2020
The City does not currently contain emergency shelters and the motel voucher program is impacted, which implies an unmet need for homeless services in the area. The City is addressing the needs of homeless persons in the City through coordination with other jurisdictions, providing available resources, permitting the development of shelter, and implementation plans meeting shelter needs. The City’s updated zoning code allows for emergency shelters to be located in numerous locations throughout the City by right.

The City’s main form of support for homeless services is through an annual contribution of the City’s CDBG award to the County’s Continuum of Care. The City also provides emergency shelter through the Supplemental Navigator Fund as a response to the COVID-19 pandemic. This program utilizes CDBG funds ($125,000) and is used to support the Citrus Heights Navigator Program. It is used to fund up to six months in temporary housing and essential supplies to people in Citrus Heights experiencing homelessness so they can shelter in place and minimize the spread of COVID-19.

Citrus Heights HART also operates an annual Winter Sanctuary that rotates amongst local charities. The County has primarily used the City’s funds to support the Winter Overflow Shelter, though the City funds lessen the County’s costs of operating the shelter, making funds available to the other Continuum services. These services include but are not limited to housing assistance (placement, deposit, readiness), mental health and substance abuse services, employment services (job coaching, clothing, etc.), life skills training, and public assistance.
## TABLE 2-37: Permanent Supportive Housing Operating in Sacramento County 2020

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Organization</th>
<th>Service Location</th>
<th>Service Type</th>
<th>Family Units</th>
<th>Family Beds</th>
<th>Single Beds</th>
<th>Total Beds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mercy 7th and H</td>
<td>Mercy Housing</td>
<td>City of Sacramento</td>
<td>Single site</td>
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<td></td>
<td>75</td>
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<tr>
<td>Flexible Supportive Rehousing Program</td>
<td>Flexible Supportive Rehousing Program (Sac County)</td>
<td>Sacramento County</td>
<td>Voucher</td>
<td>1</td>
<td>3</td>
<td>23</td>
<td>26</td>
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<tr>
<td>Flexible Supportive Rehousing Program</td>
<td>Flexible Supportive Rehousing Program (Sac County)</td>
<td>Sacramento County</td>
<td>Voucher</td>
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<td>9</td>
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<td>34</td>
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<tr>
<td>Mather Veteran's Village</td>
<td>Sacramento Veterans Resource Center</td>
<td>Sacramento County</td>
<td>Single site</td>
<td></td>
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<td>31</td>
<td>31</td>
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<tr>
<td>McClellan Park</td>
<td>Cottage Housing, Inc</td>
<td>Sacramento County</td>
<td>Voucher</td>
<td>87</td>
<td>277</td>
<td>350</td>
<td>627</td>
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<tr>
<td>McClellan Park</td>
<td>Cottage Housing, Inc</td>
<td>Sacramento County</td>
<td>Single site</td>
<td>2</td>
<td>12</td>
<td>58</td>
<td>70</td>
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<tr>
<td>Quinn Cottages</td>
<td>Cottage Housing, Inc</td>
<td>City of Sacramento</td>
<td>Single site</td>
<td></td>
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<td>21</td>
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<tr>
<td>VASH Vouchers</td>
<td>Department of Veterans Affairs</td>
<td>Sacramento County</td>
<td>Voucher</td>
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<td>184</td>
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<tr>
<td>Achieving Change Together</td>
<td>Lutheran Social Services</td>
<td>City of Sacramento</td>
<td>Scattered site</td>
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<td>33</td>
<td>33</td>
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<tr>
<td>Mutual Housing at Highlands</td>
<td>Lutheran Social Services</td>
<td>Sacramento County</td>
<td>Single site</td>
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<td>Saybrook</td>
<td>Lutheran Social Services</td>
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<td>Ardenaire Apartments</td>
<td>Mercy Housing</td>
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<td>Single site</td>
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<tr>
<td>Mercy Blvd Court</td>
<td>Mercy Housing</td>
<td>City of Sacramento</td>
<td>Single site</td>
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<td>58</td>
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<tr>
<td>Mercy MLK Village (The King Project)</td>
<td>Mercy Housing</td>
<td>City of Sacramento</td>
<td>Single site</td>
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<td></td>
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<tr>
<td>Mercy MLK Village</td>
<td>Mercy Housing</td>
<td>City of Sacramento</td>
<td>Single site</td>
<td></td>
<td></td>
<td>4</td>
<td>4</td>
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<tr>
<td>Next Move: Casas De Esperanza</td>
<td>Next Move (SAEHC)</td>
<td>City of Sacramento</td>
<td>Single site</td>
<td>18</td>
<td>18</td>
<td>18</td>
<td>18</td>
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<tr>
<td>Next Move: Home At Last</td>
<td>Next Move (SAEHC)</td>
<td>City of Sacramento</td>
<td>Scattered site</td>
<td></td>
<td></td>
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<tr>
<td>LSS SUS: Single Adults</td>
<td>Next Move (SAEHC) - Step Up Sacramento</td>
<td>City of Sacramento</td>
<td>Scattered site</td>
<td></td>
<td></td>
<td>3</td>
<td>7</td>
</tr>
<tr>
<td>LSS SUS: TAY Families</td>
<td>Next Move (SAEHC) - Step Up Sacramento</td>
<td>City of Sacramento</td>
<td>Scattered site</td>
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<tr>
<td>Next Move SUS: Adult Families</td>
<td>Next Move (SAEHC) - Step Up Sacramento</td>
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<td>Scattered site</td>
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<td>Next Move SUS: Omega Collaboration</td>
<td>Next Move (SAEHC) - Step Up Sacramento</td>
<td>City of Sacramento</td>
<td>Scattered site</td>
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<td>1</td>
<td>3</td>
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<tr>
<td>Next Move SUS: Seniors</td>
<td>Next Move (SAEHC) - Step Up Sacramento</td>
<td>City of Sacramento</td>
<td>Scattered site</td>
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<tr>
<td>Next Move SUS: Single Adults (Overflow)</td>
<td>Next Move (SAEHC) - Step Up Sacramento</td>
<td>City of Sacramento</td>
<td>Scattered site</td>
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<tr>
<td>Wind SUS: Single TAY</td>
<td>Next Move (SAEHC) - Step Up Sacramento</td>
<td>City of Sacramento</td>
<td>Scattered site</td>
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<tr>
<td>Building Community</td>
<td>Sacramento Self Help Housing (SSHH)</td>
<td>City of Sacramento</td>
<td>Scattered site</td>
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<td>Project Description</td>
<td>Organization</td>
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<td>Site Type</td>
<td>Family Units</td>
<td>Beds</td>
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</tr>
<tr>
<td>---------------------</td>
<td>--------------</td>
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<tr>
<td>Friendship Expansion</td>
<td>Sacramento Self Help Housing (SSHH)</td>
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<td>Friendship Housing</td>
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<td>Friendship Housing Community</td>
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<td>New Community</td>
<td>Sacramento Self Help Housing (SSHH)</td>
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<tr>
<td>Mather Veteran's Village</td>
<td>Sacramento Veterans Resource Center</td>
<td>Rancho Cordova</td>
<td>Single site</td>
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<td>25</td>
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<tr>
<td>Mather Veteran's Village</td>
<td>Sacramento Veterans Resource Center</td>
<td>Rancho Cordova</td>
<td>Single site</td>
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SHRA Shelter Plus Care

<table>
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<tr>
<th>Project Description</th>
<th>Organization</th>
<th>City</th>
<th>Site Type</th>
<th>Family Units</th>
<th>Beds</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHRA Shelter Plus Care</td>
<td>SHRA</td>
<td>Sacramento County</td>
<td>Voucher</td>
<td>95</td>
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<tr>
<td>SHRA: Mercy Blvd Court (Budget Inn)</td>
<td>SHRA</td>
<td>City of Sacramento</td>
<td>Single site</td>
<td>14</td>
<td>14</td>
</tr>
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<td>SHRA: Shasta Hotel</td>
<td>SHRA</td>
<td>City of Sacramento</td>
<td>Scattered site</td>
<td>18</td>
<td>18</td>
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<tr>
<td>TLCS: Co-Ops</td>
<td>TLCS, Inc.</td>
<td>Sacramento County</td>
<td>Scattered site</td>
<td>3</td>
<td>7</td>
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<tr>
<td>Hotel Berry</td>
<td>TLCS, Inc.</td>
<td>City of Sacramento</td>
<td>Single site</td>
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<tr>
<td>New Direction Permanent Housing Program</td>
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<td>City of Sacramento</td>
<td>Scattered site</td>
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<td>PACT Perm Housing Program - Expansion</td>
<td>TLCS, Inc.</td>
<td>City of Sacramento</td>
<td>Single site</td>
<td>20</td>
<td>20</td>
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<tr>
<td>PACT Perm Housing Program - Legacy</td>
<td>TLCS, Inc.</td>
<td>City of Sacramento</td>
<td>Single site</td>
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</table>

Widening Opportunities for Rehabilitation and Knowledge

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Organization</th>
<th>City</th>
<th>Site Type</th>
<th>Family Units</th>
<th>Beds</th>
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<tbody>
<tr>
<td>Widening Opportunities for Rehabilitation and Knowledge</td>
<td>TLCS, Inc.</td>
<td>City of Sacramento</td>
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<td>Mutual Housing at the Highlands</td>
<td>Turning Point Community Programs</td>
<td>Sacramento County</td>
<td>Single site</td>
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<td>Pathways to Success Scattered Site</td>
<td>Turning Point Community Programs</td>
<td>Sacramento County</td>
<td>Voucher</td>
<td>23</td>
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<td>YWCA</td>
<td>Turning Point Community Programs</td>
<td>City of Sacramento</td>
<td>Single site</td>
<td>7</td>
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<td>ReSTART</td>
<td>Volunteers Of America</td>
<td>City of Sacramento</td>
<td>Scattered site</td>
<td>28</td>
<td>98</td>
</tr>
</tbody>
</table>

Total Family Units: 1347

Total Beds: 3,342
FIRST-TIME HOMEBUYER NEEDS

Another aspect of housing need, is the need to assist low income entry level homebuyers. These households could be caught between increasing rents and the difficulty of saving money for a down payment, while preferring an opportunity to own a home and accumulate equity.

The current (June 2012September 2020) median sales prices for a single family home within the City is $157,157 - 389,375.

Currently, a family in Citrus Heights earning the annual median income of $60,880 - 80,100 can afford a home priced at $255,000 - 370,000. (This assumes an interest rate of 4%, 3% closing costs, 3.5% down, and a 30-35% payment to income ratio.) Thus, at current median prices, a family at median income can afford to buy a home in the City. The City’s first-time homebuyer program offers up to $55,000 - 40,000 in assistance to eligible low-income families. Coupled with public agency loans, this assistance makes it possible for many low-income families to qualify to buy a home.

As shown in Table 2-40 and Figure 2-11, the level of assistance provided by the City can affect the ability of a family to afford a home. The example shown assumes a substantial buyer’s contribution. The first-time buyer assistance program can also help families who lack significant savings to buy a home below the median sales price.

Figure 2-11 illustrates relative affordability of homes in the current housing market. The First-Time Home Buyer Assistance program can assist very low income families in lowering the required loan levels to levels that can afford homes in the region. 98%Sixty-six percent of all homes sold in the region were sold for under $280,000 - 370,000 and 27% of all homes were sold for under $295,000 in 2012 from November 2019 to November 2020, ensuring availability of housing for all income levels, with or without City assistance.
### TABLE 2-38: First Time Home Buyer Assistance, City of Citrus Heights

<table>
<thead>
<tr>
<th>City Assistance Level</th>
<th>Home Price</th>
<th>$0</th>
<th>$20,000</th>
<th>$30,000</th>
<th>$40,000</th>
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<tbody>
<tr>
<td>Estimated Closing Costs</td>
<td>$370,000</td>
<td>$11,100</td>
<td>$11,400</td>
<td>$11,550</td>
<td>$11,700</td>
</tr>
<tr>
<td>Borrower’s Portion 1</td>
<td>-$12,950</td>
<td>-$13,300</td>
<td>-$13,475</td>
<td>-$13,650</td>
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<tr>
<td>Assistance</td>
<td>$0</td>
<td>-$20,000</td>
<td>-$30,000</td>
<td>-$40,000</td>
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<tr>
<td>Loan Amount</td>
<td>$368,150</td>
<td>$358,100</td>
<td>$353,075</td>
<td>$348,050</td>
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<tr>
<td>Principal and Interest 2</td>
<td>$380,000</td>
<td>$1,552</td>
<td>$1,510</td>
<td>$1,489</td>
<td>$1,467</td>
</tr>
<tr>
<td>Property Taxes per month 3</td>
<td>$385,000</td>
<td>$385</td>
<td>$396</td>
<td>$401</td>
<td>$406</td>
</tr>
<tr>
<td>Home Owner's Insurance 4</td>
<td>$385,000</td>
<td>$50</td>
<td>$50</td>
<td>$55</td>
<td>$60</td>
</tr>
<tr>
<td>Mortgage Insurance  5</td>
<td>$370,000</td>
<td>$307</td>
<td>$298</td>
<td>$294</td>
<td>$290</td>
</tr>
<tr>
<td>Total Estimated Payment</td>
<td>$368,150</td>
<td>$2,294</td>
<td>$2,254</td>
<td>$2,239</td>
<td>$2,224</td>
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<tr>
<td>Monthly Income 6</td>
<td>$6,675</td>
<td>$6,675</td>
<td>$6,675</td>
<td>$6,675</td>
<td>$6,675</td>
</tr>
<tr>
<td>Housing Ratio 7</td>
<td>34.37%</td>
<td>33.77%</td>
<td>33.54%</td>
<td>33.31%</td>
<td></td>
</tr>
</tbody>
</table>

**Assumptions:**
1.) 3.5% of Purchase Price
2.) Fixed Interest Rate, Amortized for 30 years 3%
3.) Annual Property Taxes calculated at 1.25% of property value at time of transfer.
4.) Home Owner's Insurance based on moderate priced policy
5.) Mortgage Insurance based on .01% of loan balance per year.
6.) Income based on 80% AMI ($80,100) per HUD Income Limits
7.) Goal of approx. 30-35% Maximum

Source: City of Citrus Heights
2.27 HOUSING COSTS & OVERPAYMENT

HOUSING AFFORDABILITY

Affordability is defined as a household spending 30% (renter) / 35% (owner) or less of household income for shelter. Shelter is defined as gross rent or gross monthly owner costs. Gross rent is the contract rent plus utilities. In most cases, the contract rent includes payment for water, sewer and garbage in the City of Citrus Heights. “Gross monthly owner costs” include mortgage payments, taxes, insurance, utilities, condominium fees, and site rent for mobile homes.

FOR SALE UNITS

The residential real estate market in the Sacramento region saw a tremendous rate of price appreciation between 2002-2012 and 2006-2020. In 2006 the housing market began a rapid decline associated with the global economy. By 2012, prices fell as much as 50% from the peak in 2005/2006. Currently prices have leveled out and are remaining relatively flat. The median home price in Citrus Heights in 2012 was approximately $157,157, whereas as of September 2020 the median home price in the city was $389,375.

With the most affordable homes in Citrus Heights in “the 260-360s,” single family units are currently affordable to the median income Citrus Heights family. The median income family in Citrus Heights can afford a home priced near $260,000-370,000 (using an interest rate of 4.3% and standard underwriting criteria).

<table>
<thead>
<tr>
<th>TABLE 2-39: Median Sales Price of Single Family Homes by Zip Codes, City of Citrus Heights</th>
<th>5-Year Change</th>
<th>12 mos Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sacramento Metro</td>
<td>288,000</td>
<td>315,000</td>
</tr>
<tr>
<td>Citrus Heights - 95610(1)</td>
<td>278,000</td>
<td>306,000</td>
</tr>
<tr>
<td>Citrus Heights - 95621(1)</td>
<td>244,900</td>
<td>270,000</td>
</tr>
<tr>
<td>City average</td>
<td>261,450</td>
<td>288,000</td>
</tr>
</tbody>
</table>

(1) a small portion of the City of Citrus Heights is outside the zip codes shown (<100 units)
(2) Average of two median figures
(3) Data as of Sept 2020
Source: Sacramento Association of Realtors
<table>
<thead>
<tr>
<th>Year</th>
<th>Median Sales Price</th>
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<td>1997</td>
<td>$115,738</td>
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<tr>
<td>1998</td>
<td>$125,000</td>
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<td>1999</td>
<td>$129,188</td>
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<td>2000</td>
<td>$144,375</td>
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<td>2001</td>
<td>$171,000</td>
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<td>2002</td>
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<td>2004</td>
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<td>2005</td>
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<td>2008</td>
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<td>$180,563</td>
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<td>$165,000</td>
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<tr>
<td>2012</td>
<td>$175,000</td>
</tr>
<tr>
<td>2013</td>
<td>$238,000</td>
</tr>
<tr>
<td>2014</td>
<td>$267,263</td>
</tr>
<tr>
<td>2015</td>
<td>$288,000</td>
</tr>
<tr>
<td>2016</td>
<td>$315,000</td>
</tr>
<tr>
<td>2017</td>
<td>$340,000</td>
</tr>
<tr>
<td>2018</td>
<td>$365,000</td>
</tr>
<tr>
<td>2019</td>
<td>$380,000</td>
</tr>
<tr>
<td>2020*</td>
<td>$402,000</td>
</tr>
</tbody>
</table>

* Data is for 7 months of sales until July 2020

Source: Sacramento Association of Realtors

Median Sales Price for Single Family Homes, Sacramento Region – 1997-2019

Figure 2-12
### Table 2-41: Affordability Levels based on Income

<table>
<thead>
<tr>
<th>Income Levels</th>
<th>Very Low (&lt;=50% AMI)</th>
<th>Low (50-80% AMI)</th>
<th>Median (80-120% AMI)</th>
<th>Moderate (&gt;120% AMI)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Home Price</td>
<td>$180,000</td>
<td>$295,000</td>
<td>$375,000</td>
<td>$450,000</td>
</tr>
<tr>
<td>Estimated Closing Costs</td>
<td>$5,400</td>
<td>$8,850</td>
<td>$11,250</td>
<td>$13,500</td>
</tr>
<tr>
<td>Borrower's Portion</td>
<td>-$6,300</td>
<td>-$10,325</td>
<td>-$13,125</td>
<td>-$15,750</td>
</tr>
<tr>
<td>Loan Amount</td>
<td>$179,100</td>
<td>$293,525</td>
<td>$373,125</td>
<td>$447,750</td>
</tr>
<tr>
<td>Principal and Interest 2</td>
<td>$755</td>
<td>$1,238</td>
<td>$1,573</td>
<td>$1,888</td>
</tr>
<tr>
<td>Property Taxes per month</td>
<td>$188</td>
<td>$307</td>
<td>$391</td>
<td>$469</td>
</tr>
<tr>
<td>Home Owner's Insurance 4</td>
<td>$50</td>
<td>$50</td>
<td>$50</td>
<td>$55</td>
</tr>
<tr>
<td>Mortgage Insurance 5</td>
<td>$149</td>
<td>$245</td>
<td>$311</td>
<td>$373</td>
</tr>
<tr>
<td>Total Estimated Payment</td>
<td>$1,142</td>
<td>$1,839</td>
<td>$2,325</td>
<td>$2,785</td>
</tr>
<tr>
<td>Monthly Income 6</td>
<td>$3,338</td>
<td>$5,340</td>
<td>$6,675</td>
<td>$8,010</td>
</tr>
<tr>
<td>Housing Ratio 7</td>
<td>34.21%</td>
<td>34.45%</td>
<td>34.83%</td>
<td>34.76%</td>
</tr>
</tbody>
</table>

**Assumptions:**

1. 3.5% of Purchase Price
2. Fixed Interest Rate, Amortized for 30 years 3%
3. Annual Property Taxes calculated at 1.25% of property value at time of transfer.
4. Home Owner's Insurance based on moderate priced policy
5. Mortgage Insurance based on .01% of loan balance per year.
6. Income based on AMI ($80,100)
7. Goal of approx. 35% Maximum

Source: City of Citrus Heights
Rental Units

According to the UCLA Affordability Study (2019), rental rates for apartments in Citrus Heights range from $610 a month over $1,100 a month for luxury three bedroom, 2.5 bath apartments. Market rate one bedroom units rent for $748 a month. Rent for a two bedroom unit ranges from $834 to $936 a month, and three bedroom apartments rent for over $1,000 a month range from $1,049 a month for a studio apartment to over $1,889 a month for a 3 bedroom/2 bathroom apartment.

Using estimates of utility costs and typical unit sizes for families at 22–26% of income going toward housing, most low-income families can afford rentals in the City of Citrus Heights (see Table 2-44).

There are 858789 government subsidized apartment units in the City of Citrus for families and for senior citizens.

| TABLE 2-42: Affordability of Multifamily Rentals-City of Citrus Heights-2020 |
|---------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Family Size | Annual Income for Low-income Family (1) | Monthly Income | Unit Size | Average Rent for Unit Size (2) | Estimated Monthly Utility Costs (3) | Estimated Gross Rent | Gross Rent as a % of Income |
| 1 | $48,350 | $4,029 | Studio | $1,049.00 | $226 | $1,275 | 32% |
| 2 | $55,250 | $4,604 | 1/1 | $1,037.00 | $238 | $1,275 | 28% |
| 3 | $62,150 | $5,179 | 2/1 | $1,006.00 | $269 | $1,275 | 25% |
| 4 | $69,050 | $5,754 | 2/2 | $1,006.00 | $269 | $1,275 | 22% |
| 5 | $74,600 | $6,217 | 3/2 | $1,889.00 | $301 | $2,190 | 35% |
| 6 | $80,100 | $6,675 | 3/2 | $1,889.00 | $301 | $2,190 | 33% |

(1) HUD Income Limits, 2020
(2) UCLA Affordability Study 2019
(3) SHRA Allowance for Tenant Paid Utilities (Electric) and services -7/1/2020

Production of Affordable Housing in Citrus Heights

As part of the Housing Element Update, the City is required to demonstrate that there is adequate land available to accommodate various levels of affordability. Although the State has established a density of 30 units per acre as the default density for accommodating low and very low income housing, the default density does not accommodate for local conditions or other market factors. Rather than rely on the default density, the City prepared an analysis that evaluated the production of affordable housing in Citrus Heights.

The analysis determined that housing affordability is determined by a variety of factors that vary both on an intraregional and interregional basis. Affordability is largely impacted by local conditions within individual communities. These “Affordability Factors” vary greatly across the state and can dramatically impact the ability to produce affordable housing.
These affordability factors include: Financial Feasibility, Market Demand, Development Experience, Existing Housing Stock, Corridors and Transit Accessibility, Affordable Housing Incentives, and Programmatic Efforts.

Recognizing that conditions that lead to affordability are not universal, the State allows jurisdictions to perform an analysis based on local conditions and affordability factors as an alternative to the default densities. In 2012, the City studied these affordability factors and the impact they have on affordable housing production in Citrus Heights. This analysis “Producing Affordable Housing in Citrus Heights—An alternative to the default density” is attached as Appendix B. The City commissioned a second analysis by UCLA in 2019, which has been attached as Appendix B.

Whereas urban areas or coastal communities may require densities of at least 30 units per acre, suburban or rural communities can often provide affordable housing at much lower densities based on the local conditions and affordability factors discussed above. The City has conducted the required analysis and determined that zoning allowing 20 units per acre is adequate to support affordable housing in Citrus Heights.

The City’s analysis of local affordability factors determined that affordable housing can be produced in Citrus Heights at densities of 20 units per acre. Although all affordability factors impact the City’s ability to produce affordable housing, several key factors or a combination of these factors ensure that the City can continue to produce affordable housing at lower densities:

1. Land values in the City are at historic low, lower than the surrounding area
2. Recent market rate development is affordable to lower incomes at densities under, at or incrementally above 20 units per acre
3. Increased density has not resulted in increased affordability
4. The City’s supply of existing housing is affordable at market rates
5. The City’s development fees are amongst the lowest in the region
6. Infrastructure is readily available due to the built out nature of the community
7. The majority of the City, particularly along its corridors, is affordable even when factoring in transportation costs
8. The availability of incentives for affordable housing has proven successful in Citrus Heights
9. The City has adopted policies that support affordable housing

Based on the local conditions (affordability factors), the City is capable of producing affordable housing at densities 20 units per acre. This factor is considered throughout the City’s Housing Element Update, including the assumptions and calculations within the City’s adequate sites and land inventory.
OVERPAYMENT

Generally, overpayment considers the total shelter cost for a household compared to their ability to pay. Overpayment is an important measure of the affordability within the City of Citrus Heights. Specifically, “overpayment” is defined as monthly shelter costs in excess of 30% of a rental household’s or 35% of an ownership household’s income. As defined by the US Census Bureau, “shelter cost” is the monthly owner costs (mortgages, deeds of trust, contracts to purchase or similar debts on the property and taxes, insurance on the property and utilities) or the gross rent (contract rent plus the estimated average monthly cost of utilities).

According to the 2010-2018 Census data, 48.2-53.1% of renter-occupied households were in overpayment situations in 2010-2018, while 38.7-34.8% of owner-occupied households were overpaying for shelter in the City of Citrus Heights. In Sacramento County in 2010-2018, 38.6-44.2% of households were overpaying for shelter; 45.3-354.7% of renter occupied households were overpaying, while 20.2-233.3% of owner-occupied households were overpaying for shelter.

Overpayment is a significant problem for lower income households (i.e., with income less than 80% of AMI). Based on the 2010-2018 Census data, 44.16-12,660 of the lower income households in the city are overpaying for shelter. Subsequently, 54.5% of the lower income renter households are overpaying for shelter, while only 46.1% of the lower income owner households are overpaying for shelter.

<table>
<thead>
<tr>
<th>Table 2-43: Shelter Costs as a Percentage of Household Income, City of Citrus Heights 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Tenure</strong></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Owner²</td>
</tr>
<tr>
<td>Renter</td>
</tr>
<tr>
<td>All</td>
</tr>
</tbody>
</table>

Note:

1. Reported for selected units only.
2. Only Households with Mortgages

Source: US Census
### Table 2-44: Shelter Costs as a Percentage of Household Income, Sacramento County 2018

<table>
<thead>
<tr>
<th>Tenure</th>
<th>Total Units¹</th>
<th>30%–34.9%</th>
<th></th>
<th>35%+</th>
<th></th>
<th>Over 30%</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>Percent</td>
<td>Number</td>
<td>Percent</td>
<td>Number</td>
<td>Percent</td>
</tr>
<tr>
<td>Owner²</td>
<td>215,959</td>
<td>17,694</td>
<td>8.2%</td>
<td>54,127</td>
<td>25.1%</td>
<td>71,821</td>
</tr>
<tr>
<td>Renter</td>
<td>224,671</td>
<td>20,630</td>
<td>9.2%</td>
<td>102,335</td>
<td>45.5%</td>
<td>122,965</td>
</tr>
<tr>
<td>All</td>
<td>440,630</td>
<td>38,324</td>
<td>8.7%</td>
<td>156,462</td>
<td>35.5%</td>
<td>194,786</td>
</tr>
</tbody>
</table>

Note:
1. Reported for selected units only.
2. Only Households with Mortgages

Source: US Census

### Table 2-45: Overpayment for Lower Income Households, City of Citrus Heights 2018

<table>
<thead>
<tr>
<th>Household Type</th>
<th>Lower Income Households (&lt;80% of AMI)</th>
<th>Lower Income Households Overpaying (&lt;80% of AMI)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>Percent</td>
</tr>
<tr>
<td>Owners</td>
<td>9,467</td>
<td>46%</td>
</tr>
<tr>
<td>Renters</td>
<td>10,920</td>
<td>54%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>20,387</td>
<td>54%</td>
</tr>
</tbody>
</table>

Source: Estimates based on US Census

### 2.28 LOW INCOME HOUSING CONVERSIONS: AT-RISK HOUSING

The Housing Element Law in California (Govt. Code Sect. 65583) requires all jurisdictions to include a study of all low income housing units which may at some future time be lost to the affordable inventory by the expiration of some type of affordability restrictions. The analysis and study is to cover a ten year period, and be divided into two five year periods, coinciding with the Housing Element which is 2002–2006 and 2007–2011 in the City of Citrus Heights.

There are three general cases that can result in the conversion of affordable units:

1. **PREPAYMENT OF HUD MORTGAGES SECTION 221(D)(3), SECTION 202 AND SECTION 236**
   
   A Section 221 (d)(3) is a privately owned project with HUD providing either below market interest rate loans or market rate loans with a subsidy to the tenants. In a Section 236 complex, HUD provides assistance to the owner to reduce the costs for tenants by paying most of the interest on a market rate mortgage. Additional rental subsidy may be provided to the tenant. In a Section 202, HUD provides a direct loan to non-profit organizations for project development and rent subsidy for low-income tenants. All Section 202 handicapped
units (Section 202 H.C.) are designed for physically handicapped, developmentally disabled, and chronically mentally ill residents.

2. OPT-OUTS AND EXPIRATIONS OF PROJECT BASED SECTION 8 CONTRACTS – In a Section 8 new construction or substantial rehabilitation, HUD provides a subsidy to the owner for the difference between tenant’s ability to pay and the contract rent. Usually, the likelihood of opt-outs increase as the market rents exceed the contract rents.

3. OTHER – Expiration of the low income use period of various financing sources, such as Low Income Housing Tax Credit (LIHTC), bond financing, density bonuses, CHFA, CDBG, and HOME funds and Redevelopment funds.

2.29 INVENTORY OF AFFORDABLE RENTAL HOUSING UNITS

The following inventory includes all publicly assisted/rent restricted apartment complexes in the City of Citrus Heights. A total of 858 units were ascertained in the City in 2013. All the properties were found to target Very Low to Low income households. Most of the properties were found to assist general households or families, and two properties were found to assist senior households. One complex, John Adams Manor, aids the developmentally disabled.

<table>
<thead>
<tr>
<th>Name of Project</th>
<th>Address of Project</th>
<th>Targeted Income Groups</th>
<th>Target Population</th>
<th>Number of Assisted Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Greenback Manor</td>
<td>7500 Greenback Lane</td>
<td>Very Low and Low</td>
<td>Family</td>
<td>154</td>
</tr>
<tr>
<td>Huntington Square</td>
<td>7311 Huntington Sq. Lane</td>
<td>Low</td>
<td>Family</td>
<td>45</td>
</tr>
<tr>
<td>The Renaissance</td>
<td>7711 Greenback Lane</td>
<td>Very Low</td>
<td>General</td>
<td>60</td>
</tr>
<tr>
<td>Vintage Oaks</td>
<td>7340 Stock Ranch Road</td>
<td>Very Low and Low</td>
<td>Senior</td>
<td>240</td>
</tr>
<tr>
<td>Normandy Park</td>
<td>Madison Avenue/Mariposa Avenue</td>
<td>Very Low and Low</td>
<td>Senior</td>
<td>92</td>
</tr>
<tr>
<td>Arborelle Apartments</td>
<td>8007 Sunrise Boulevard</td>
<td>Low</td>
<td>General</td>
<td>177</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td>789</td>
</tr>
</tbody>
</table>

Source: Sacramento Housing and Redevelopment (SHRA), U.S. Department of Housing and Urban Development, California Tax Credit Allocation Committee

A variety of affordable housing programs comprise the Citrus Heights affordable housing stock. Two complexes were found to be utilizing county multi-family bonds and five were identified as Low Income Housing Tax Credit (LIHTC) properties. Greenback Manor was placed in service July 31, 2000 after the expiration of a HUD Section 236 contract. Approximately half of the tenants are using preservation vouchers from SHRA, as of May 2000. All but one of the affordable properties are “at-risk” through the expiration of affordability terms, while the remaining John Adams Manor is “at-risk” through the expiration of a Section 8 contract.
During the preparation of the 2008-2013 Housing Element update, two properties were considered “at risk.” The first property at risk of losing affordable housing units are the 27 units of the 50 unit John Adams Manor. In addition, the Fairways II bond matured in 2012. After the qualified project period, the project owner may terminate the regulatory agreement if: the bond has matured, or the bond is pre-paid and retired. The owner may also continue under the regulatory agreement and renew the bond. The Fairways II bond matured and the owner did not elect to have the bond renewed. This resulted in a loss of 27 units for the City. There were no properties considered to be “at risk” of losing affordable housing units. During the 2021 Housing Element update, only one property, Huntington Square, is shown to be “at risk” of losing affordable housing units in 2024. City staff plans to work diligently with the owner to ensure that this property does not result in the loss of an additional 45 units of affordable housing.

The non-profit owners of President John Adams Manor (Eskaton) renewed the affordability of the units with HUD upon expiration in 2008. The regulatory agreement was renewed for a period of 40 years and 27 affordable units were preserved. After the completion of the 2008 Housing Element update, the City approved the issuance of tax exempt multi-family housing revenue bonds by the California Statewide Communities Development Authority (“CSCDA”) for the purpose of allowing Capital Valley Investments (“CVI”) to finance the acquisition and rehabilitation of a multi-family residential housing facility to be named Arborelle Apartments. The project acquired and rehabilitated Sundance Apartments, a 179 unit multi-family housing complex located at 8007 Sunrise Boulevard. The 179 units in the Project consist of 57 one-bedroom units and 120 two-bedroom units, and 2 units set aside for property management. The project rent restricted 100% of the units with 6 one-bedroom units and 12 two bedroom units set aside for very low-income tenants earning 50% or less of the Area Median Income, and 51 one-bedroom units and 108 two-bedroom units set aside for low-income tenants earning 60% or less of the Area Median Income. Arborelle is now subject to a regulatory agreement and available to low and very low incomes through 2062.

Since the preparation of the 2008 Housing Element update the City also approved the issuance of multifamily housing bonds by the Association of Bay Area Governments (ABAG) Financing Authority in order for USA
Properties Fund to acquire and rehabilitate Vintage Oaks Senior Apartments. The project acquired and rehabilitated Vintage Oaks Apartments, a 241-unit senior housing complex located at 7340 Stock Ranch Road. The 241 units in the Project consist of 192 one-bedroom units and 48 two-bedroom units, and 1 unit set aside for property management. The project rent restricted 100% of the units with 120 one-bedroom units set aside for very low-income tenants earning 50% or less of the Area Median Income, and 72 one-bedroom units and 48 two-bedroom units set aside for low-income tenants earning 60% or less of the Area Median Income. With the new financing, a new regulatory agreement was recorded and the affordability restriction was renewed for a term of 55 years, effectively extending the term of affordability for an additional 15 years.

While the City lost affordable housing rental units with the maturation of Fairways II bonds, there was a net increase in available affordable housing available to Citrus Heights residents with the acquisition and rehabilitation of both Arborelle Apartments and Vintage Oaks Senior Apartments. In addition, no “at-risk” units have been identified as expiring within the next ten years.

Table 2-48: Inventory of “At-risk” units in the Ten Year Period

<table>
<thead>
<tr>
<th>Expiring Year</th>
<th>At-risk Project(s)</th>
<th>Level of Risk</th>
<th>Number of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>2022</td>
<td>None</td>
<td>None</td>
<td>0</td>
</tr>
<tr>
<td>2023</td>
<td>None</td>
<td>None</td>
<td>0</td>
</tr>
<tr>
<td>2024</td>
<td>Huntington Square</td>
<td>Low</td>
<td>45</td>
</tr>
<tr>
<td>2025</td>
<td>None</td>
<td>None</td>
<td>0</td>
</tr>
<tr>
<td>2026</td>
<td>None</td>
<td>None</td>
<td>0</td>
</tr>
<tr>
<td>Within five years</td>
<td></td>
<td></td>
<td>45</td>
</tr>
<tr>
<td>2027</td>
<td>None</td>
<td>None</td>
<td>0</td>
</tr>
<tr>
<td>2028</td>
<td>None</td>
<td>None</td>
<td>0</td>
</tr>
<tr>
<td>2029</td>
<td>None</td>
<td>None</td>
<td>0</td>
</tr>
<tr>
<td>2030</td>
<td>None</td>
<td>None</td>
<td>0</td>
</tr>
<tr>
<td>2031</td>
<td>None</td>
<td>None</td>
<td>0</td>
</tr>
<tr>
<td>Within the next 5 years</td>
<td></td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>TOTAL ten year “at-risk” units</td>
<td></td>
<td></td>
<td>0</td>
</tr>
</tbody>
</table>

Source: City of Citrus Heights

2.30 COST ANALYSIS

To provide a cost analysis of at-risk units, the following must be considered: 1) acquisition/rehabilitation (sale to an agency or individual willing to continue and maintain the affordability restrictions) 2) replacement (new construction) and 3) providing rental subsidies.
Acquisition/Rehabilitation – The primary factors being used in the analysis of cost to rehabilitate low income housing are: acquisition, rehabilitation and financing/other costs. Actual acquisition costs would depend on several variables such as condition, size, location, existing financing and availability of financing (governmental and market). Historically, rehabilitation has ranged from 25% to 30% less than new construction. The following are estimated per unit rehabilitation costs for the City of Citrus Heights, according to private developers.

| Table 2-49: Estimated Acquisition/Rehabilitation Costs, City of Citrus Heights |
|-----------------|------------------|
| Fee/Cost Type   | Cost Per Unit    |
| Acquisition     | $250,000         |
| Rehabilitation  | $50,000          |
| Financing/Other | $57,000          |
| **TOTAL COST PER UNIT** | **$357,000** |

Source: USA Properties

1. Replacement – Replacement means new construction of a complex with the same number of units, on a similar site, with similar amenities as the one removed from the affordable housing stock. Costs estimates were prepared by using local information and data as much as possible. Input was solicited from the City’s Building Department and private developers. The construction of new housing can vary greatly depending on factors such as location, density, unit sizes, construction materials and on-site and off-site improvements. Replacement cost includes construction, land, associated fees, design, syndication, overhead and administrative costs. The following table describes replacement costs for a typical garden style apartment in the City of Citrus Heights.

| Table 2-50: Estimated Per Unit Replacement Cost, City of Citrus Heights* |
|-----------------|------------------|
| Fee/Cost Type   | Cost Per Unit    |
| Land Acquisition| $20,000          |
| Construction    | $310,000         |
| Site Development| $18,000          |
| Fees/Permits/Exaction | $27,000 |
| Financing/Other | $120,000         |
| **TOTAL COST PER UNIT** | **$495,000** |

Source: Sunrise Pointe Housing Development, Citrus Heights

2. Providing Rental Subsidies – Generally, there are two types of affordable housing: subsidized and rent-restricted. Subsidized units usually qualify tenants with incomes less than 50% of the Area Median Income (AMI) and subsequently the tenants pay 30% of their adjusted gross income for monthly rent. Restricted rents are usually mitigated rents set according to the AMI or the HUD Fair Market Rent (FMR). Most of the City’s affordable housing would be classified as rent-restricted one and two bedroom units. In order to preserve converting affordable housing units, the city would generally need to provide
the difference between the market rents and the restricted-rents. The following is a per unit rental subsidy cost estimate utilizing average market rents and average restricted-rents.

| Table 2-51: Estimated Per Unit Rental Subsidy Costs, City of Citrus Heights |
|---------------------------------|----------------|----------------|-----------------|----------------|
| Bedroom Type                | Avg. Restricted Rent* | Avg. Market Rent | Difference ($)  | Per Unit Rental Subsidy Per Year |
| One Bedroom                | $1,070       | $1,119         | $49            | $588           |
| Two Bedroom                | $1,350       | $1,415         | $65            | $780           |
| Average                    | $1,210       | $1,267         | $57            | $684           |

Note:
* Based on HUD Fair Market Value (FMR) and SHRA Allowance for Tenant Paid Utilities and Services Eff 04/1/2011 - Assuming Electric Utilities

No at-risk Forty-five at-risk units are identified within the City within the next ten years. The City will continue to monitor its inventory of affordable units throughout the planning period.

| Table 2-52: Comparison of Preservation Costs, City of Citrus Heights |
|---------------------------------|----------------|----------------|----------------|
| Preservation Type               | Number of Units | Cost Per Unit | Total Cost     |
| Acquisition/Rehabilitation     | 45             | $357,000       | $16,065,000    |
| Replacement                   | 45             | $495,000       | $22,275,000    |
| Rental Subsidies*             | 45             | $684 (per unit/year) | $769,500      |

Note:
* Assumes 25 Years of Affordability

**Preservation of Resources**

Efforts by the City to retain low income housing must be able to draw upon two basic types of preservation resources: organizational and financial. First, qualified, non-profit entities need to be made aware of the future possibilities of units becoming ‘‘at risk.’’ Groups with whom the City has an on-going association are the logical entities for future participation. See the Appendix B for a list of non-profits that have the capacity to manage and acquire affordable housing developments.

The City aggressively monitors the availability of new housing resources and program funds. In 2003, the City was successful in obtaining a $1 million grant from the State to assist in capitalizing a Housing Trust Fund. The City has also received over $1 million in State grants (Cal HOME and HOME Consortium funding) to provide down payment assistance to first-time homebuyers. The City has also been the recipient of federal funding (EDI) to assist in the redevelopment of Sayonara Drive which is the City’s most hard-pressed low income area.
In the future the City will pursue housing resources consistent with the priorities outlined in the City’s Housing Element and Consolidated Plan. Of particular priority is a commitment to pursue funds for the City’s Housing Trust Fund, First-Time Homebuyer Program, the Sayonara neighborhood and other pockets of low income and the City’s ten mobile home communities. As a mature suburb, the reinvestment in an aging housing stock grows more important over time. The City has expended several million dollars to fund housing rehabilitation loans in recent years. This will continue to be a priority need and the City will direct both internal resources (Housing Trust funds) as well as State and Federal funding resources in addressing these needs.

The following is a list of additional financial resources that might become a part of the City’s overall financial plan to deal with retaining affordable units. The number and availability of programs to assist cities and counties in increasing and improving their affordable housing stock is significantly limited. Future funding for new projects is unpredictable especially considering the elimination of Redevelopment funding.

All the following programs are restricted by requirements. Some require matching funds, some have precise monitoring and reporting conditions, and none are sufficient - in themselves - to produce or preserve a significant amount of housing.

The following programs are federal, state, local and private housing programs that will be valuable resources in preserving “at-risk” housing.

1. HOME Program: The HOME Program was created under Title II of the Cranston-Gonzales National Affordable Housing Act enacted on November 28, 1990. Eligible activities include acquisition, rehabilitation, construction, and rental assistance which can be used for preservation activities. For the recipient 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. The City has joined with the County through a consortium agreement. Due to recent significant funding cuts, City’s annual share of HOME funds is $150,000 per year, whereas in 2008 it was $300,000 annually.

2. Public Housing Authority (PHA) – The local PHA is Sacramento Housing and Redevelopment Agency (SHRA). SHRA manages many housing and community development activities including: Conventional Housing or Low Rent Public Housing and Section 8 Certificate and Voucher Program. The Conventional Housing Program is housing developments that are managed and maintained by SHRA. The Section 8 Certificate Program is a tenant-based rental subsidy administered by the agency. Qualified families are selected and certified from a waiting list. The qualified family can utilize the Certificate at any “decent, safe and sanitary housing.” The tenant’s portion of the rent is based on 30% of the adjusted family gross income. SHRA subsidizes the difference between the tenant’s portion and the rent. However, the actual rent is
restricted by Fair Market Rents (FMR), as determined by HUD. The Section 8 Voucher Program is basically the same as the Certificate Program, except the tenant’s housing choice is not restricted by the Fair Market Rents.

SHRA manages 163 conventional housing units and approximately 400 Section 8 certificates or vouchers in Citrus Heights.

3. HUD – Community Development Block Grant (CDBG) Funds – The City of Citrus Heights is an entitlement city through the Department of Housing and Urban Development (HUD). Grants are awarded annually for general activities (including housing) and infrastructure. The City of Citrus Heights could utilize CDBG funds for acquisition of “at-risk” properties and housing rehabilitation activities. Proceeds from those activities could be deposited into a revolving loan fund established from low interest loans for rehabilitation and could be a resource for housing and preservation activities. HUD offers various programs that can be utilized by the City, non-profit or for-profit agencies for the preservation of low income units, such as Section 202 and Section 108 (loan guarantee). The City receives approximately $570,000-$600,000 a year in CDBG funds.

4. Low Income Housing Fund – Citrus Heights adopted an impact fee based on square footage of non-residential building permits. The impact fees are accumulated in an account to be used for low income housing. As development has slowed in recent years, it is anticipated this fund will receive little to no commercial mitigation fees in the coming years.

5. Community Reinvestment Act (CRA) – Federal law requires that Banks, Savings and Loans, Thrifts, and their affiliated mortgaging subsidiaries, annually evaluate the credit needs for public projects in communities where they operate. Part of the City’s efforts in developing preservation programs, should be meeting with local lenders to discuss future housing needs which may be within the guidelines of the Community Reinvestment Act. Although an unpredictable resource, it is important to establish a working relationship for future problem solving.

6. Low Income Housing Tax Credit Program (LIHTC) – The LIHTC Program provides for federal and state tax credits for private developers and investors who agree to set aside all or an established percentage of their rental units for low income households for no less than 30 years. Projects generally have affordability terms of 30 or 55 years. Tax credits can be utilized on rehabilitation project and/or acquisition of “at-risk” units. Developers and investors must apply for an allocation of tax credits from the California Tax Credit Allocation Committee (CTCAC). Tax credits are awarded on a competitive basis at varying times. Compliance is monitored according to Internal Revenue Service (IRS) rules and regulations.
7. California Housing Finance Agency (CHFA) – CHFA offers permanent financing for acquisition and rehabilitation to for-profit, non-profit and public agency developers, seeking to preserve “at-risk” units. Additionally, CHFA offers low interest predevelopment loans to non-profit sponsors in the Acquisition/Rehabilitation Program.

8. Affordable Housing Programs (AHP) – The AHP is facilitated by the Federal Home Loan Bank System which offers direct subsidies on interest rates for affordable housing. Local service is provided by the San Francisco Federal Home Loan Bank District. Interest rate subsidies under the AHP must be used to finance the purchase, construction, and/or rehabilitation of rental housing. At least 20% of the units are to be occupied by Very Low (less than 50% of AMI) households for the useful life of the housing or the mortgage term.

9. Acquisition and Rehabilitation (a component of the Multi-family Housing Program) is conducted through the California Department of Housing and Community Development for acquisition and rehabilitation of existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated. Assistance is in the form of low interest construction and permanent loans. Local government agencies, private nonprofit and for-profit organizations are eligible applicants.

2.31 GOVERNMENTAL AND NON-GOVERNMENTAL CONSTRAINTS

The ability of the private and public sectors to provide adequate housing and meet the needs of all economic segments of the community can be constrained by various interrelated factors. Generally, these factors have been divided into two categories: non-governmental constraints and governmental constraints. Non-governmental constraints consist of land availability/environmental constraints, vacancy rates, cost of land, cost of construction and the availability of financing. Governmental constraints consist of land use controls, building codes, fees and enforcement, service and facility costs, planning application fees, development permit and approval processing and local fair share efforts. In addition, providing adequate zoning opportunities for a variety of housing types ensures development of housing to serve the various segments of the community. Energy efficiency encouraged by the City aids in the reduction of month to month housing costs increasing the affordability of housing.

2.32 ZONING FOR A VARIETY OF HOUSING TYPES

The City’s Zoning Code provides for a variety of housing types throughout the City. Limited availability of land for certain land uses may reduce the potential to develop a variety of housing types, however, the City has an assortment of land available for these various housing types.
**MULTI-FAMILY RENTAL HOUSING**

Citrus Heights currently has a large supply of multi-family rental housing available. Currently, 40,549 units (3238%) of the multi-family units in the city are rentals. The Zoning Ordinance allows duplexes on properties zoned RD-5 or higher and multi-unit dwellings are permitted on RD-10 and RD-15-30 zoned parcels by right. In addition, multi-family housing is permitted in LC, SC, and GC commercial zoning designations.

**EMERGENCY SHELTERS**

Currently, the Domestic Violence Intervention Center (DVIC) is located within the City of Citrus Heights. This shelter provides emergency and transitional housing for victims of domestic violence. In 2010, in light of SB2, the City updated its Emergency Shelter requirements. Emergency Shelters are permitted by right with specific development standards in the GC zone which is found throughout the city. Emergency Shelters are not permitted immediately adjacent to any RD-1 through RD-7 zoned property, within 300 feet of another Shelter, or within 1,000 feet of an elementary school, middle school, high school, public library, or public park.

Emergency shelters are also required to be located within one-half mile of a transit stop (located throughout the City) or provide evidence that transit access will be available between the facility and other transit. Emergency shelters are limited to a maximum of 75 beds by right, however, in the event of a disaster or with a City Council approved Use Permit, an emergency shelter may exceed 100 beds.

Specific design features are required for emergency shelters including the following:

1. A Courtyard or other in-site area for outdoor client congregation, so that clients waiting for services are not required to use the public sidewalk for queuing.
2. Telephones for use by clients.
3. On-site personnel during hours of operation when clients are present. The manager’s area shall be located near the entry to the facility.
4. Adequate interior and exterior lighting.
5. Secure areas for personal property.
6. Other facilities as recommended by the Police Department prior to Zoning Clearance Approval.

**TRANSITIONAL AND SUPPORTIVE HOUSING**

Transitional and Supportive Housing are both considered residential uses by the Zoning Code. Residential Care Facilities for six or fewer clients are permitted by right in all residential zones. Facilities that provide transitional or supportive housing for 7–20 clients require a use permit in all residential zones (not permitted in Mobile Home or Open Space Zoning) and facilities serving 21 or more clients are allowed in RD-10–RD-30 Zoning with a Use
Permit. In 2010, the City updated its zoning code to include an explicit definition of Transitional and Supportive Housing. The definitions include language that clarifies these uses shall be treated as residential care facilities and the relevant development standards should apply. Transitional and Supportive Housing are subject to the same development standards as single dwelling units and generally require Building Permit review to ensure conformance. The Typical Plan Review time frames for first plan check range between 10 and 15 business days.

**SINGLE-ROOM OCCUPANCY**

Single-room occupancy projects are permitted with a Use Permit in the GC zone which is found throughout the city.

**HOUSING FOR AGRICULTURAL EMPLOYEES**

Current estimates indicate that there are 7,600-9,300 farm activities employees in the Sacramento PMSA. Given the built out nature of the City, there are scarce numbers of acres in farm production (if any) and subsequently a negligible need for farm worker housing. The needs of farm workers are addressed through the general affordable housing strategies in the Housing Element.

**FACTORY-BUILT HOUSING AND MOBILE HOMES**

Factory-built and Mobile homes are currently permitted in all residential zoning designations throughout the City. Currently, 5.3 percent of the households in the City are in mobile or factory built homes. The majority of these homes are located within the ten mobile home parks located within the City. Factory built and Mobile Homes are subject to the development standards of the applicable residential zoning district. The City will conduct annual assessment with the Mobile Home park owners and residents to evaluate the potential for partnerships for improvements and ownership opportunities in the City’s mobile home parks.

**SECONDARY ACCESSORY DWELLING UNITS**

Secondary dwelling units are permitted by right in all residential zoning districts except MH and O. Secondary units are required to meet the development standards outlined in the Zoning Ordinance. Over twenty secondary dwelling units have been constructed since 2003. Over the last several years, the city has averaged less than 3 new ADUs annually. Recent state laws have accelerated ADU construction and between 2018 and 2019, the annual number of ADU permits increased over 100% (6.5 units per year). The increase is continuing in 2020 and is trending to 12 units this calendar year. The city anticipates the annual number of ADUs constructed will continue to increase over the planning period.
As ADU permits are issued, the city collects information from the property owner including relationship to the future occupant(s) (relative, friend, tenant) and the expected monthly rent. This information assists the city in completing its required housing reports. Information collected has demonstrated that over 70% of the ADUs constructed will be for a family member where little or no rent is collected.

The city has been a leader in the state by relaxing Zoning Code regulations for ADUs beyond what is required under state law (ahead of these requirements being incorporated into law). For example:

- Parking is not required for ADUs anywhere in Citrus Heights (no matter what distance the ADU is from transit service).
- Reduced Fees
- Conversions of existing structures can maintain existing setbacks.
- Development of a FAQ document for ADUs

The city continues to promote and encourage ADUs as an important source of affordable housing. To this end, the city has applied for Local Early Action Planning (LEAP) funding to prepare pre-approved ADU plans to incentivize ADU construction. Further, in conjunction with the development of pre-approved plans, the city will be hosting educational and promotional events around ADUs over the planning period to ensure these targets are met.

MIXED USE PROJECTS

Mixed use projects are permitted in the LC, SC, GC, and AC, and BP zones. Since the 2006 update of the Zoning Code, one project, Antelope Commons, a mixed-use office/residential project, has been approved. The City adopted the Boulevard Plan in 2005 including development standards that encourage mixed use development along the corridor. The City has invested over $16 million in public improvements along Auburn Boulevard to encourage private investment and redevelopment of this older commercial area. The City also developed the Antelope Crossing Transformation Plan which includes guidelines that are supportive of mixed use and residential units within an existing commercial center. Live/work and Work/live units are permitted with a MUP in the BP, LC, and with a Use Permit in the SC and GC zones. The City continues to work with developers to allow mixed use developments and redevelopment throughout the City. A few of the projects that have been approved and/or are being developed include:

- The Sunrise Tomorrow Specific Plan, which has goals and policies to transform the Sunrise Mall into a mix of uses including over 1,200 housing units of variety of typologies.
- The City approved the Bear Paw Town homes project, a horizontal mixed use project within the Auburn Boulevard Specific Plan allowing 46 within an existing shopping center.
• The City reviewed an application to introduce apartments into the Antelope Crossing Special Planning area; however, the application was withdrawn due to construction costs.

• The City purchased the New Sylvan property (former school site), and is currently marketing the property to be utilized as a mixed use or residential site. The site is located in the heart of the City along Auburn Boulevard, surrounded by a mixture of residential and commercial uses.

2.33 NON-GOVERNMENTAL CONSTRAINTS

According to the California Government Code, a housing element shall contain “An analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the cost of land, and the cost of construction.” These and other non-governmental constraints are discussed below.

LAND AVAILABILITY/ENVIRONMENTAL CONSTRAINTS

In 1997, the City of Citrus Heights was the largest incorporation in California history. The City incorporated approximately 14.2 square miles (9,088 acres) of which 95% was developed. Currently, the city is practically land locked by the City of Roseville and the communities of Orangevale, Fair Oaks, Carmichael, Foothill Farms and North Highlands.

According to the vacant land survey, there are approximately 81-65 acres of residential vacant land in the City of Citrus Heights, however much of this has land been entitled for the construction of various residential projects during the 2021-2029 period. Despite the apparent lack of available land, there are a variety of housing choices.

Although the City of Citrus Heights is mostly built-out, natural and biological resources remain scattered throughout the city boundaries. Generally, the cities biological resources can be found in the Cripple Creek and Arcade Creek areas in the form of foothill riparian woodland and interior live oak woodland corridors. These corridors are a small portion of the cities total land and pose a negligible constraint on housing in the City.

VACANCY RATES

The minimum desirable vacancy rate from a consumer’s perspective is considered to be between five and eight percent. Generally, when the vacancy rate falls below this level, prospective renters and buyers may experience increasing costs.

The overall housing unit vacancy rate for the City of Citrus Heights was 34.3% in 2012. This is a 31.3% decrease from 2007. This level of vacancy still indicates a high level of demand for housing that is
met by current supply. Owner occupied units have held a steady 1% vacancy rate. Renter-occupied units have gone from 7.9% in 2009 to 3.6% in 2012 to 4.6% in 2019, continuing a trend toward a “balanced market”.

Over the last seven years (2005–2012) annual apartment vacancy rates have remained between 3.6 and 76.9%.

Despite lower vacancy rates, rents have remained flat. As vacancy rates have decreased, average rents have increased. Average rents for all unit types and sizes have increased in the last four years, from $864 in 2015 to $963 in 2019; and less than 1% over the last year from $824 in 2011. (Real Facts CoStar, 2012–2020)

TABLE 2-53: Multifamily Vacancy and Price-City of Citrus Heights

<table>
<thead>
<tr>
<th>Year</th>
<th>Avg Rents</th>
<th>Vacancy</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012</td>
<td>$804.00</td>
<td>6.9%</td>
</tr>
<tr>
<td>2013</td>
<td>$828.00</td>
<td>5.4%</td>
</tr>
<tr>
<td>2014</td>
<td>$863.00</td>
<td>4.4%</td>
</tr>
<tr>
<td>2015</td>
<td>$963.00</td>
<td>3.7%</td>
</tr>
<tr>
<td>2016</td>
<td>$1,058.00</td>
<td>3.7%</td>
</tr>
<tr>
<td>2017</td>
<td>$1,143.00</td>
<td>3.6%</td>
</tr>
<tr>
<td>2018</td>
<td>$1,218.00</td>
<td>4.0%</td>
</tr>
<tr>
<td>2019</td>
<td>$1,267.00</td>
<td>4.6%</td>
</tr>
</tbody>
</table>

Source: CoStar 2020

Multi-Family Vacancy and Price-City of Citrus Heights

Figure 2-13
COST OF LAND

The cost of raw, developable land has a direct impact on the cost of a new home and is, therefore, a potential non-governmental constraint. The higher the raw land costs, the higher the price of a new home. Normally, developers will seek to obtain city approvals for the largest number of lots obtainable on a given parcel of raw land. This allows the developer to spread the costs for off-site improvements (i.e., streets, water lines, etc.) over the maximum number of lots.

According to Sacramento County, a check of February 2012 listings on Loopnet.com revealed that vacant low-density and medium-zoned property within the County as being listed at between $19,000 and $36,000 per acre.

Loopnet’s February 2012 listings included a variety of vacant multifamily-zoned land (15-20 du/ac), ranging in size from 0.46 acre to 5.5 acres, with asking prices between $102,000 and $174,240 per acre. These price points are representative of the region’s significant downturn in the residential real estate market. A comparison of asking prices during the prior planning period indicates multifamily-zoned land was in the $380,000 to $1.3 million per acre range (Sacramento Housing Element 2008-2013, pg 7-51). Current land values (September 2012) in Citrus Heights are difficult to determine due to the current state of the housing market and current economic downturn. Assigning a value to land is difficult or impossible in today’s market due to the volatility of the housing market. Numerous variables in the housing market and historically low interest rates make it nearly impossible to determine land values in the State. According to the results of the Affordability Study conducted by UCLA in 2019, data from the Federal Housing Finance Agency showed that the average land value in Sacramento County increased 50% from $264,200 to $395,200, a lot more compared to the average of all California Counties (25%). The average land value of Sacramento County in 2019 is $395,200, which is low compared to the average land value of all counties in California ($837,268). Moreover, land share of property value in Sacramento County stays at around 24.6%, which is also lower than the average of California, which is at 28.5%.

The land area in the City of Citrus Heights is over 98% built out, but due to the region’s relatively low average land value when compared to the rest of the state, the availability of land does not pose a significant constraint on the development of housing for all income groups. Available vacant residential land will become more scarce over time, especially considering the lack of annexation opportunities. Most likely, the cost of vacant land will eventually increase in the City of Citrus Heights. However, as a general rule, if the land cost component in the City of Citrus Heights remains within 35%, then the availability of land should not pose a significant constraint on the development of housing for all income groups.
UTILITY CAPACITY AND CONSTRAINTS

The affordability of development can be impacted by the availability and capacity of utilities in the City. Due to the built out nature of the City, virtually all the land is served with a variety of utilities:

ELECTRIC

The Sacramento Municipal Utilities District (SMUD) provides electricity in the City. Generally electricity service is available, however, in some cases electricity is required to be undergrounded or extended to provide for the development. SMUD has no irregular capacity issues in the area.

SEWER

The City is served by the Sacramento Area Sewer District (Formally CSD-1). A minimal number of parcels are served by onsite septic. All new development is required to remove any existing septic systems and connect to the sewage system. Recently the Sewer District has started construction on a multi-million dollar sewer interceptor project to ensure the capacity of the system will last well into the future.

DRAINAGE

An extensive drainage system serves to collect rainwater throughout the City. The system utilizes a combination of human-made drainage features and natural creeks to distribute surface water runoff. Each new development in the City is required to evaluate potential drainage issues and, if required, install drainage facilities. The Vacant Land and Pending Project inventory considered drainage impacts and constraints on development.

WATER

Three water purveyors provide water throughout the City: Citrus Heights Water District, California American Water, and the Sacramento Suburban Water District. These water agencies have historically provided sufficient water supply and indicate the water supply is sufficient for build-out conditions. They continue to develop additional groundwater supplies to provide backup water in the advent of a drought or infrastructure failure. Generally, new developments are required to abandon existing wells and tie into the water system dependent on the water purveyor and site conditions.

COST OF CONSTRUCTION

The costs of labor and materials have a direct impact on the cost of housing and are the main component of housing cost. The cost of residential construction can vary greatly depending on the quality of material and size of the home being constructed. The following table compares construction costs from 1990 to 2012 and shows
current trends in the cost of construction in the other regions of California, excluding San Francisco and Los Angeles.

<table>
<thead>
<tr>
<th>TABLE 2-54: Construction Costs Per Square Foot-California</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Dwellings, Type V (Wood Framed)</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>-----------------</td>
</tr>
<tr>
<td>Average quality</td>
</tr>
<tr>
<td>Good quality</td>
</tr>
</tbody>
</table>

Source: International Code Council Building Valuation Data - February 2020

Construction costs have risen dramatically in the last seventeen years. Since 2002, costs have increased 5886%.

**Availability of Financing**

One of the significant components to overall housing cost is the financing. After decades of slight fluctuations in the prevailing rate, the 1980’s saw a rise in interest rates which peaked at approximately 18.8% in 1982. As the decade closed and the economy weakened, the prevailing interest rate was around ten percent. The decade of the 1990’s has seen interest rates drop dramatically, fluctuating between six and eight percent. Through the mid-2000’s the rates on a 30-year fixed rate mortgage have varied between 6.25 and 7.0%. Since 2007, interest rates were gradually reduced to record lows, typically under 4%, but as low as 3.25%. Shortly after the collapse of the housing market, loans were quite difficult to qualify for, however, since 2009, changes in the mortgage industry and availability of low interest rates have dramatically improved the ability to qualify for financing.

As discussed in the housing affordability section of the community profile, housing prices have dropped over 50% from the 2005 peak. Recently, median sales prices have stabilized and remain relatively flat at $169,900. As Table 2-57 shows, the current median sales price, combined with record low interest rates have enabled the area median income family to afford median priced homes in Citrus Heights. As interest rates rise, affordable loan amounts decrease, down payment increases, and the maximum purchase price decreases. If interest rates climb extensively, and home prices increase dramatically, households may find themselves priced out of the market. In the last decade, interest rates have continued to decrease to record lows. As Table 2-57 shows, the current median sales price of approximately $385,000 combined with record low interest rates have enabled the area median income family to afford median priced homes in Citrus Heights.
### TABLE 2-55: Effects of Interest Rates on Housing Affordability

<table>
<thead>
<tr>
<th>Interest Rate</th>
<th>Maximum Purchase Price</th>
<th>Down Payment Required</th>
<th>Loan Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.50%</td>
<td>$390,000</td>
<td>$13,650</td>
<td>$388,050</td>
</tr>
<tr>
<td>3.75%</td>
<td>$375,000</td>
<td>$13,125</td>
<td>$373,125</td>
</tr>
<tr>
<td>4.00%</td>
<td>$355,000</td>
<td>$12,425</td>
<td>$353,225</td>
</tr>
<tr>
<td>5.00%</td>
<td>$340,000</td>
<td>$11,900</td>
<td>$338,300</td>
</tr>
</tbody>
</table>

Assumptions:
1.) 3.5% of Purchase Price (FHA)
2.) Fixed Interest Rate, Amortized for 30 years
3.) Annual Property Taxes calculated at 1.25% of property value at time of transfer.
4.) Home Owner’s Insurance based on moderate priced policy
5.) Mortgage Insurance based on .01% of loan balance per year.
6.) Income based on AMI ($80,100)
7.) Goal of approx. 30-35% Maximum

Source: City of Citrus Heights

**Effects of Interest Rates on Housing Affordability, City of Citrus Heights Figure 2-14**

### 2.34 GOVERNMENTAL CONSTRAINTS

The purpose of this section is to analyze constraints on housing development through local governmental actions, such as land use controls, permit procedures and fees. In addition, any efforts to mitigate governmental constraints are presented in this section.

**LAND USE CONTROLS**

The zoning code is the major guide for policies in residential development. These policies establish and control the distribution of residential land in the City of Citrus Heights. The City of Citrus Heights Zoning Code was
comprehensively updated in November 2006. The residential land use zones and their respective maximum densities are shown in the following table.

<table>
<thead>
<tr>
<th>Residential Land Use Zone</th>
<th>Minimum Net Area (Acres/SF)</th>
<th>Lot Width (Feet)</th>
<th>Maximum Density (Units / Acre)</th>
</tr>
</thead>
<tbody>
<tr>
<td>RD-1</td>
<td>1 AC</td>
<td>75</td>
<td>1</td>
</tr>
<tr>
<td>RD-2</td>
<td>20,000</td>
<td>75</td>
<td>2</td>
</tr>
<tr>
<td>RD-3</td>
<td>10,000</td>
<td>65</td>
<td>3</td>
</tr>
<tr>
<td>RD-4</td>
<td>8,500</td>
<td>65</td>
<td>4</td>
</tr>
<tr>
<td>RD-5</td>
<td>5,000</td>
<td>50</td>
<td>5</td>
</tr>
<tr>
<td>RD-7</td>
<td>4,000</td>
<td>40</td>
<td>7</td>
</tr>
<tr>
<td>RD-10</td>
<td>3,000</td>
<td>40</td>
<td>10</td>
</tr>
<tr>
<td>RD-15</td>
<td>3,000</td>
<td>40</td>
<td>15</td>
</tr>
<tr>
<td>RD-20</td>
<td>2,500</td>
<td>40</td>
<td>20</td>
</tr>
<tr>
<td>RD-25</td>
<td>2,500</td>
<td>40</td>
<td>25</td>
</tr>
<tr>
<td>RD-30</td>
<td>2,500</td>
<td>40</td>
<td>30</td>
</tr>
<tr>
<td>Mobile Home Park*</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Note:
* Subject to Design Review and Use Permit - Standards subject to approval
Source: City of Citrus Heights Zoning Code

Constraint on housing development is influenced by the amount of land designated for residential use and the density and lot sizes at which development is permitted. According to the vacant land survey inventory, there is 81
65 acres of vacant land, 53 acres of all of which is pending development, and 247 acres of underutilized with additional land is designated as “banked” for potential future development in various zones and lot sizes.
### Table 2-57: Residential Development Standards—City of Citrus Heights

<table>
<thead>
<tr>
<th>Development Standard</th>
<th>Single Family</th>
<th>Multiple Family</th>
<th>Duplexes</th>
<th>Mobile Homes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Height</td>
<td>30 ft</td>
<td>50 ft</td>
<td>30 ft</td>
<td>30 ft</td>
</tr>
<tr>
<td>Front Yard</td>
<td>20–25 ft</td>
<td>25 ft</td>
<td>20 ft</td>
<td>20 ft</td>
</tr>
<tr>
<td>Side Yard</td>
<td>5–10 ft</td>
<td>10–30 ft</td>
<td>10 ft</td>
<td>10 ft</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>25ft (RD1-2), 20 ft (RD3-7)</td>
<td>20 ft</td>
<td>25ft (RD1-2), 20 ft (RD3-7)</td>
<td>10 ft</td>
</tr>
<tr>
<td>Parking</td>
<td>2/unit</td>
<td>2/unit</td>
<td>2/unit</td>
<td>2/unit</td>
</tr>
<tr>
<td>Personal Safety</td>
<td>Required</td>
<td>Required</td>
<td>Required</td>
<td>None</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>30%</td>
<td>40-60%</td>
<td>40-60%</td>
<td>40%</td>
</tr>
<tr>
<td>Other</td>
<td>No more than 1 Kitchen Allowed</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Source: City of Citrus Heights Zoning Code

In addition to zoning and minimum lot sizes, Citrus Heights further controls land use through residential development standards. Generally, single family, duplexes, and mobile homes have the same maximum height of 30 feet and minimum setbacks of 15–20 feet in the front yard and 20–25 feet in the rear yard. Each unit in the City requires a minimum of 2 parking spaces and most developments include a personal safety standard for door and window security. Multiple family structures are allowed three stories or 50 feet in height, but must be setback from single family residences 25–100 feet depending on the height of the structure. Multiple family buildings, roofed areas and parking facilities may not cover more than 60% of the site and each building should have a minimum of 10–30 feet on each face of the building depending on the height.

The above residential development standards are not considered a significant constraint on the development of housing in the City. For example, multi-family units are allowed a height of three stories and maximum site coverage of 60%. In addition, multi-family sites may size up to 25% of parking spaces for compact spaces. These standards provide flexibility that will allow a developer to maximize a parcel of land. The City has also introduced Zoning Code changes that allow for reductions of parking that are in keeping with recently adopted state laws.

Within the residential development standards are architectural standards. These architectural standards are considered a minimum constraint on development and provide a significant long term benefit to the citizens and the community as a whole.

Also within the residential development standards are standards for condominium conversions and single room occupancy residential facilities. Emergency shelter standards are provided within Zoning Code.
Since incorporation, the City has allowed residential development to occur in most properties zoned commercial. In 2018, the city updated the Zoning Code to also allow housing within the Business Professional Zoning. In 2020, to increase flexibility and potential for housing, the City updated the General Plan to allow up to 40 units per acre in the General Commercial land use designation.

**PERMIT PROCESS**

The City works closely with the community and developers to ensure the approval process is expedited so as not to put any unnecessary timing constraints on development. Typically, staff offers applicants a pre-submittal conference and has the ability to review any potential project issues at the bi-weekly interdepartmental meetings. The interdepartmental meetings allow discussion of potential project components with the various departments including Public Works, Building, Planning, Fire and Citrus Heights Water District. This affords the City the ability to provide the applicant feedback regarding a potential project prior to a formal application and fee being submitted.

The Zoning Code stipulates the various types of residential uses permitted by right, permitted with a Minor Use Permit or Permitted with a Use permit. Permitted uses are allowed without discretionary review, in designated areas as long as the project complies with the requisite development standards. Minor Use permits are approved by the Community and Economic Development Director, and Use Permits are approved by the Planning Commission unless appealed. Projects may be appealed to the Planning Commission and generally get priority scheduling and the fee for the appeal is $250. Typical findings for permits ensure the project is consistent with the Zoning Code, consistent with the General Plan, the project site is suitable for development, and the project addresses general health and safety concerns.

Complicated or larger projects may require multiple discretionary permits. Typically, projects that require multiple discretionary permits are processed concurrently. For example, if a mixed use development is proposed, a tentative subdivision map, a use permit, and a design review permit are required and will be heard by the Planning Commission concurrently. Generally, once a formal application has been submitted, staff will route the project to the various stakeholders, including the Neighborhood Associations for comments. Comments from all the stakeholders are due back to the Planning Department within 14 days. Once comments are received, timeframes for processing vary dependent on the completeness of the application. Table 2-61 depicts the typical processing timeframes experienced for project hearing and a decision to be made. Once staff has determined the project has been deemed complete, Staff prepares an environmental document (a majority of smaller projects receive a categorical exemption, larger projects typically require a Mitigated Negative Declaration) and a Staff Report. Most projects are heard solely by the Planning Commission except in the event of a General Plan Amendment, Rezone, or an appeal.
### Table 2-58: Housing Types Permitted by Zoning Type

<table>
<thead>
<tr>
<th>Residential Use</th>
<th>RD-1-2</th>
<th>RD-1-3</th>
<th>RD-5-7</th>
<th>RD-10</th>
<th>RD-15-30</th>
<th>MH</th>
<th>BP</th>
<th>LC</th>
<th>SC</th>
<th>GC</th>
<th>AC</th>
<th>CR</th>
<th>MP</th>
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<tbody>
<tr>
<td>Single dwelling</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<tr>
<td>Secondary Dwelling Unit</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<td>-</td>
</tr>
<tr>
<td>Mobile/manufactured home</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Duplex (Corner Parcel)</td>
<td>-</td>
<td>-</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Duplex (Interior Parcel)</td>
<td>-</td>
<td>-</td>
<td>UP</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Condominium, townhouse, rowhouse, cluster development</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Multi-unit dwelling (3 or more units)</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Residential Care facility (6 or fewer clients)</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Residential Care facility (7 to 20 clients)</td>
<td>UP</td>
<td>UP</td>
<td>UP</td>
<td>UP</td>
<td>P</td>
<td>P</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<tr>
<td>Residential Care facility (21 or more clients)</td>
<td>-</td>
<td>-</td>
<td>UP</td>
<td>UP</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Room or boarding house</td>
<td>-</td>
<td>-</td>
<td>UP</td>
<td>UP</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Emergency Shelter</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>S</td>
<td>-</td>
</tr>
<tr>
<td>Single Room Occupancy (SRO Facility)</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>UP</td>
<td>-</td>
</tr>
<tr>
<td>Live/Work Unit</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>MUP</td>
<td>MUP</td>
<td>UP</td>
<td>UP</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Work/Live Unit</td>
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<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>UP</td>
<td>UP</td>
<td>UP</td>
</tr>
<tr>
<td>Mixed Use Residential Component</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Supportive/Transitional Housing (6 or fewer clients)</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Supportive/Transitional Housing (7-or more clients)</td>
<td>UP</td>
<td>UP</td>
<td>UP</td>
<td>UP</td>
<td>UP</td>
<td>UP</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

P= Permitted  
MUP= Minor Use Permit  
UP= Use Permit  
S= Specific Use Regulations  
-- = Use Not Allowed  
Source: Citrus Heights Zoning Code
<table>
<thead>
<tr>
<th>Type of Approval or Permit</th>
<th>Typical Processing Time</th>
<th>Approval Body</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minor Use Permit</td>
<td>3–4 weeks</td>
<td>Director</td>
</tr>
<tr>
<td>Use Permit</td>
<td>12–24 weeks</td>
<td>City Council</td>
</tr>
<tr>
<td>Minor Variance</td>
<td>3–4 weeks</td>
<td>Director</td>
</tr>
<tr>
<td>Variance</td>
<td>12–24 weeks</td>
<td>Planning Commission</td>
</tr>
<tr>
<td>Zoning Code Amendment</td>
<td>12–24 weeks</td>
<td>City Council</td>
</tr>
<tr>
<td>General Plan Amendment</td>
<td>24–32 weeks</td>
<td>City Council</td>
</tr>
<tr>
<td>Tentative Subdivision Map</td>
<td>12–24 weeks</td>
<td>Planning Commission</td>
</tr>
<tr>
<td>Negative Declaration</td>
<td>12–24 weeks</td>
<td>Planning Commission</td>
</tr>
<tr>
<td>Environmental Impact Report</td>
<td>12–18 months</td>
<td>Planning Commission</td>
</tr>
</tbody>
</table>

Source: City of Citrus Heights Zoning Code, City Staff

<table>
<thead>
<tr>
<th>Table 2-60: Typical Processing Procedures by Project Type</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Single Family</strong></td>
</tr>
<tr>
<td>Site Plan Review</td>
</tr>
<tr>
<td>Building Plan Check</td>
</tr>
<tr>
<td><strong>Subdivision</strong></td>
</tr>
<tr>
<td>Tentative Subdivision Map</td>
</tr>
<tr>
<td>Design Review</td>
</tr>
<tr>
<td>Initial Study</td>
</tr>
<tr>
<td>Categorical Exemption or Negative Declaration or Mitigated Negative Declaration</td>
</tr>
<tr>
<td><strong>Multifamily</strong></td>
</tr>
<tr>
<td>Design Review</td>
</tr>
<tr>
<td>Initial Study</td>
</tr>
<tr>
<td>Categorical Exemption or Negative Declaration or Mitigated Negative Declaration</td>
</tr>
</tbody>
</table>

ESTIMATED TOTAL PROCESSING TIME

<table>
<thead>
<tr>
<th>Single Family</th>
<th>Subdivision</th>
<th>Multifamily</th>
</tr>
</thead>
<tbody>
<tr>
<td>4 to 8 weeks</td>
<td>3 to 6 months</td>
<td>3 to 6 months</td>
</tr>
</tbody>
</table>

Source: City of Citrus Heights Zoning Code, City Staff

**SECOND ACCESSORY DWELLING UNITS**

On July 1, 2003 the Zoning Code complied with Government Code section 65852.2, and in November 2006 the City adopted an updated Zoning Code, which included an updated section about Second Dwelling units (now called Accessory Dwelling Units or ADUs). This section provides guidelines for applicants considering adding an second dwelling unit ADU to their property, including provisions to ensure compliance with the development standards of the Zoning Code. In accordance with State law, these projects are approved at Staff level and the design and development standards are evaluated concurrently with the building permit.

Between July 1, 2003 and June 2012, 21 secondary dwelling units have been constructed. Although second units are not produced in high volumes, they serve an important role in affordable housing and housing for changing family needs. In 2012, the City conducted a second unit survey to determine various statistics about the second units that have been constructed in Citrus Heights. The Survey demonstrated that the majority of the second units are either rented at affordable levels or provide a source of housing for a relative or family member at no cost.
resulting in an important source of affordable housing. There has been a continual demand for these units and, it does not appear that the Second Dwelling Unit section of the Zoning Code constrains the development of these units. Criteria for second units include:

- Maximum Height Limit of 20 feet
- Floor Area shall not exceed 60% of the primary dwelling unit or 1,200 square feet, whichever is less
- Limited to two bedrooms maximum
- Storage Area or Garage up to 400 square feet maximum, not included in the floor area calculations

One off-street parking space required Over the last several years, the city has averaged less than 3 new ADUs annually. Recent state laws have accelerated ADU construction and between 2018 and 2019, the annual number of ADU permits increased over 100% (6.5 units per year). The increase is continuing in 2020 and is trending to 12 units this calendar year. The city anticipates the annual number of ADUs constructed will continue to increase over the planning period.

As ADU permits are issued, the city collects information from the property owner including relationship to the future occupant(s) (relative, friend, tenant) and the expected monthly rent. This information assists the city in completing its required housing reports. Information collected has demonstrated that over 70% of the ADUs constructed will be for a family member where little or no rent is collected.

The city has been a leader in the state by relaxing Zoning Code regulations for ADUs beyond what is required under state law (ahead of these requirements being incorporated into law). For example:

- Parking is not required for ADUs anywhere in Citrus Heights (no matter what distance the ADU is from transit service).
- Reduced Fees
- Conversions of existing structures can maintain existing setbacks.
- Development of a FAQ document for ADUs

The city continues to promote and encourage ADUs as an important source of affordable housing. To this end, the city has applied for Local Early Action Planning (LEAP) funding to prepare pre-approved ADU plans to incentivize ADU construction. Further, in conjunction with the development of pre-approved plans, the city will be hosting educational and promotional events around ADUs over the planning period to ensure these targets are met.

**Residential Design Guidelines**

The November 2006 adoption of the Zoning Code included Residential Design Guidelines which includes specific design objectives that serve as standards to evaluate Design Review Permits. The guidelines include
standards for both multi-family and single family development including encouraging quality finish materials, de-emphasizing garages, integrating open space, encouraging façade and roof articulation, promoting balconies, porches and patios, and designing residences to an appropriate scale.

Staff works early in the process with potential developers or architects to ensure they understand the guidelines as they develop their designs for residential development. While there are no cost provisions in the guidelines, the intent is to inform applicants early in the process, what is expected for development in Citrus Heights. As previously mentioned, Design Review typically occurs concurrently with other development applications and therefore is subject to the timeframe required for the relative entitlement.

**CODE ENFORCEMENT**

The City of Citrus Heights conducts a Code Enforcement Program, which addresses concerns of housing stock preservation and blight. The code enforcement program was created to address housing and blight issues where the safety of residents, neighbors or the general public may be affected by substandard and unsanitary conditions on a property. Some violations include: surfacing sewage, lack of running water, unsafe electrical wiring or other utility connections, roof leaks, infestations of mice, cockroaches or other disease carrying pests and the accumulation of household garbage.

The City receives requests or complaints and then contacts the property owner by mail to advise them of the alleged violations and give them an opportunity to correct the situation. If owners fail to comply in a reasonable time, inspections are made and fees are levied. Through cooperation with owners, minimal effects on tenants and property owners is realized.

Additionally, in 2019 the City approved the Rental Housing Inspection Program (RHIP) to require regular inspections of the rental housing stock. This program funds several code enforcement officers to ensure rental housing stock is properly maintained. Since a majority of code enforcement complaints are affiliated with rental housing, this has enabled the City's regular code enforcement team to more proactively respond to ownership housing as well.

**ON- AND OFF-SITE IMPROVEMENTS**

The City of Citrus Heights requires developers to provide a full complement of on-site and off-site improvements including streets, curbs, gutters, sidewalks, drainage, water, sewer, electric and communications utilities. Along exterior unimproved roadways, developers are required to construct one-half of the street, including curbs, sidewalks and drainage. Further traffic mitigation may also be required depending on the scope of the development. The City does not require roadway improvements for the development of Accessory Dwelling Units.
Street improvement standards often impact housing costs due to the high costs of materials and construction costs associated with the improvements. The City continues to utilize the Sacramento County Improvement Standards for all new streets and street widening found throughout the City. Street widths range from 40-feet for minor residential to 130-feet for a special thoroughfare (See Table 2-63).

<table>
<thead>
<tr>
<th>Street Type</th>
<th>Required Right-of-way</th>
<th>Required Pavement Width</th>
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</thead>
<tbody>
<tr>
<td>Minor Residential</td>
<td>40 feet</td>
<td>32 feet</td>
</tr>
<tr>
<td>Primary Residential</td>
<td>50 feet</td>
<td>42 feet</td>
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<tr>
<td>Collector</td>
<td>56–60 feet</td>
<td>48 feet</td>
</tr>
<tr>
<td>Arterial</td>
<td>84 feet</td>
<td>72 feet</td>
</tr>
<tr>
<td>Thoroughfare</td>
<td>108 feet</td>
<td>84 feet</td>
</tr>
<tr>
<td>Special Thoroughfare</td>
<td>130 feet</td>
<td>106 feet</td>
</tr>
</tbody>
</table>

Source: City of Citrus Heights General Services Division

**DEVELOPMENT IMPACT FEES**

Developers of new residential projects pay several types of development impact fees to offset the indirect costs of the project. Currently, the City of Citrus Heights imposes three fees. The first is a Road & Transit fee, which averages $1,434.231 per unit depending on which district the development is in. The districts are based on the distance of the development from interstate highways. The second is a drainage fee. The fee schedule is complicated and depends on the density of the development. The development impact fees for a 2,000 square foot single-family home totals approximately $22,462,496. The City charges Park Impact fees which are used to finance park and recreation fees.
A number of public services are provided to Citrus Heights residents by utility or service districts rather than the City. Sacramento Metropolitan Fire provides fire protection and sewage treatment services; the Citrus Heights Water District, California Suburban Water District and California American Water District provide water service; the San Juan Unified School District provides educational services and the fees are determined individually by each of these groups.

It should be noted that the previous table is not a complete list of developer impact fees. Fees can vary widely within cities and counties depending on the financial arrangements that regional governments have with

<table>
<thead>
<tr>
<th>Development Impact Fee Type&lt;sup&gt;A&lt;/sup&gt;</th>
<th>City of Citrus Heights</th>
<th>Roseville</th>
<th>Folsom</th>
<th>Rocklin</th>
<th>County of Sacramento&lt;sup&gt;6&lt;/sup&gt;</th>
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</thead>
<tbody>
<tr>
<td>Building Permit Fees</td>
<td>$2,479</td>
<td>$1,918</td>
<td>$3,150</td>
<td>$4,971&lt;sup&gt;11&lt;/sup&gt;</td>
<td>$5,506</td>
</tr>
<tr>
<td>Road Impact Fee</td>
<td>$1,434&lt;sup&gt;1&lt;/sup&gt;</td>
<td>$5,016&lt;sup&gt;8&lt;/sup&gt;</td>
<td>$10,057</td>
<td>$6,589&lt;sup&gt;12&lt;/sup&gt;</td>
<td>$22,838</td>
</tr>
<tr>
<td>Water Connection</td>
<td>$6,927&lt;sup&gt;3&lt;/sup&gt;</td>
<td>$9,644&lt;sup&gt;9&lt;/sup&gt;</td>
<td>$4,262</td>
<td>$17,405&lt;sup&gt;13&lt;/sup&gt;</td>
<td>$4,465</td>
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<tr>
<td>Sewer Connection</td>
<td>$5,300&lt;sup&gt;2&lt;/sup&gt;</td>
<td>$371</td>
<td>$6,479&lt;sup&gt;10&lt;/sup&gt;</td>
<td>$12,051&lt;sup&gt;14&lt;/sup&gt;</td>
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<td>Schools</td>
<td>$4,280</td>
<td>$4,976</td>
<td>$12,560</td>
<td>$6,400</td>
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<td>Fire</td>
<td>$1,568&lt;sup&gt;4&lt;/sup&gt;</td>
<td>$1,165</td>
<td>$1,619</td>
<td>$273</td>
<td>$1,824</td>
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<tr>
<td>Police</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
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<tr>
<td>Recreation/ and Parks</td>
<td>$1,078</td>
<td>$3,600</td>
<td>$6,900</td>
<td>$2,696&lt;sup&gt;15&lt;/sup&gt;</td>
<td>$1,775</td>
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<tr>
<td>Drainage</td>
<td>$1,894&lt;sup&gt;7&lt;/sup&gt;</td>
<td>$251</td>
<td>$933</td>
<td>$119</td>
<td>$2,020</td>
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<td>Total</td>
<td>$24,960</td>
<td>$26,941</td>
<td>$45,960</td>
<td>$50,504</td>
<td>$47,908</td>
</tr>
</tbody>
</table>

Source: City of Citrus Heights, SACOG

NOTES

<sup>A</sup> - Assumes 2,000 SF Single Family in infill location

<sup>1</sup> – For Majority of City, small section is less, 2 – Includes SRCSD and SASD 3- Average of 3 water purveyors 4 – Sac Metro Fire - Includes Certificate of Release and Sprinkler fee 5 – Includes SRCSD and SASD 6 – Based on Carmichael Area 7- Assumes 52 LF frontage, .14 acres 8 – Includes Traffic Mitigation Fee, Highway 65 JPA Fee, City-County Transportation Fee 9 – Includes Water Connection Fee, Water Meter Fee, Water Use Fee, Water Meter Retrofit Program 10 – Based on infill location, includes City and County costs 11 – Includes Building Fee, Plan Check Fee, Energy Plan Check fee, Seismic Fee, State Building Standards Fee, Electrical/Mechanical/Plumbing Rate, Construction Tax, Permit Processing Fee, Records Maintenance Fee 12- Includes Highway 65 Fee 13 - Placer County Water Agency Water Connection charge, does not include labor and installation costs 14 – Fee for South Placer Municipal Utility District 15 – Includes Public Facilities Impact Fee, Placer County Capital Facilities Fee, Community Park Fee
developers for certain subdivisions or planning areas. Also, the fees listed above are for new single family construction. Fees are generally lower per unit for new multi-family construction. In May 2008 the City adopted a Development Fee deferral policy that allows the Development Fees to be postponed until Certificate of Occupancy, subject to approval from the Community and Economic Development Director. The objective is to eliminate upfront costs to allow projects to move forward in the process.

**PLANNING APPLICATION FEES**

A brief survey shows that the planning application fees charged by the City of Citrus Heights vary when compared to other nearby cities. For example, Citrus Heights imposed a fee of $11,133 for a rezone, while Rocklin-Folsom and Sacramento County imposed $11,434 and $26,344, respectively. The City of Roseville, in most cases, charges a “full cost” to applicants. The full cost is based on an hourly estimate of the staff requirement to review the application or the scope of work. Reportedly, the full cost is usually reasonable in comparison to the City of Sacramento.

The City of Citrus Heights completed a review of all planning application fees in 2019 and is typically more affordable than surrounding jurisdictions.

**CUMULATIVE FEES**

New development is generally tasked with payment of fees from three areas: any onsite improvements, development fees, and Planning Application Fees. Cumulative fees vary dramatically depending on the type of project and the site. Public Improvements required are generally the most costly portion for new development and are the portion of the cumulative fees that are the most difficult to predict.

To offset the upfront cost associated with these fees, the City has a policy on parcel maps. This policy allows some public improvements to be deferred on a case by case basis. City policy also permits deferral of development fees until after issuance of the Certificate of Occupancy in certain cases. For projects that provide affordable housing, the City has deferred fees or secured alternative funding sources to encourage affordable housing on a case by case basis.

In addition, the City has a supply of sewer credits it can apply toward development, on a case by case basis, which helps reduce the fees associated with sewer connections.
Table 2-63: Planning Fee Comparison

<table>
<thead>
<tr>
<th>Planning Application Fee Type</th>
<th>Citrus Heights</th>
<th>Roseville</th>
<th>Folsom</th>
<th>Sacramento County</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Plan Amendment</td>
<td>$11,133</td>
<td>$10,000-$17,000</td>
<td>$3,805-$7,609</td>
<td>$28,744</td>
</tr>
<tr>
<td>Rezone</td>
<td>$7,069-$8,835</td>
<td>$10,000-$17,000</td>
<td>$2,608-$5,208</td>
<td>$25,137</td>
</tr>
<tr>
<td>Variance</td>
<td>$4,287</td>
<td>$3,911</td>
<td>$1,464</td>
<td>$13,491</td>
</tr>
<tr>
<td>Development Plan Review (staff-level)</td>
<td>$2,685</td>
<td>$11,000</td>
<td>N/A</td>
<td>$3,855</td>
</tr>
<tr>
<td>Conditional Use Permit</td>
<td>$5,329</td>
<td>$9,000</td>
<td>$5,163 deposit</td>
<td>$14,862-$18,874</td>
</tr>
<tr>
<td>Development Agreement</td>
<td>Full Cost</td>
<td>Full Cost</td>
<td>$4,802 deposit</td>
<td>$17,558</td>
</tr>
</tbody>
</table>

Source: City of Citrus Heights, SACOG

**Fair Housing**

The City actively promotes the U.S. Department of Housing and Urban Development (HUD), the California Department of Fair Employment and Housing (DFEH) and regional non-profits to any resident with a question related to fair housing. In addition, the City distributes information through the City’s website and has brochures and handbooks available at City Hall, Library, and provides direct mailings upon request. The City also partners with regional non-profits to provide trainings to both tenants and landlords on renter’s rights and responsible rental practices. Most importantly the City’s Neighborhood Associations are provided information regarding fair housing and distribute brochures to residents that participate in these meetings or residents they see are in need.

**Development Permit and Approval Processing**

The processing time required to obtain approval of development permits is often cited as a contributing factor to the high cost of housing. For some proposed development projects, additional time is needed to complete the environmental review process before an approval can be granted. Unnecessary delays add to the cost of construction by increasing land holding costs and interest payments.
Applications for special permits, such as variances and conditional use permits, are made in writing to the Community and Economic Development Department and include: a map with neighboring property lines, a list of neighboring property owners, an indication of the applicants interests, legal description, proposed use, statement of proposed hazardous materials handling, environmental information form, site plan, and any other information that the Director may require. The following actions require public hearings: Use Permits, Major Variances, appeals of actions on conditional use permits and variances and revocation hearings for use permits, Design Review Permits, and Subdivision Maps. A notice is provided to neighboring properties ten days prior to the hearing. The public hearing body issues a decision within 30 days of the conclusion of the hearing. In general, permits can be processed in three to six months. Special permits undergo expedited processing in Citrus Heights and therefore do not cause any unnecessary delays or increases in the cost of housing.

Review of some residential development plans includes the following:

<table>
<thead>
<tr>
<th>Table 2-64: Development Plan Review Procedures-City of Citrus Heights</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Type of Project</strong></td>
</tr>
<tr>
<td>Single Family additions</td>
</tr>
<tr>
<td>Dependent Housing (&quot;Granny Flats&quot;)</td>
</tr>
<tr>
<td>Custom homes built to order on an individual basis</td>
</tr>
<tr>
<td>Single Family homes as part of housing development of four or fewer units</td>
</tr>
<tr>
<td>Single Family homes as part of housing development of five to nine units</td>
</tr>
<tr>
<td>Multifamily housing built as a part of a development of ten or fewer units</td>
</tr>
<tr>
<td>Multifamily housing built as a part of a development of more than ten units</td>
</tr>
</tbody>
</table>

Source: City of Citrus Heights Zoning Code

New Subdivision Design review for completeness is completed within thirty calendar days. An approval of determination is based on General Plan consistency, character of adjacent land uses, adequate size and shape of lot, zoning compliance and conformance to design standards. An approved Design Review plan is in effect for two years and one year extensions are available. In general, a development plan review takes 45 days with a staff development review and 90 days when involving the Planning Commission. Extraordinary Neighborhood Review and involvement as well as the infill nature of development in the City often require longer approval periods.

Various development review activities (such as general plan amendments, zone changes, and specific plans) require the preparation of an environmental impact report (EIR) before a project can be approved. The need to prepare an EIR can substantially lengthen the development review process, often taking up to one year to obtain project approval. However, the preparation of an EIR is not considered to disproportionately affect the marginal cost of a residential project in the City of Citrus Heights.
In sum, the amount of time required to process development review activities is not currently considered a significant constraint to the development of housing. However, the costs associated with development review can change and steps should be taken to monitor the efficiency of the review process.

2.35 OPPORTUNITIES FOR ENERGY CONSERVATION

Energy-related housing costs can directly impact the affordability of housing in Northern California; therefore energy conservation is an important portion of the Citrus Heights General Plan. In 2011, the City performed a focused General Plan Update that included a sustainability focus including the adoption of a Greenhouse Gas Reduction Plan (GGRP). The City’s General Plan has established a goal of reducing the City’s GHG emissions by 10-15% below 1990 levels by 2020. Energy consumption from existing residential and commercial properties accounts for 41% of the City’s GHG emissions (second, only to transportation).

Because the City is 98% built out, energy efficiency in existing developed properties is a key to achieving the City’s GHG emission goals. As a result the GGRP includes 47 measures and action items to reduce energy consumption. Together these measures will result in a reduction of 43,857 CO$_2$e annually (equivalent to the annual energy demand of 3,445 homes).

Rather than require or mandate energy efficiency (which can lead to lower housing affordability), the City has approached energy efficiency within the community by leading by example. The GGRP’s measures are voluntary, however the City has been proactive in providing outreach and educational efforts related to energy efficiency.

Since 2020 is the horizon year for the GGRP, moving forward the City will implement the Sacramento Metropolitan Air Quality Management District Best Management Practices for new development. This includes no gas service (unless otherwise mitigated), electric vehicle ready development, and SB743 consistency.

In general, the City enforces the State building code standards which contain mandatory energy efficiency requirements (Title 24) for new development. Homebuilders are required to comply with these standards while the City is responsible for enforcing the Title 24 standards. In addition to the State requirements the City has several policies and programs which encourage energy conservation:

- Encourage energy conservation and efficiency in building design, lighting, orientation and construction.

- The Design Guidelines in the Zoning Ordinance encourage energy efficient design.

- Explore use of grant funds and programs with SMUD and non-profit agencies to establish programs for home weatherization and solar retrofit.
The City joined SMUD’s solar partnership program that will assist residents installing money-saving, renewable energy solar systems. This partnership program waives permit fees, reduces application review time, as well offers prompt post-inspections of solar energy systems.

In cooperation with SMUD, PG&E, the California Energy Commission, and other public utilities, subject all municipal buildings to an energy audit and perform practical energy conservation alterations on municipal buildings. Such alterations may include modifying automatic heating and cooling systems, lighting, and installation of natural ventilation and solar hot water systems.

In 2001 and 2004, the City conducted two audits through SMUD and reviewed their findings and suggestions for energy efficiency.

Any and all equipment that has needed to be replaced has been replaced with as efficient a unit or system as cost would allow.

Major changes to existing buildings have and will be worked into future campus overhaul projects.

Consider ordinances that would require energy audits, solar access, insulation, solar retrofit, and solar water heating.

The City constructed the first LEED Gold Certified building in Citrus Heights, the Citrus Heights Community Center. The Citrus Heights Community Center is a gathering place for the community that also leads by example by utilizing energy efficient design and providing solar power for the building.

The City constructed a new City Hall, designed to meet LEED certification and increase energy efficiency for the City’s campus.

The City has amended its Zoning Code to encourage energy conserving design. The City updated the Zoning code to implement the Citrus Heights Urban Greening Strategy (CHUGS), which included urban forest standards and zoning code updates to improve water efficiency, urban forest health, and associated improvements. The City intends on updating the Zoning Ordinance as technology and energy efficiency change.

Promote comprehensive tree planting and maintenance program in order to reduce ambient air temperature on hot sunny days, and require that all tree plantings and outdoor lighting be integrated. The City has been recognized as a Tree City USA for the last two years.

The City of Citrus Heights General Plan encourages development of mixed use project along the City’s corridors and the Zoning Ordinance allows development of residential units in commercial zones. Encouraging mixed uses
allows an emphasis on pedestrian design and allows citizens to live close to their jobs resulting in a reduction of the reliance on motorized vehicles, which will also result in reduced energy consumption.

The City of Citrus Heights is approximately 98 percent built out. The development that occurs in the City is considered infill development. According to the Urban Land Institute publication Growing Cooler, “Developing infill housing within a more urban core has been shown to reduce the primary energy consumption an average of 20 percent per household over newer sprawl developments.”

2.36 INVENTORY OF LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT

State law requires “An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment,” This inventory must identify adequate sites which will be made available relative to appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of housing types for households of all income levels.

Citrus Heights has a variety of residential lands that result in unique neighborhoods and varying densities. At build-out, a majority of residential lands will be low density residential. At the same time, approximately one-fifth of the residential lands are designated very low with density ranges from one to four units per acre. Another 21.4% of the lands will be medium density residential, up to 20 units per acre and two percent of the lands will be high density, up to 30 units per acre.

2.37 LAND INVENTORY

In preparation for the 2012-2021 Housing Element update, all vacant residentially zoned parcels within the City, all residential projects in the pipeline, and underutilized commercially zoned parcels within the Sunrise Tomorrow
Specific Plan, Auburn Boulevard Planning Area and Antelope Crossing Planning were inventoried. The 2013 2021 land inventory found a total of 81 acres of vacant residential available land (all of which is entitled for future residential development during the 2021-29 period), 53.3 acres of land currently in the pipeline, and 247.6 acres of underutilized land currently available for residential development.

**Vacant Land Pending Development**

In the fall of 2020, the City researched the GIS map database to find all available land for residential development. Of the land available for the development, there are two types that the City has identified: 62 acres worth of vacant parcels with pending developments, and 365 acres of underutilized land. Due to the recent changes to the way in which jurisdictions are allowed to count land toward their RHNA goals, the City has determined that all the remaining vacant parcels with no pending developments cannot be counted as they have been included in the last two Housing Element updates.

There is 62 acres of currently vacant land that has pending development, including the Mitchell Farms Subdivision (210 units), Fair Oaks Senior Apartments (110 units) and Sunrise Pointe Apartments (46 units). Those three projects have been entitled with that number of units each, but taking a conservative approach the City still estimates that the three sites can produce a minimum of 331 units. All three of these developments have construction schedules that will coincide with the 2021-2029 Housing Element period.

Approximately seventy-eight acres of vacant land are available in residentially zoned parcels, 4.9 acres of which is land zoned RD-20 or above as shown on Table 2-67a. The zoning ordinance allows for residential development to occur in commercially zoned properties, however, the land inventory does not account for commercially zoned land except for areas targeting mixed use or residential development—Auburn Boulevard and Antelope Crossing—See Underutilized Land, below.

The City currently has a total of 78.4 acres of vacant land available for residential development within the City’s current limits. The vacant land is scattered throughout the City and no vacant land was found zoned for mobile home parks.

If all available land was developed to the maximum permissible density, the City could produce an additional 548 units. History has shown that lots tend to be developed at approximately 50% of the maximum permissible density. The calculation of the units that can be produced from available land has been adjusted accordingly. The adjusted total, or the total expected units to be developed on vacant land is 173.
A total of 37.1 acres of vacant land were identified in the very low density residential areas throughout 35 lots, resulting in an average lot size just over one acre. Also, the 31 lots in low density residential average approximately one acre and the average size of the remaining 10 medium density parcels is 0.49 acres.

A minimal amount of vacant land (4.98 acres) is available in medium and high density zoned areas (RD-20, SPA). At the expected density of development, this land can produce 25 units.

The City allows the residential housing in commercial zones at densities of up to 20 units per acre. This allows for higher density developments, which typically are lower cost and serve lower income households.

**UNDERUTILIZED LAND**

The City also has a substantial supply of underutilized land in all land use designations scattered throughout the City Limits. Underutilized land - defined as land that is not vacant and has some development potential, is available for land development. The Inventory identifies underutilized land in both residential zones (ADUs) and commercial zones within the Sunrise Tomorrow Specific Plan Area. Although residential development is permitted in all commercial areas throughout the City, the City expects residential development is most likely to occur in the Sunrise Tomorrow Specific Plan Area as the City has begun the Specific Plan process to encourage this type of development in this area. The City currently has a total of 95 acres of underutilized land available for residential development within the Sunrise Tomorrow Plan Area as shown on Table 2-67b.

The Sunrise Tomorrow Plan included detailed buildout scenario analysis resulting in up to 1,200 units throughout the 20 year development horizon. The Underutilized inventory included a conservative estimate derived from the planning area build out scenarios to determine the likely number of units to be produced within the Housing Element planning period. Based on the underutilized inventory, 400 units are projected to be accommodated in the Sunrise Tomorrow Plan Area.

The Underutilized inventory also involved a review of ADU construction within the City over the last decade. Recent state laws have accelerated ADU construction and between 2018 and 2019, the annual number of ADU permits increased over 100% (6.5 units per year). The increase is continuing in 2020 and is trending to 12 units this calendar year. The city anticipates the annual number of ADUs constructed will continue to increase over the planning period. Based on a conservative estimate, the City expects approximately 10 ADUs to be constructed per year, totaling 100 units over the course of the entire planning period.

Additionally, as ADU permits are issued the city collects information from the property owner including relationship to the future occupant(s) (relative, friend, tenant) and the expected monthly rent. This information assists the city in completing its required housing reports. Information collected has demonstrated that over 70%
of the ADUs constructed will be for a family member where little or no rent is collected, which means these units can likely be counted as low or very low-income units.

### Table 2-65a: Summary of Vacant/Pending Land for Residential Development, City of Citrus Heights

<table>
<thead>
<tr>
<th>General Plan Designation</th>
<th>Permitted DUA</th>
<th>Area</th>
<th>Permissible Units</th>
<th>Expected Units¹</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Min.</td>
<td>Max.</td>
<td>Min.</td>
<td>Max.</td>
</tr>
<tr>
<td>Vacant land, residential</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Very Low</td>
<td>1</td>
<td>4</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Low Density</td>
<td>5</td>
<td>8</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Medium Density</td>
<td>9</td>
<td>20</td>
<td>62</td>
<td>331</td>
</tr>
<tr>
<td>High Density</td>
<td>21</td>
<td>30</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TOTAL VACANT RESIDENTIAL</td>
<td></td>
<td></td>
<td>62</td>
<td>331</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Note:
¹ Based upon case by case review of vacant parcels.
Source: City of Citrus Heights Vacant, Pending and Underutilized Land Inventory 2020

### Table 2-65b: Summary of Underutilized Land for Residential Development, City of Citrus Heights

<table>
<thead>
<tr>
<th>General Plan Designation</th>
<th>Permitted DUA</th>
<th>Area</th>
<th>Permissible Units</th>
<th>Expected Units¹</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Min.</td>
<td>Max.</td>
<td>Min.</td>
<td>Max.</td>
</tr>
<tr>
<td>Underutilized Land projects</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Very Low²</td>
<td>1</td>
<td>4</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Low Density</td>
<td>5</td>
<td>8</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Medium Density</td>
<td>9</td>
<td>20</td>
<td>95</td>
<td>200</td>
</tr>
<tr>
<td>High Density</td>
<td>21</td>
<td>30</td>
<td>95</td>
<td>200</td>
</tr>
<tr>
<td>TOTAL PENDING RESIDENTIAL</td>
<td></td>
<td></td>
<td>N/A</td>
<td>400</td>
</tr>
</tbody>
</table>

Note:
¹ Based on case by case review of residential properties for site constraints and zoning conditions
² Assuming 10 units per year for ADUs built on low-density residential parcels

### Pending Development Projects: Banked Land

The aforementioned combination of pending projects on vacant land as well as underutilized land should yield approximately 831 units over the course of the 2021-2029 Housing Element period, half of which are assumed to fall into the low or very low-income category based on allowed density. However, the City has a few other sites available for future development that it is not including in its RHNA count for this cycle. Due to the possibility that pending projects or underutilized land does not develop according to our projections, the City has included
three areas in its banked land inventory for no-net-loss purposes. These include the Auburn Boulevard Specific Plan Area (135 units), the Antelope Crossing Special Planning Area (67 units), and the Bear Paw Town Homes development (25 units). These three areas can potentially allow for an additional 227 units should any of the other vacant or underutilized parcels fall through.

2000 through 2007 saw a boom of residential development projects throughout the Region and State. Although the peak of this building boom was in 2005, numerous development projects were approved in the City from 2006 through 2007. Several legislative bills have extended the life of these pending projects, so some projects that were approved in 2006 or 2007 are still pending projects.

Over 53 acres of residential development has been approved or is in the process of being reviewed, and are considered pipeline projects. These pipeline projects result in 329 new residential units of various densities, or 283 units based on the default density.

The Vacant, Pending, and Underutilized Land Inventory includes the pipeline projects the City has reviewed. The default density for these pending projects includes a total of 283 units, 140 of which are located on property zoned RD-20 or higher as shown on Table 2-67c.

The City has several properties in the Vacant and Pending and Underutilized Inventory located within the RD-20 zoning district, 160 (140 Default) of which are part of Fountain Place, a 12.8± acre multi-family development located on Stock Ranch Road (Pending Project DD). Fountain Place can provide 160 (140 Default) units of RD-20 zoned land which would accommodate nearly half of the requirement of Low and Very Low income housing for the planning period. Although this project is entitled, the project applicant has decided to not exercise his right to purchase the property.

In addition to Fountain Place, a 3.87 acre parcel located on Sunrise Blvd (Underutilized ParcelA) is zoned RD-30 which also serves to accommodate 93 units of Low to Very Low income, thus, combined with Fountain Place, these parcels provide nearly 95 percent of the RHNA allocation. Several other smaller parcels zoned RD-20 or higher exist which may provide additional opportunities to provide affordable housing, however, it is unknown if size constraints will limit the density of the housing on the smaller parcels.

Although it is possible for the City to absorb a substantial portion of its RHNA allocation of 696 units, with its pending projects, the City has conducted additional review for Pending Projects. The City is concerned that some of the pending projects may never materialize or the project approval may expire prior to construction being started. Due to political uncertainty, the City is concerned that if some of these pending projects expire, a subsequent replacement project may not be able to achieve the same densities previously approved. As such, City
staff has reviewed pending projects on a case by case basis to determine potential densities, should a replacement project be required, and assigned a default density for all pending projects.

SUMMARY OF VACANT, UNDERUTILIZED, AND BANKED LAND AND PENDING PROJECTS

The City of Citrus Heights fair share of regional housing needs is 696-697 housing units for the 2013-2021-2029 planning period, which is achievable given the suitable vacant and underutilized acreage and pipeline projects. Based on the Inventory, the City can potentially accommodate 473-331 units on vacant land and 396-500 on underutilized land. In addition, 19 residential projects are in the pipeline producing at least 283 units. Combining vacant and underutilized land and pending projects, the City can accommodate 852-831 units, thereby exceeding the RHNA allotment by approximately 456-134 units as shown on Table 2-67d. The RHNA also requires the City to accommodate 446-132 Very Low and 402-79 Low income qualifying units. The City’s UCLA Applied Management Research Project: City of Citrus Heights Affordability Analysis (Appendix B) analyzed the production of affordable housing in Citrus Heights and determined that a density equal to or higher than RD-20 units can result in affordable housing for Low and Very Low income. The Citrus Heights Vacant, Pending and Underutilized Inventory identifies potential for 453-426 units on vacant, pending, or underutilized RD-20 land or higher exceeding the RHNA allotment for Low and Very Low.

| Table 2-65c: Summary of Potential Units Vacant, Pending, and Underutilized Lands |
|---------------------------------|---------------------------------|
|                                | Total Units Under 20 du/a | Total Units 20 du/a or Greater | TOTAL Units |
| Vacant Land                    | 185                         | 146                            | 331         |
| Underutilized Land            | 220                         | 280                            | 500         |
| TOTAL                          | 405                         | 426                            | 831         |

OTHER CONSTRAINTS

Without knowing the actual housing assistance programs that will be available and/or the levels of funding, it is not possible to predict what the actual split of potential units will be between the various income categories. However, these sites can be developed with a range of housing types to meet the needs of all economic segments of the community consistent with the housing need estimates and quantified objectives contained in this Section.

Due to the built-out characteristic of the City, adequate public services and facilities are either available at all potential housing sites or improvements would be minimal.

Although the City of Citrus Heights is mostly built-out, natural and biological resources remain scattered within the City’s boundaries. Generally, the City’s biological resources can be found in the Cripple Creek and Arcade Creek riparian areas. These corridors have been designated with flood and natural stream overlay zones adopted
to preserve environmental resources and to protect other public interests, such as safety. The flood and natural stream overlay zones are cumulatively considered a minor constraint on housing.

Citrus Heights allows for a variety of housing types in the zoning. For example, mobile homes are allowed in the RD 1–7 zoning categories or the very low and low density residential General Plan designations. Accessory dwelling units are also allowed by conditional use permit in RD 1–7 zones. In addition, other residential units are permitted in a variety of zones, such as: condominiums are allowed by development plan review in RD 1–30, single room occupancy (SROs) are conditionally permitted in RD 10–30 and townhouse or cluster developments are permitted in RD 10–30 with development plan review. Emergency Shelters are permitted in the general commercial zone, based on development standards and locations requirements; otherwise, a use permit must be approved by the City Council. Social rehabilitation centers are conditionally permitted in RD 1–30, business and professional office, limited commercial and general commercial zones.

<table>
<thead>
<tr>
<th>Table 2-66: Permitted Residential Uses by Zone – City of Citrus Heights</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Zone</td>
</tr>
<tr>
<td>RD 1-2</td>
</tr>
<tr>
<td>RD 3-4</td>
</tr>
<tr>
<td>RD 5-7</td>
</tr>
<tr>
<td>RD 10</td>
</tr>
<tr>
<td>RD 15-30</td>
</tr>
<tr>
<td>Mobile Home</td>
</tr>
<tr>
<td>O (Recreation)</td>
</tr>
</tbody>
</table>

Note:
* Design Review Permit is required at either staff level review or with Planning Commission Review.
Source: Citrus Heights Zoning Code

### 2.38 QUANTIFIED OBJECTIVES

To attain the State housing goal, the City established the number of housing units that can be built in the 2013-2029 planning period by income group and housing unit type (i.e., construction, rehabilitation, conservation/preservation). According to the City’s records, planned activities and recent market trends, Citrus Heights expects to achieve 894-1,066 housing units that will be constructed, rehabilitated or conserved. For approximately over 894-1,066 of the 894-1,066 units, the City will order and facilitate major repairs over the next eight years. The vast majority of units conserved are projected to serve Very Low and Low income groups.

To meet the City’s quantified objectives, the City has taken several steps to ensure that affordable housing will be developed. The City has a Housing and Grants division with a dedicated staff.
The duties of this staff person include managing the City’s federal housing and community development funds, undertaking the primary workload of planning for affordable housing, developing and implementing City housing programs, and serving as a resource for developers, residents, and City staff with regards to housing.

| Table 2-67: Quantified Objectives, City of Citrus Heights 2021 – 2029 |
|---|---|---|---|---|---|
| Income Category | RHNA Requirement | New Construction | Rehabilitation* | Conservation | Total Proposed |
| Very Low Income | 132 | 146 | 70 | 0 | 216 |
| Low Income | 79 | 280 | 60 | 45 | 385 |
| Moderate Income | 144 | 200 | 60 | 0 | 260 |
| Above Moderate Income | 342 | 205 | 90 | 0 | 295 |
| TOTAL | 697 | 831 | 270 | 45 | 1,146 |

Note:
*City building records indicate approximately 30 remodel/additions are performed per year.

The City has also begun creating partnerships with local housing advocates and developers of affordable housing. The City’s Development Specialist will meet personally with those wishing to develop affordable housing, and guide developers through the development process with the City. The City Council will consider fee waivers and deferrals for affordable housing, and permits the conversion of some commercial properties into high density residential use and the development of mixed uses in transitionally zoned areas.

The City participates in the County-wide Emergency Housing Committee which has developed a 10-Year Plan to deal with homelessness and other forms of special housing needs. This Committee develops an annual and long-range strategic plan to combat homelessness and provide supportive services to dependent housing subgroups.
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Acronyms
Sacramento Area Council of Governments (SACOG)
Community Development Block Grant (CDBG)
Department of Housing and Urban Development (HUD)
Capital Valley Investments (“CVI”)
Community Reinvestment Act (CRA)
Sacramento Housing and Redevelopment Agency (SHRA)
Interdepartmental Development Review Committee (IDRC)
California Department of Finance (DOF)
Area Median Incomes (AMI)
Single Room Occupancy (SRO)
Regional Housing Needs Plan (RHNP)
California Statewide Communities Development Authority (CSCDA)
Sacramento Housing and Redevelopment Agency (SHRA)
Community Development Department (HCD)
Sacramento (County)
Sacramento Municipal Utilities District (SMUD)
Fair Market Rent (FMR)
Environmental impact report (EIR)
Affordable Housing Programs (AHP)
Sacramento Area Sewer District (Formally CSD-1)
Public Housing Authority (PHA)
Extremely Low Income (ELI)
Low Income Housing Tax Credit Program (LIHTC)
California Tax Credit Allocation Committee (CTCAC)
Internal Revenue Service (IRS)
California Housing Finance Agency (CHFA)
Access to the Community through Education, Integration & Training (ACE-IT II)
Woman Escaping a Violent Environment (WEAVE)
Department of Human Assistance (DHA)
Transitional Living and Community Support (TLCS)

Citations
US Census Bureau
State of the Cities Data Systems - CHAS 2019
SACOG RHNA 2019
City of Citrus Heights Planning Division 2020
American Community Survey 2014-2018
California Department of Development Services Fact Book 9th Ed
Employment Development Department - Labor Market Information Division – August 2020 Benchmark
Sacramento City Consolidated Plan 2003–2007
Neighbor Works Home Ownership Center Sacramento
Sacramento Housing and Redevelopment (SHRA) 2020
City of Citrus Heights 2020
Subject to Design Review and Use Permit - Standards subject to approval Source: City of Citrus Heights Zoning Code – November 2006.
City of Citrus Heights Zoning Code, November 2006
Cities of Roseville, Folsom, Sacramento and Sacramento County, November 2020
FlashVote and SurveyMonkey online surveys 2020
City of Citrus Heights Zoning Code, August 1998
Citrus Heights Vacant and Pending Land Inventory
2020

City of Citrus Heights
Planning Division

2021-2029 Housing Element Update

October 2020
Executive Summary

In November of 2000 the city adopted its first General Plan. State law requires that the city update the housing portion of its General Plan on a periodic basis. The schedule for this region requires the housing sections of the General Plan to be updated for the 2021-2029 planning period.

Every eight years, the State requires that localities update the housing goals and programs of their general plans to reflect changes in the locality. The City of Citrus Heights adopted its first General Plan in the year 2000, including the city’s housing goals and programs.

The first Housing Element cycle the City participated in was in 2002 for the 2003-2008 cycle of review by the state. Being that the housing element was only 2 years old there were very minor changes made to satisfy changes in state law and city direction. The city updated the Housing Element in 2008 to reflect current market conditions and trends with only minor policy modifications. Similarly, in 2013, the city updated the Housing Element for 2013 - 2021 to reflect changes in demographics and minor policy changes.

The city is now updating its plans for 2021-2029. The updated plan will reflect the new housing needs projected by Sacramento Area Council of Governments (SACOG), and the available population and housing data from the 2010 national census and current state projections.

A significant portion of the update requires the city to demonstrate the ability to accommodate new growth predicted for the locality. Every locality in the State is required to inventory their vacant land and pipeline projects as a portion of the Housing Element update.

As part of the Vacant and Pending Land Inventory, the city analyzed identified land that has been either entitled for residential development or has a Specific Plan supportive of residential development.

The data enclosed in this report is broken into three sections: Vacant Land and Pending Projects and Banked Land. The Vacant Land and Pending Projects portion of the report identifies adequate sites to accommodate the city’s fair share of Regional Housing Needs. The report includes an overall City Map illustrating the locations of the parcels in question. In addition, each section includes a spread sheet depicting relevant information about each parcel and an aerial photo of each site with detailed information about each site. This data is intended to be utilized as an appendix for the Housing Element Update Background Report which will in turn be used to update the Housing Element.

The Banked Land portion of the report identifies sites that also provide opportunities for new residential units; however, are not part of the city’s Regional Housing Needs Adequate Sites Inventory. The intent of the banked land is supplemental to help market opportunities for new housing at key locations in the city.

Both the Vacant and Pending Projects Inventory as well as the Banked Land Inventory include numerous assumptions to determine a reasonable potential density and default density for each site. Housing Element Law requires evaluation of vacant land to identify potential constraints and allows assumptions as a portion of the review. Assumptions include, but are not limited to: environmental constraints, access constraints, zoning constraints, and General Plan constraints.

Due to political uncertainty, the city is concerned that if some of these pending projects expire, a subsequent replacement project may not be able to achieve the same densities previously approved. As such, city staff has reviewed pending projects on a case by case basis to determine realistic densities, should a replacement project be required and assigned a default density for all pending projects. It is important to note that although each vacant parcel is assigned a “potential density” and each pending project is assigned a default density, it should not be construed as maximum or minimum development potential, rather a capable scenario if development were to occur on the selected site.
Accessory Dwelling Units (ADUs)
In addition to properties that are entitled or part of a Specific Plan, the Vacant and Pending Land Inventory includes 100 Accessory Dwelling Units (ADUs) for the planning period. ADUs serve as an important source of affordable housing in Citrus Heights and continue to grow in popularity.

Past ADU Trends
Over the last several years, the city has averaged less than 3 new ADUs annually. Recent state laws have accelerated ADU construction and between 2018 and 2019, the annual number of ADU permits increased over 100% (6.5 units per year). The increase is continuing in 2020 and is trending to 12 units this calendar year. The city anticipates the annual number of ADUs constructed will continue to increase over the planning period.

As ADU permits are issued, the city collects information from the property owner including relationship to the future occupant(s) (relative, friend, tenant) and the expected monthly rent. This information assists the city in completing its required housing reports. Information collected has demonstrated that over 70% of the ADUs constructed will be for a family member where little or no rent is collected.

Resources, Policies, and Programs
The city has a long history of promoting a variety of housing types. For example, Policy 25.1 states:

Promote development of a variety of housing types in terms of location, cost, design, style, type, and tenure, while ensuring compatibility with adjacent uses of land.

Action A: Support development of secondary dwelling units, cluster housing, work/live units, co-op housing, and other innovative housing types as allowed by the Zoning Code

The city has been a leader in the state by relaxing Zoning Code regulations for ADUs beyond what is required under state law (ahead of these requirements being incorporated into law). For example:

- Parking is not required for ADUs anywhere in Citrus Heights (no matter what distance the ADU is from transit service).
- Reduced Fees
- Conversions of existing structures can maintain existing setbacks.
- Development of a FAQ document for ADUs

The city continues to promote and encourage ADUs as an important source of affordable housing. To this end, the city has applied for Local Early Action Planning (LEAP) funding to prepare pre-approved ADU plans to incentivize ADU construction. Further, in conjunction with the development of pre-approved plans, the city will be hosting educational and promotional events around ADUs over the planning period to ensure these targets are met.

Commercially Zoned Land
Although all commercial areas in the city are eligible for housing development, the city did not include commercially zoned property in the inventory, unless the property is part of a Specific Plan or already has an approved entitlement.

Conclusion
Based on the assumptions in this report 831 units can be accommodated on vacant or pending project sites. The Banked Land Inventory identifies another 227 units beyond the RHNA allocation can be accommodated in Citrus Heights; however, is not meant to be part of the RHNA allocation.
### Summary of Available Land for Residential Development

<table>
<thead>
<tr>
<th>Location</th>
<th>Vacant/Pending/Underutilized Units (Counted toward RHNA)</th>
<th>Location</th>
<th>Vacant/Pending/Underutilized Units (Counted toward RHNA)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site ID</td>
<td>Very Low</td>
<td>Low</td>
<td>Units Above Mod/Mod</td>
</tr>
<tr>
<td>1 Mitchell Farms</td>
<td>0</td>
<td>0</td>
<td>185</td>
</tr>
<tr>
<td>SUBTOTAL</td>
<td>217</td>
<td>217</td>
<td>405</td>
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</table>

### Banked Units - Not Counted towards RHNA

<table>
<thead>
<tr>
<th>Site ID</th>
<th>Vacant/Pending/Underutilized Units (Counted toward RHNA)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Auburn Blvd</td>
<td>35</td>
</tr>
<tr>
<td>SUBTOTAL</td>
<td>35</td>
</tr>
</tbody>
</table>

| TOTAL AVAILABLE  | 252 | 384 | 430 | 1066 |

*Deed Restricted Affordable Units Entitled*
How to use this Document

The Vacant and Pending Land Inventory is intended to be utilized as a resource to identify land within Citrus Heights that is developable for the purposes of housing. The document includes a site specific inventory page for each parcel within each category.

The Overview Map (See Example, Figure 1) identifies the RHNA identified Sites (Shown in Red) and the Banked Sites (Shown in Purple).

Each identified parcel includes an identifier label- either a number (vacant/pend land), a single letter (banked land) or a double letter (pending projects) which correlates to both the summary and site specific inventory pages.
| **Site ID** | 1 |
| **Planning Area/Project Name** | Mitchell Village Special Planning Area |
| **Address** | 7925 Arcadia Drive |
| **Zoning** | SPA |
| **General Plan Designation** | Medium Density Residential/Open Space |
| **Size** | 55-Acres |
| **Potential Density** | 185 Units |
| **Affordability Level** | Moderate/Above Moderate |
| **Assumptions** | SPA allows up to 260 units. Developer anticipates delivering 210 homes after May 2021. Assumes 185. |
| **Comments** | Currently under construction. |
Assessor’s Parcel Number(s)  233-0430-002, -007, -041
Planning Area  Fair Oaks Senior Affordable Apartments
Address  12952 Fair Oaks Boulevard
Zoning  RD-20
General Plan Designation  Medium Density Residential
Size  4.95-Acres
Potential Density  100 Units
Assumptions  Entitlement Approved for 110 deed restricted units including 10 units density bonus. Assumes no density bonus.
Affordability Levels  11 Units Very Low, 97 Units Low – Deed Restricted
Comments  Building Permits under review in 2020. Construction Complete in 2021/22
Assessor’s Parcel Number(s) 224-0100-005
Planning Area Sunrise Pointe Affordable Apartments
Address 7424 Sunrise Boulevard
Zoning BP- Business Professional
General Plan Designation Business Professional
Size 2.35-Acres
Potential Density 46 Units
Assumptions Entitlement Approved for 46 deed-restricted affordable units.
Affordability Levels 46 Units –Very Low Income – Deed Restricted
Comments Project to submit Building Permits in 2020. Construction Complete in 2021/22
<p>| Site ID | 4 |
| Assessor’s Parcel Number(s) | 243-0192-012, -13, -14, -15, -16, -17, -18 |
| Planning Area/Project Name | Sunrise Tomorrow Specific Plan |
| Address | 6100 Sunrise Boulevard |
| Zoning | SPA |
| General Plan Designation | Marketplace Mixed Use |
| Size | 95-Acres |
| Potential Density | 400 Units |
| Assumptions | Specific Plan assumes 1,200 units. Assumes 1/3 of assumed Specific Plan |
| Affordability Levels | Over 20 units per acre identified so considered affordable. Assumes 100 Very Low, 100 Low, and 200 Moderate/Above |
| Comments | Specific Plan in Process – Adoption proposed April 2021 |</p>
<table>
<thead>
<tr>
<th>Assessor’s Parcel Number(s)</th>
<th>Varies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning Area</td>
<td>City-Wide Accessory Dwelling Units</td>
</tr>
<tr>
<td>Address</td>
<td>Varies</td>
</tr>
<tr>
<td>Zoning</td>
<td>Varies – Residential Zoning Districts</td>
</tr>
<tr>
<td>General Plan Designation</td>
<td>Varies- Residential Designations</td>
</tr>
<tr>
<td>Size</td>
<td>N/A</td>
</tr>
<tr>
<td>Potential Density</td>
<td>100 units</td>
</tr>
<tr>
<td>Affordability Levels</td>
<td>Assumes 60 units very low, 20 units low, and 20 units moderate/above moderate based on recent ADU construction surveys.</td>
</tr>
<tr>
<td>Assumptions</td>
<td>100 units is based on the City’s recent trends and programmatic changes to incentivize housing.</td>
</tr>
<tr>
<td>Comments</td>
<td>The City will also be preparing pre-approved ADU plans and conducting additional outreach in the coming years to promote ADU’s and anticipates this, coupled with changes in state law is assumed to increase demand for ADU’s. The City has determined to be conservative and assume only slight increases above the annual average production for ADU’s</td>
</tr>
<tr>
<td>Site ID</td>
<td>A</td>
</tr>
<tr>
<td>--------------</td>
<td>---</td>
</tr>
<tr>
<td>Assessor’s Parcel Number(s)</td>
<td>Auburn Boulevard SPA Parcels</td>
</tr>
<tr>
<td>Planning Area</td>
<td>Auburn Boulevard Specific Plan</td>
</tr>
<tr>
<td>Address</td>
<td>Varies</td>
</tr>
<tr>
<td>Zoning</td>
<td>SPA – Special Planning Area</td>
</tr>
<tr>
<td>General Plan Designation</td>
<td>GC – General Commercial (20/acre max)</td>
</tr>
<tr>
<td>Size</td>
<td>Varies</td>
</tr>
<tr>
<td>Potential Density</td>
<td>135 Units</td>
</tr>
<tr>
<td>Affordability Levels</td>
<td>Assumes 35 units as Very Low and 100 as Low. Over 20 units per acre allowed so considered affordable.</td>
</tr>
<tr>
<td>Assumptions</td>
<td>541 units assumed under Special Planning Area. Assumes 25% of Plan Capacity</td>
</tr>
<tr>
<td>Comments</td>
<td>The Boulevard Plan calls for a variety of housing types</td>
</tr>
<tr>
<td>Site ID</td>
<td>B</td>
</tr>
<tr>
<td>---------</td>
<td>---</td>
</tr>
<tr>
<td>Planning Area</td>
<td>Antelope Crossing Special Planning Area</td>
</tr>
<tr>
<td>Address</td>
<td>Varies</td>
</tr>
<tr>
<td>Zoning</td>
<td>SPA – Special Planning Area</td>
</tr>
<tr>
<td>General Plan Designation</td>
<td>GC – General Commercial</td>
</tr>
<tr>
<td>Size</td>
<td>46-Acres</td>
</tr>
<tr>
<td>Potential Density</td>
<td>67 Units</td>
</tr>
<tr>
<td>Affordability Levels</td>
<td>Assumes 67 units Moderate/Above Moderate</td>
</tr>
<tr>
<td>Assumptions</td>
<td>135 units assumed under Antelope Crossing Transformation Plan. Assumes 50%</td>
</tr>
<tr>
<td>Comments</td>
<td>25 unit apartment application received in 2019. Withdrawn due to construction costs issues.</td>
</tr>
<tr>
<td><strong>Site ID</strong></td>
<td>C</td>
</tr>
<tr>
<td>-------------------</td>
<td>--------------------------</td>
</tr>
<tr>
<td><strong>Assessor’s Parcel Number(s)</strong></td>
<td>211-0210-042</td>
</tr>
<tr>
<td><strong>Planning Area</strong></td>
<td>Bear Paw Townhomes</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>7534 Old Auburn Road</td>
</tr>
<tr>
<td><strong>Zoning</strong></td>
<td>SPA – Special Planning Area</td>
</tr>
<tr>
<td><strong>General Plan Designation</strong></td>
<td>GC – General Commercial</td>
</tr>
<tr>
<td><strong>Size</strong></td>
<td>2.5-Acres</td>
</tr>
<tr>
<td><strong>Potential Density</strong></td>
<td>25 Units</td>
</tr>
<tr>
<td><strong>Affordability Levels</strong></td>
<td>Assumes 25 Moderate/Above Moderate</td>
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<tr>
<td><strong>Assumptions</strong></td>
<td>46 units approved as part of Entitlement. Assumes 25.</td>
</tr>
<tr>
<td><strong>Comments</strong></td>
<td>46- unit Townhome Project approved in 2018</td>
</tr>
</tbody>
</table>
UCLA Anderson
School of Management
Applied Management Research Project

Team 16
Hyungmin Kim, Paul Kim, Myunghoon Lee, Seung Woo Lee, Jae Woo Yeon

Faculty Advisor
Bruce Rothman
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III. Methodology

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   2. Existing Housing Stock
   3. Ineffectiveness of Rezoning in CH
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(Reference)
I. Executive Summary

1. Overview

Our team worked closely with the Sacramento Area Council of Governments (SACOG) and the City of Citrus Heights (CH) to determine the appropriate density level and zoning for affordable housing in CH. The main purpose of affordable housing is to provide housing that is affordable to Low and Very Low Income households (<80% of local Area Median Income (AMI)). Housing is considered affordable when rents or sales prices do not exceed 30% of the household income (household income differs by income groups – e.g. Very Low Income: 30% to 50% of local AMI). The state mandates that all California cities, towns, and counties must plan for housing needs through the Regional Housing Needs Allocation (RHNA). Governed by the California Department of Housing and Community Development (HCD), RHNA assigns the number of new housing units needed to be planned for by each jurisdiction and must be fulfilled in an eight-year period.

Incorporated in 1997, CH is situated in the northern Sacramento County region. With a population of 87,910, CH is an established community that offers a business-friendly environment. Because CH is classified as part of a Metropolitan Statistical Areas (MSA), the state requires “default density” of 30 units per acre for affordable housing. Due to factors such as low land value, development fees, and housing market rates (rents/sales prices), the default density does not always result in affordable housing or may be denser than necessary in less urban MSA like CH. Our team and CH team researched the market conditions of CH, conducted feasibility analysis of the “Affordability Factors”, and searched for benchmarks to find ways to encourage affordable housing in CH and understand what level of density results in affordable housing.

2. Scope

The project is focused on the main areas of CH, looking at the current market conditions of the housing market and reviewing past development projects of CH. Our primary focus is to
provide analysis on the potential barriers to affordable housing development and factors including the appropriate density levels based on current market rates to sufficiently provide affordable housing in CH. For the comparable cases, we not only searched for cases within the Sacramento County region but also cities with similar demographics in the entire U.S.

3. Methodology

As our secondary research, we gathered data to gain information about the current market conditions of the housing market in CH, using the information provided by SACOG, CH, RHNA, research papers from various institutions, and housing websites such as Zillow and Apartments.com.

For our primary research, we conducted in-depth interviews with various stakeholders, including housing officials of both SACOG and CH, affordable housing developers, and property managers in CH to gain further insights and build on the findings of our secondary research. Finally, we synthesized all our findings to suggest an appropriate density level for affordable housing in CH.

4. Findings

Through our research, we discovered that several factors other than density can impact the affordability of affordable housing in CH. Such factors include lower land costs and development fees than those of surrounding cities, proximity to public transportation, and relatively flexible development standards. In addition, after a thorough analysis of the market rates of both rents and sales prices in CH, we found out that while the current market rates for rents and sales prices were affordable for Low Income households, they were not affordable for Very Low Income households. Moreover, the zoning, either RD20 or RD30, did not affect the affordability of the rents and sales prices.
5. Recommendations

Given the availability of RD20 zoned land and relatively low market prices, 20 units per acre (RD20 zoning) is the most appropriate for affordable housing in CH. However, as rents and sales prices to rise, CH should consider various government subsidies to bridge the gap between market prices and income levels to further accommodate Low Income and Very Low Income households.
II. Introduction

1. Project Objectives

Our team worked in a six-month consulting engagement with SACOG and CH to develop a strategic business or consulting plan to address timely and critical issues related to urban housing markets; affordable housing policy, provision, and sustainability; particularly the housing needs and outcomes of low-income and workforce households. Our research is mainly focused on what level of density would result in affordable housing and suggest incentives to encourage more affordable housing in CH.

2. Overview of Affordable Housing

2.1 Definition

Housing is considered “affordable” if rent and utilities do not exceed 30% of the monthly household income. Residents’ income must qualify with a household income that is less than 80% of AMI, which is considered Low Income (50-80% of AMI) or Very Low Income (< 50% of AMI). Qualified developers of affordable projects can obtain access to a variety of federal and state funding sources including the No Place Like Home (NPLH) program, enacted in 2016 through Assembly Bills 1618 and 1628 and approved by voters on Nov. 6, 2018. Developers of affordable projects must agree to continually provide the units as affordable for 55 years.

The term “affordable housing” can mean different things; it is most often used to describe housing that receives some form of government subsidy to keep rents low as mentioned above. It can also mean housing that is naturally affordable simply because the market rent for the units falls into the range that can be considered affordable to a low- or moderate-income household. This is called “affordable at market rate” and it usually occurs due to amenities, condition, age, and/or location of the units.
2.2 Purpose

Well-designed affordable housing developments can have a substantially positive impact on the surrounding communities, particularly in urban environments. Affordable housing uplifts residents, encourages social connections, reduces overcrowding, increases adjacent property values, attracts businesses and jobs, and lowers crime rates.

Developers, designers, housing organizations, and community advocates can work together to create vibrant communities in affordable housing developments. Architects can design projects that support the physical, mental, and social well-being of the people who live and work in those spaces while providing innovative solutions to existing and potential problems.

Affordable housing development also generates employment opportunities for the community and stimulates the local economy. Affordable housing developments promote diversity by creating communities that unite people of different socio-economic, educational, professional, and cultural backgrounds.

Cities that lack affordable housing frequently become segregated and fail to meet the needs of families living under a variety of circumstances, leading to higher poverty rates and severe distress in poor, and segregated neighborhoods.

2.3 Regional Housing Needs Allocation (RHNA)

SACOG plays a key role in the state’s Regional Housing Needs Allocation (RHNA) process. Every eight years, the State of California’s Housing and Community Development Department (HCD) provides SACOG with a regional determination, which represents the number of housing units the region must plan for. The total allocation is broken down into four income categories and the lower two income categories (Low Income and Very Low Income) must be accommodated on sites zoned for higher densities. SACOG is responsible for developing a

---

1 5 Reasons Affordable Housing Creates a Better World, AD&V
methodology for allocating these units by income category to each city and county in the region. Once jurisdictions have their RHNA, they must adopt a “Housing Element” that demonstrates how they can accommodate their RHNA in their zoning. For non-RHNA housing issues, like CEQA streamlining opportunities, housing research and resources, and data for updating housing elements, please see SACOG’s housing page under projects.²

**RHNA Process**

![RHNA Process Diagram](image)

Source: SACOG.org

On November 21, 2019, the SACOG Board of Directors adopted the Cycle 6 (2021-29) RHNA methodology, which provides the number of total housing units that each jurisdiction in the SACOG region must zone for during the next 8-year period.

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² *Regional Housing Needs Allocation (RHNA), SACOG.org*
3. Overview of Citrus Heights

3.1 Economic background

Located in the heart of California’s capital region, Citrus Heights is an established community with an estimated population of 87,910. CH is situated in northern Sacramento County and shares borders with Roseville (North), Orangevale (East), Fair Oaks (South), and Antelope/Foothill Farms (West).

CH offers a business-friendly environment with a solid base of small businesses, retail chains, and food service establishments. With an ongoing commitment to providing high-quality, economical, and responsive services to the local community, Citrus Heights is well-positioned for future economic development and redevelopment opportunities.

Despite its urban proximity, CH maintains a small-town feel, providing a strong sense of community and belonging for residents. Residents demonstrate great pride in CH and the community regularly gathers for celebrations and events.³

<table>
<thead>
<tr>
<th>Main Economic Indicators in Citrus Heights</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description</td>
</tr>
<tr>
<td>Population</td>
</tr>
<tr>
<td>2018 Population Estimate (as of July 1, 2018)</td>
</tr>
<tr>
<td>2017 ACS 5-Year Population Estimate</td>
</tr>
<tr>
<td>Median Age</td>
</tr>
<tr>
<td>Number of Companies</td>
</tr>
<tr>
<td>Educational Attainment: Percent high school graduate or higher</td>
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<tr>
<td>Total housing units</td>
</tr>
<tr>
<td>Median Household Income</td>
</tr>
<tr>
<td>Individuals below poverty level</td>
</tr>
</tbody>
</table>

Source: Factfinder.census.gov

³ Community Profile, citrusheights.net
3.2 Housing Market

a. Housing Demand

The unprecedented downturn in the economy during the mid-2000’s dramatically shifted the housing market in CH and throughout California. Within the city limits, there are 35,309 housing units. In 2016, a total of 1,010 homes were sold in CH with a median sales price of approximately $285,000 (Metrolist, 2017). CH provides an affordable living environment with quality services, central within the Sacramento region.\(^4\) Compared to other communities in and around Sacramento County, CH has a relatively low average housing price, with a moderate increase in housing price over the last 5 years. Both rents and sales prices are among the lowest in Sacramento County.

**Current Housing Price and 5 Year % Change**

Source: Zillow

\(^4\) *Last year’s Housing Market, Citruheights.net*
b. Affordable Housing Allocation and Under Construction

CH offers a variety of affordable housing options. Listed below are apartment complexes, publicly owned and privately owned, located in CH. Sacramento Housing and Redevelopment Agency (SHRA) administers the Housing Choice Voucher (HCV) program. As part of the HCV program, the tenant pays approximately 30 percent of their income towards rent and the remainder is paid by the U.S. Department of Housing and Urban Development (HUD) funds directly to the landlord.

**Publicly Owned Apartment Complexes**

<table>
<thead>
<tr>
<th>Apartment complex</th>
<th>Location</th>
<th>Number of assisted units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sierra Hills Apartments</td>
<td>6054 Shupe Drive</td>
<td>20</td>
</tr>
<tr>
<td>Shadow Ridge Apartments</td>
<td>6111 Shupe Drive</td>
<td>3</td>
</tr>
<tr>
<td>Mariposa Manor</td>
<td>6250 Mariposa Avenue</td>
<td>24</td>
</tr>
<tr>
<td>Louis F. Glud Commons</td>
<td>6649 Sunrise Boulevard</td>
<td>15</td>
</tr>
<tr>
<td>Tiara Terrance</td>
<td>7500 Tiara Way</td>
<td>20</td>
</tr>
<tr>
<td>7554 Cook Avenue</td>
<td>7554 Cook Avenue</td>
<td>8</td>
</tr>
</tbody>
</table>
Privately-Owned Apartment Complexes*

<table>
<thead>
<tr>
<th>Apartment complex</th>
<th>Location</th>
<th>Number of assisted units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arborelle Apartments</td>
<td>8007 Sunrise Boulevard</td>
<td>177</td>
</tr>
<tr>
<td>Greenback Manor</td>
<td>7500 Greenback Lane</td>
<td>156</td>
</tr>
<tr>
<td>Normandy Park (Senior Complex)</td>
<td>7575 Madison Avenue</td>
<td>82</td>
</tr>
<tr>
<td>Vintage Oaks (Senior Complex)</td>
<td>7340 Stock Ranch Road</td>
<td>235</td>
</tr>
</tbody>
</table>

* They are privately owned but subsidized with public funds. Therefore, the following apartment complexes are required to maintain a certain percentage of rental units at affordable rates.

Source: Affordable housing list, Citrusheights.net
4. Problem Statement & Scope

4.1 Problem

Even though the need for affordable housing units has been soaring in the United States, CH has had only two new affordable housing projects approved for the last ten years. The state has adopted “default density” that is applied unilaterally in “urban” communities despite the differences in local conditions that impact housing affordability. Urban areas or coastal communities (San Francisco, Los Angeles, San Diego, etc.), require a density of at least 30 units per acre to result in affordable housing (In these areas, usually 30 units per acre is not nearly dense enough to produce affordable housing). On the other hand, “less” urban communities can produce affordable housing at much lower densities, due to a variety of local factors, or “Affordability Factors.”

Affordable housing development in CH has been mainly constructed on RD20 or RD10 because there are only few denser lands (>20 units per acre) available in the city. (Definition: RD10 is the most common duplex zoning district, although other multifamily uses are permitted with a use permit. A maximum of 10 dwelling units per net acre is allowed. RD20, same as RD10, except allowing a maximum density of 20 dwelling units per acre)

4.2. Scope

The focus of the project will be on the following main areas within CH:

a. Review housing market trends and previous affordable housing projects in CH to understand the feasibility with the current market condition
b. Research mechanisms that may encourage affordable housing development in the city as well as the barriers of developing affordable housing
c. Analyze affordability at market rate by reviewing current rents and sales prices in CH and determine density levels that would result in affordable housing
III. Methodology

Based on preliminary discussions with SACOG program manager, the project team in CH, and the faculty advisor, our team has developed the following three-step approach for achieving the final objectives.

a. **Collection and analysis of secondary research**: Gather and synthesize data regarding the current market condition in CH and study benchmark cases through inter/intra-regional analysis.

b. **Conduct primary research to build on primary research findings**: Prepare primary research tools and conduct interviews to understand the barriers of developing affordable housing.

c. **Synthesize research findings into recommendations**: Analyze research findings to develop solutions that are applicable to the city and further applied to other regions in Sacramento County.
IV. Analysis and Findings

1. Financial Feasibility Analysis

1.1. Land Costs

The cost of land can affect the ability to produce affordable housing. CH has a variety of residential zoning designations ranging from large lot semi-rural lands to dense multifamily properties. The cost of land can vary widely based on location, desirability, and density of allowed development.

### Summary of Land Value in Sacramento County

<table>
<thead>
<tr>
<th></th>
<th>California (average)</th>
<th>Sacramento County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land value (per acre)</td>
<td>$837,269</td>
<td>$395,200</td>
</tr>
<tr>
<td>Land share of property value</td>
<td>28.5%</td>
<td>24.6%</td>
</tr>
<tr>
<td>% change in land value</td>
<td>125%</td>
<td>150%</td>
</tr>
</tbody>
</table>

Source: Federal Housing Finance Agency

According to the data from the Federal Housing Finance Agency, the average land value in Sacramento County increased 50% from $264,200 to $395,200, a lot more compared to the average of all California Counties (25%). The average land value of Sacramento County in 2019 is $395,200.00, which is low compared to the average land value of all counties in California ($837,268.89). Moreover, land share of property value in Sacramento County stays at around 24.6%, which is also lower than the average of California, which is at 28.5%.

1.2. Parcel Size

a. Overview

Parcel size can determine the layout, design, and overall unit yield that can make or break an affordable housing project. Developers of affordable rental housing have indicated that parcel size that would result in unit yields of at least 80-120 units is necessary to ensure long-term
feasibility and ability to cover operational costs associated with the required amenities for many finance structures for rental housing. The specific density is not necessarily as important as total unit yield; rather the combination of density and parcel size allowing at least 80 units is a key to delivering affordable housing.\(^5\) To understand the situation of CH compared to other regions, inter-and-intra-regional analysis has been conducted. Most affordable projects have been granted tax credits, of which the information is accessible on The California Tax Credit Allocation Committee (TCAC) website. Among the lists of affordable units, CH’s affordable units were compared with similar (median household income and population-wide) region in Sacramento (Carmichael) and a distinctive region outside of Sacramento (LA).

b. Citrus Heights’ Affordable Housing Relationship of Parcel Size to Density

The average parcel size of affordable projects in CH over 80 units is 6.75 acres with an average density of 25.16 units per acre (over 80 units). This data shows the city can accommodate affordable housing at a lower density by having adequate parcel size. Due to relatively cheaper land costs in CH, affordable housing projects in this city with larger parcels ended up with lower density. Normandy Park Apartments is a recent example of an affordable project in the City that yielded total units within this range (116 total), despite mixed zoning (LC at 20 du/ac and RD10 at 10 du/acre) on a moderately sized parcel (5.32 acres). The project benefited from a 25% density bonus as well as other development standard fee waivers.

<table>
<thead>
<tr>
<th>Project</th>
<th>Address</th>
<th>Units</th>
<th>Parcel Size (acre)</th>
<th>Density (per acre)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arborelle Apartments</td>
<td>8007 Sunrise Blvd.</td>
<td>177</td>
<td>7.95</td>
<td>22.3</td>
</tr>
<tr>
<td>Greenback Manor</td>
<td>7500 Greenback Lane</td>
<td>156</td>
<td>5.74</td>
<td>27.2</td>
</tr>
<tr>
<td>Normandy Park</td>
<td>7575 Madison Avenue</td>
<td>116</td>
<td>5.32</td>
<td>21.8</td>
</tr>
<tr>
<td>Vintage Oaks</td>
<td>7340 Stock Ranch Road</td>
<td>235</td>
<td>7.99</td>
<td>29.4</td>
</tr>
</tbody>
</table>

Source: TCAC, RedFin

\(^5\) Producing Affordable Housing in Citrus Heights: An Alternative to the “Default Density”, City of Citrus Heights, 2013
There have been several examples of recent multi-family development on smaller parcels that have resulted in market rate ownership of housing that is available at affordable prices. Due to the built-out nature of the city, most future development opportunities will be on smaller infill sites.

c. Carmichael’s Affordable Housing Relationship of Parcel Size to Density

Having similar demography (Median Household Income – CH: $51,150/Carmichael: $53,482) and size (Population – CH: 87,931/Carmichael: 61,752), but slightly different economy (Median Housing Price – CH: $165,500/Carmichael: $216,250, Median Rental Prices – CH: $828/Carmichael: $727), Carmichael has smaller parcel size (average 4.1) and higher density (26.4). This indicates the value of the properties would lead to smaller parcel size.

<table>
<thead>
<tr>
<th>Parcel Size to Density in Carmichael</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project</td>
</tr>
<tr>
<td>Sierra Sunrise Senior Apartments</td>
</tr>
<tr>
<td>Kenneth Park Apartments</td>
</tr>
</tbody>
</table>

Source: TCAC, RedFin

d. Sacramento and LA’s Affordable Housing relationship of Parcel Size to Density

The average parcel size of affordable projects in Sacramento County over 80 units is 6.33 acres with the average density as 30.9 units per acre, while Los Angeles has 3.34 acres as the average Parcel Size of the projects with the average density as 82.3 units per acre. This shows how different economic situations form a different approach to affordable housing production.

1.3 Density

a. Default Density for affordable housing

The default density option was adopted in 2003 by consensus with local government representatives, builders, planners, and advocates through the Housing Element Working
Group which was convened by the Department in 2003. The default density is established using population and other details as follows:

- Incorporated cities within nonmetropolitan/rural counties and non-metropolitan counties with micropolitan areas (15 units or more per acre)
- Unincorporated areas in all non-metropolitan counties (10 units or more per acre)
- Suburban Jurisdiction (20 units or more per acre)
- Metropolitan Jurisdictions (30 units or more per acre)

CH falls under Metropolitan Jurisdiction (30 units or more per acre)\(^6\) and if the city wants to count a site zoned for less than 30 units per acre as lower-income, it would have to provide an analysis of “market demand, financial feasibility, or information based on development project experience within a zone that provides housing for lower-income households.”\(^7\)

**b. Higher density would be a hurdle for affordable housing**

Increased allowable density can artificially increase land value to the point that affordable projects are not feasible\(^8\). Landowners are cognizant of the perceived value of higher density vacant land and require higher prices for these lands when they enter the market.

**c. Lower Density combined with density bonus would be a key for feasibility**

Many developers in the previous Housing Affordability Analysis in 2013 felt that although important, density is not the largest barrier preventing affordable housing\(^9\). Many developers


\(^7\) Default Density Standard Option – 2010 Census Update, DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT State of California, June 20, 2012

\(^8\) Producing Affordable Housing in Citrus Heights: An alternative to the “default density”, City of Citrus Heights, 2013

\(^9\) Producing Affordable Housing in Citrus Heights: An alternative to the “default density”, City of Citrus Heights, 2013
had stated that most projects are being constructed below the allowable density. (See many cases in Sacramento compared to Los Angeles.) Others had utilized state density bonus laws to increase unit yields in lower density zoning to make a project feasible.

A few developers indicated that increased densities could lead to increased construction costs. Depending on unit count, density, and physical site characteristics, densities approaching 30 units per acre can often require four-story construction, underground/under unit construction, or other design feature that can result in higher costs or even diminishing returns for the development.

Some developers had suggested that the density of 20 units per acre can result in affordable housing production, particularly if there are other financial incentives available for affordable development (low or reduced fees, available infrastructure, cheaper land costs, suitable location, reasonable development standards or combination of these).

The affordability of multi-family housing varies only slightly between different density zoning designations. The vast majority of multi-family housing was developed within either the RD20 or RD30 zoning designation. The below table compares the average rents between existing multi-family housing in the RD20 and RD30 zones. The table demonstrates that affordability levels of RD20 and RD30 are nearly identical (in fact, market rents for multi-family housing in RD20 ranges 1-5% more affordable than multi-family housing in RD30).

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>RD20</th>
<th>RD30</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>$1,092</td>
<td>$1,103</td>
</tr>
<tr>
<td>1-Bedroom</td>
<td>$1,294</td>
<td>$1,301</td>
</tr>
<tr>
<td>2-Bedroom</td>
<td>$1,399</td>
<td>$1,464</td>
</tr>
</tbody>
</table>

Source: Apartment.com, 2020
1.4. Development Fees

Development fees are another important factor that impacts the ability to produce affordable housing. For this analysis, we focused on city development fees that fall into one of two broad categories: “planning and building service fees” and “impact and offset fees.” Also, to estimate a given project’s total development fees, we designed two prototypical projects: a multifamily project and a single-family project.

### Prototype

<table>
<thead>
<tr>
<th></th>
<th>Multifamily project</th>
<th>Single family project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td>Urban infill</td>
<td>Suburban greenfield</td>
</tr>
<tr>
<td>Units</td>
<td>100 apartments</td>
<td>20 single family homes</td>
</tr>
<tr>
<td>Bedrooms per unit</td>
<td>1 bedroom: 50 units</td>
<td>3 bed / 2.5 bath: 10 units</td>
</tr>
<tr>
<td></td>
<td>2 bedrooms: 50 units</td>
<td>4 bed / 3 bath: 10 units</td>
</tr>
<tr>
<td>Stories</td>
<td>5 residential stories above 2-story parking garages</td>
<td>2-story homes</td>
</tr>
<tr>
<td>Square feet per unit</td>
<td>850</td>
<td>2,000</td>
</tr>
<tr>
<td>Total building square feet</td>
<td>143,240</td>
<td>50,680</td>
</tr>
<tr>
<td>Lot size</td>
<td>0.64 acre</td>
<td>2.44 acre</td>
</tr>
<tr>
<td>Density</td>
<td>156.3 / acre</td>
<td>8.2 / acre</td>
</tr>
</tbody>
</table>

Source: The Cost of Housing Development Fees in California, Terner Center

According to the research, CH has comparatively lower development fees within Sacramento County, which can attract developers to initiate a project within the area. Furthermore, the city has been offering several incentives to further encourage developments. Since 2001, the city has provided 52.75 sewer credits to a variety of residential development, including Sunrise Lofts (See Development Experience, below). Also, the city has allowed for deferred permit fees for 47 units, including Camden Place, a market-rate residential development that is considered affordable. The city will continue to offer both sewer credits and deferred permit fees on a case by case basis throughout the 2013-2021 planning period.\(^\text{10}\)

\(^\text{10}\) Producing Affordable Housing in Citrus Heights An alternative to the “default density”, City of Citrus Heights, 2013
Single-Family Development Fees

<table>
<thead>
<tr>
<th></th>
<th>Sacramento</th>
<th>Los Angeles</th>
<th>Roseville</th>
<th>Oakland</th>
<th>Irvine</th>
<th>Fremont</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total project fees</td>
<td>423,485</td>
<td>642,549</td>
<td>728,782</td>
<td>1,243,353</td>
<td>2,928,004</td>
<td>3,132,282</td>
</tr>
<tr>
<td>Service fees</td>
<td>76,399</td>
<td>166,612</td>
<td>68,890</td>
<td>536,400</td>
<td>1,183,863</td>
<td>234,355</td>
</tr>
<tr>
<td>Planning service</td>
<td>24,242</td>
<td>96,380</td>
<td>25,447</td>
<td>68,781</td>
<td>94,345</td>
<td>60,945</td>
</tr>
<tr>
<td>Building service</td>
<td>52,157</td>
<td>70,232</td>
<td>43,443</td>
<td>467,619</td>
<td>1,089,518</td>
<td>173,410</td>
</tr>
<tr>
<td>Impact fees</td>
<td>347,086</td>
<td>475,937</td>
<td>659,892</td>
<td>706,953</td>
<td>1,744,141</td>
<td>2,897,927</td>
</tr>
</tbody>
</table>

Multi-Family Development Fees

<table>
<thead>
<tr>
<th></th>
<th>Sacramento</th>
<th>Los Angeles</th>
<th>Roseville</th>
<th>Oakland</th>
<th>Irvine</th>
<th>Fremont</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total project fees</td>
<td>1,725,739</td>
<td>1,174,642</td>
<td>1,810,506</td>
<td>3,455,593</td>
<td>6,168,064</td>
<td>7,515,775</td>
</tr>
<tr>
<td>Service fees</td>
<td>212,633</td>
<td>249,723</td>
<td>141,742</td>
<td>655,203</td>
<td>119,031</td>
<td>305,933</td>
</tr>
<tr>
<td>Planning service</td>
<td>315,299</td>
<td>804,84</td>
<td>358,65</td>
<td>309,61</td>
<td>103,304</td>
<td>547,05</td>
</tr>
<tr>
<td>Building service</td>
<td>181,104</td>
<td>169,239</td>
<td>105,877</td>
<td>624,242</td>
<td>109,572</td>
<td>251,288</td>
</tr>
<tr>
<td>Impact fees</td>
<td>1,513,106</td>
<td>924,919</td>
<td>1,668,764</td>
<td>2,800,390</td>
<td>5,069,033</td>
<td>7,209,782</td>
</tr>
</tbody>
</table>

1.5 Development Standards

Development standards such as parking requirements, open space requirements, balcony size restrictions, and specific amenities can increase costs associated with developing affordable housing. The majority of these development standards are consistent with other development requirements throughout the region. Discussions with developers have indicated that occasionally parking requirements are problematic for the development of affordable housing because parking requirements often drive the need for larger parcel sizes or increased construction costs for various parking solutions.

The city’s zoning code allows the review authority to reduce parking requirements for affordable and/or mixed-use projects. The zoning code allows for parking reductions in proximity to transit services and for parking reductions as part of a density bonus concession. Although the city requires development standards for multi-family housing, these standards are not considered overly burdensome; rather many of the financing structures for affordable housing require similar or more restrictive construction techniques and/or amenities to qualify for financing (i.e. Tax Credit Financing).\footnote{Producing Affordable Housing in Citrus Heights An alternative to the “default density”, City of Citrus Heights, 2009}
1.6 Availability of Infrastructure

Infrastructure costs greatly impact the ability to deliver affordable housing. Costs associated with water, sewer, or road infrastructure can make or break a project from happening. Many developers of affordable housing actively pursue land that is served by the existing infrastructure to lower the costs of establishing an affordable product.

Due to the built-out nature of CH, infrastructure is available for all development projects. Typical improvements are limited to on-site improvements, and adequate capacity is available to serve new developments. Public improvements such as roadway improvements are generally limited in nature due to the infill nature of development in the city.

1.7. Location

The location of affordable housing can greatly impact the affordability of the project. Housing located closer to employment centers, transit, schools, parks, and related amenities can greatly reduce the costs of living for residents. In addition, several key sources of funding require location proximity to these features to be competitive for the financing of affordable housing. Sites that are within proximity to local amenities and services sufficient to garner competitive financing program points are frequently in the higher land cost areas. Location plays a key role in the affordable housing market. CH has a variety of vacant and underutilized parcels close to amenities necessary for financing and increased affordability.
1.8. Transportation

a. New Comprehensive Transit Plan (CHTP) in 2018

As a largely built-out community, the city recognizes the importance of focusing on new development near existing transit corridors and near employment centers. In 2018, the city updated its comprehensive transit plan. Citrus Heights City Council adopted the Citrus Heights Comprehensive Transit Plan (CHTP) on October 11, 2018. The CHTP evaluated services provided by Sacramento Regional Transit (SacRT) to CH area and the connections provided to the surrounding region, including the cities of Roseville, Folsom, Rancho Cordova, and downtown Sacramento; transfer stations and light rail stations; weekday, weekend and evening service hours; fixed routes and on-demand service (SmaRT Ride); makes recommendations related to service standards, performance measures, and future transit system goals. Although the city’s prior General Plan was effective for the city, complying with new state laws AB32 and SB375 drove the General Plan Update. The city’s existing land use patterns and existing zoning regulations largely supported the state’s efforts to encourage development adjacent to transit corridors and at densities that support transit and mixed uses.

b. Transit plays an important role in economy

Transit plays an especially important role in enhancing CH’s connections with the broader Sacramento region. First, it improves access to local and regional employment. Downtown Sacramento is one of the region’s primary employment bases, and SacRT connects Citrus Heights to Downtown through the Blue Line via local fixed-route and express bus routes and the Gold Line through fixed-route connections in neighboring Rancho Cordova. The park-and-ride facilities at the light rail stations (namely Watt/I-80 station) also facilitate connections to regional transit for commuters. SacRT also offers direct connections via transit to other local and regional employment opportunities. However, other regional employment centers in Roseville, in adjacent Placer County, and in Rancho Cordova lack direct transit connectivity. The other primary benefit that transit provides to CH is improved social equity outcomes in

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12 *Citrus Heights Comprehensive Transit Plan, Oct 2018*
terms of access to the educational, medical, and social needs of the population.

c. Transit helps low income household, the main target of affordable housing

Transit in CH primarily serves those who do not have access to a vehicle, especially low income, immigrant, senior, youth, and disabled populations. It is important to note that CH is home for significant clusters of people who fit those demographic profiles. For many residents of the city, transit access is a lifeline and critical to their ability to reside within the city. Also, of note, many employers within CH, dominated by retailers, also depend on transit to provide access for many of their workers who reside in neighboring communities.

Future Transit Network Alternative – New Regional Service

Source: CHTP

Source: Citrus Heights Comprehensive Transit Plan, Oct 2018

Appendix B
Transit also provides a number of other benefits to CH, including improved local circulation and connectivity, reduced vehicle trips and traffic congestion, reduced environmental impacts, reduced impacts to the roads, and support of city-wide goals related to economic development, land use, and multimodal travel.

By considering the cost of housing as well as the cost of transportation, “H+T Affordable Index” provides a more comprehensive understanding of the affordability of place. Dividing these costs by the representative income illustrates the cost burden of housing and transportation expenses placed on a typical household. While housing alone is traditionally deemed affordable when consuming no more than 30% of income, the H+T Index incorporates transportation costs—usually a household’s second-largest expense—to show that location-efficient places can be more livable and affordable.14

According to H+T Index, CH has a smaller housing and transportation costs percentage (49%) compared to surrounding regions in Sacramento (e.g. Folsom: 72%, Roseville: 59%, Antelope: 55%, Orangeville: 58%).

Source: https://htaindex.cnt.org

14 H+T Index Affordability Index, htaindex.cnt.org
d. New Transit Plan with affordable housing development

Like infrastructure, CH’s new transit plan is closely related to affordable housing development, when the projects are located closer to transportation spokes. This would increase the benefit for the low-income populations or seniors who are the main residents of affordable housing units. However, similar to zoning issues (RD30 raises the value of land so that it gets more difficult for developers to acquire the land for affordable housing projects), the value of areas near transit would increase. In addition, CH’s General Plan and zoning code allow residential development of commercially zoned properties up to 20 units per acre. Most of its transit corridors are flanked with commercial land, so this is an opportunity to expand on the fact that, although this land is not “vacant” there are redevelopment opportunities for housing proximate to transit service.
2. Existing Housing Stock

2.1 Overview

CH is a 98% built-out community with a variety of housing types ranging from semi-rural large lot single-family homes to higher density townhomes, apartments, and condos. The current market rate is largely considered one of the more affordable housing markets (both rental and ownership housing) in the Sacramento region.

2.2 Market Rate for Sales

After bouncing back from the collapse of the housing market in the late 2000s, the sales prices of housing units have been soaring. However, the market rate of the sales prices in CH is still affordable to most of the income groups. Record low interest rates, the availability of loans with low down payments, and surplus of housing stock have all attributed to maintain affordability for various income levels throughout the state.

The current median home sale prices are affordable by three of the income categories (Low, Median, and Moderate) other than Very Low category. Table below demonstrates that the current housing stock still provides a real opportunity for homeownership in CH.

<table>
<thead>
<tr>
<th>Income group</th>
<th>Maximum affordable home price</th>
<th>Homes sold at or below maximum affordable price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low</td>
<td>$176,550</td>
<td>28%</td>
</tr>
<tr>
<td>Low</td>
<td>$287,044</td>
<td>78%</td>
</tr>
</tbody>
</table>

Source: 2019 Median Family Income of $83,600 annually, 2019 HUD income limits, 200 samples at Zillow

If we break down the cases by density, we could get more intriguing insights. While the home sale prices of the least dense zones (≤ RD10) are not affordable by Low and Very Low categories, those of denser zones (RD10 < ≤ RD20) are more affordable.
### Percentage of housing lower than maximum affordable home price by density

<table>
<thead>
<tr>
<th>Density</th>
<th>% of total &lt; maximum affordable home price (Very Low)</th>
<th>% of total &lt; maximum affordable home price (Low)</th>
</tr>
</thead>
<tbody>
<tr>
<td>≤ RD10</td>
<td>0%</td>
<td>45.9%</td>
</tr>
<tr>
<td>RD10 &lt; ≤ RD20</td>
<td>46.7%</td>
<td>96.7%</td>
</tr>
<tr>
<td>RD20 &lt; ≤ RD30</td>
<td>0%</td>
<td>100%</td>
</tr>
</tbody>
</table>

Source: 2019 Median Family Income of $83,600 annually, 2019 HUD income limits, 200 cases at Zillow

### 2.3 Market Rate for Rents

After bouncing back from the housing market crisis, market rents for apartment units have drastically soared over the last five years. The average rent for an apartment in CH is $1,363, a 5% increase from the previous year when the average rent was $1,296. While Sacramento County’s average increase was 1.9 percent, median rental prices rose by 4.8 percent in CH from 2018 to 2019.

For Low Income households, market rents were affordable. Although the gross market rents divided by the monthly household income slightly exceed the affordability limit of 30% (33-38%), one factor to consider is that the prices gathered were offering prices from landlords rather than the actual rents.

After conducting interviews with property managers of three apartments in CH, because of concessions and various promotions, the actual rents were approximately 90% of the listed price, lowering the percentage to under 30%. However, for Very Low Income households, as the gross rent / monthly household income clearly exceeded 30% (52.2-61.4%), the market rents were not affordable. Even after applying minimum rent, the percentage was in the range of 43-60%, exceeding the 30% threshold by a large margin.
### Gross rent affordability for the lower-income categories in Citrus Height

<table>
<thead>
<tr>
<th>Household size</th>
<th>Bedroom type</th>
<th>Gross rent affordability for Very Low Income(^1)</th>
<th>Gross rent affordability for Low Income(^1)</th>
<th>Gross market rent range(^2)</th>
<th>Market average rent(^3)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Studio</td>
<td>$733</td>
<td>$1,171</td>
<td>$910-1,349</td>
<td>$1,275</td>
</tr>
<tr>
<td>2</td>
<td>1/1</td>
<td>$836</td>
<td>$1,339</td>
<td>$1,060-1,735</td>
<td>$1,494</td>
</tr>
<tr>
<td>3</td>
<td>2/1</td>
<td>$941</td>
<td>$1,506</td>
<td>$1,125-1,765</td>
<td>$1,649</td>
</tr>
<tr>
<td>4</td>
<td>2/2</td>
<td>$1,045</td>
<td>$1,673</td>
<td>$1,300-2,040</td>
<td>$1,850</td>
</tr>
<tr>
<td>5</td>
<td>3/2</td>
<td>$1,129</td>
<td>$1,808</td>
<td>$1,395-2,200</td>
<td>$2,190</td>
</tr>
<tr>
<td>6</td>
<td>3/2</td>
<td>$1,213</td>
<td>$1,941</td>
<td>$2,115-2,260</td>
<td>$2,480</td>
</tr>
</tbody>
</table>

1) Based on HUD Income Limits, 2019  
2) Apartment.com 2/12/2019  
3) Rent prices from apartment.com + SHRA allowance for tenant paid utilities (electric) and services - 5/1/2019
3. Ineffectiveness of Rezoning in CH

In order for CH to build an affordable housing project in an area less dense than 30 units per acre, the city may rezone the area (i.e. RD20 \( \rightarrow \) RD30). However, this rezoning process would not result in affordable housing at market rate because the average rental price of housing units built on a RD30 zone is not significantly lower than the average rental price of a RD20 zone. According to our research over 100 units in 29 apartments in the city, the average rental price of RD30 is higher in most unit types.

<table>
<thead>
<tr>
<th>Unit type</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RD20</td>
</tr>
<tr>
<td>Studio</td>
<td>1,092</td>
</tr>
<tr>
<td>1/1</td>
<td>1,294</td>
</tr>
<tr>
<td>2/1</td>
<td>1,399</td>
</tr>
<tr>
<td>2/2</td>
<td>1,603</td>
</tr>
<tr>
<td>3/2</td>
<td>1,898</td>
</tr>
<tr>
<td>3/3</td>
<td>2,188</td>
</tr>
</tbody>
</table>

Source: Apartments.com, 100 Units, 29 Apartments

This result suggests that rezoning is not applicable to achieve affordable housing at market rate in CH. In addition, the city currently does not have any available land with zoning denser than or equal to RD30, which makes it even more difficult for the city to meet the default density level of 30 units per acre for affordable housing.

<table>
<thead>
<tr>
<th>Vacant Areas in Citrus Heights by zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning</td>
</tr>
<tr>
<td>--------</td>
</tr>
<tr>
<td>Acres</td>
</tr>
<tr>
<td>(%)</td>
</tr>
</tbody>
</table>

Source: Citrus Heights Vacant, Pending, Underutilized Land Inventory 2013
4. Benchmark Cases

a. Enhanced Infrastructure Financing District (EIFD)\textsuperscript{15}

Following the dissolution of local Redevelopment Agencies (RDAs) in 2011, West Sacramento has been adopted one of the new financing strategies for affordable housings, Enhanced Infrastructure Financing District (EIFD). It is to earmark property tax revenue from increases in assessed property values within a designated district to fund economic development. Although EIFD does not include a housing requirement, it can support the production and preservation of affordable housing in a variety of ways. First, EIFD funding may be used to directly subsidize rent-restricted units within mixed-income developments. EIFD funding can also pay for infrastructure, such as parking facilities, bridges, and highways and development fees associated with housing construction, which otherwise passed on to the developers. West Sacramento reshaped Infrastructure Financing District (IFDs) law, including lowering two-thirds voter approval for IFD creation to fifty-fifty percent. Increasing property values in the low-income regions could be a burden for low incomers when it comes to paying for the rent. West Sacramento government successfully used additional tax revenues from the added value of the property in its region to make a more sustainable community with affordable housing and infrastructure development by utilizing EIFD.

b. Housing-Related Parks Program (HRPP)\textsuperscript{16}

The Housing-Related Parks Program (HRPP), a housing incentive program that was created by the state in 2008 and that provides park-related grants to cities and counties for increasing their supply of affordable housing, specifically addresses this mismatch. The funding may be used for parks and recreation projects that benefit the community. The state has witnessed the powerful impact of this incentive program based on the result in Arcata, a coastal city just south

\textsuperscript{15} Enhanced Infrastructure Financing Districts: West Sacramento, Terner Center for Housing Innovation, UC Berkeley, April 2019

\textsuperscript{16} Housing Incentive Programs: Arcata, Terner Center for Housing Innovation, UC Berkeley, April 2019
of the Oregon border. Since Arcata’s pre-existing affordable housing development strategy was well aligned with the program, the city was awarded more than $300,000 in total grant funding from HRPP between 2013 to 2015. HRPP’s support has enabled the city not only to provide more places for low-income residents but also to improve the livability of the community through park-related projects. Considering the characteristic of the affordable housing project that could cause resistance from the original residents in the area, this program can be an effective tool to solve the existing problems in the state.

c. Affordable Housing Overlay Zones (AHOs)¹⁷

To promote more affordable housing development in a low-density area, Oakley was one of the first cities to introduce an Affordable Housing Overlay Zones (AHOs). AHOs are added layers on top of existing zoning ordinances that provide incentives for developers to build housing, particularly affordable housing, within specific districts. Overlay zones may include a variety of incentives for developers to include affordable units in their projects. Some of the incentives provided to developers are as below:

- By-right zoning or administrative project approval
- Streamlined permitting
- Allowing housing in locations not zoned for residential uses
- Lower parking requirements
- Impact fee waivers
- Increased density bonus
- Increased allowable heights

While increased density bonus and allowable heights may not be applicable to developers in the city of Citrus Heights, other incentives such as faster administrative processes and flexible operations of different types of zonings can encourage more affordable housing development

¹⁷ Affordable Housing Overlay Zones: Oakley, Terner Center for Housing Innovation, UC Berkeley, April 2019
in a low-density area. Moreover, overlay zones will provide flexibility not only in format but also in the various land uses, with which the city can regulate and prioritize direct development to site-specific zones.

d. Community Land Trusts

Homes for sale or rent within the community land trust (CLT) are permanently held below the market cost while also offering the potential for residents to build equity and share in the economic advancement of their neighborhood. Irvine created the Irvine Community Land Trust (Irvine CLT) in 2006 to ensure that all new units created using a public subsidy or as a result of the city’s inclusionary housing ordinance would remain affordable in perpetuity.

What distinguishes the CLT model from other affordable housing strategies is its commitment to maintaining affordability long-term by decoupling the land value from the built structure or housing located on the land. Ownership of the land, along with control over the resale of any housing located on its land, allows the CLT to ensure homes will remain available for lower-income households for generations to come.

Local government involvement in CLTs can include administrative or financial assistance, donations of city-owned land, grants, or low-interest loans for developing and financing projects. Cities can also assist CLTs in the acquisition and preservation of housing through local land use regulations such as inclusionary zoning, density bonuses and other mandates or concessions. As a CLT builds its portfolio, municipalities can continue to provide support for its operations through capacity grants. Finally, jurisdictions may assist CLTs through the revision of their tax assessment practices ensuring the fair treatment of resale-restricted homes built on their lands.

From the case of Irvine’s CLT, we can derive some useful lessons. CLTs can provide an attractive strategy for municipalities searching for long-term solutions to expanding the supply of affordable housing within their jurisdiction. In addition, CLTs can help market-rate builders

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18 Community Land Trust: Irvine, Terner Center for Housing Innovation, UC Berkeley, April 2019
meet their affordable housing obligations. And unlike traditional subsidies, CLTs provide permanently affordable homes. Finally, state and local government supports are essential to CLT success. The essential challenge lies in finding the most constructive ways of putting municipal resources to work in pursuit of common objectives.

e. Modular Construction

For developers, one of the main drivers of achieving “affordability” in an affordable housing project is the construction cost. Construction costs can be divided into two categories, “hard costs”, including the cost of materials needed and “soft costs”, the cost of labor. Modular construction is a relatively new method that can potentially reduce the construction costs by significantly reducing the building time, thus cutting “soft costs”. Modular construction is a process in which a building is constructed off-site, under controlled plant conditions, using the same materials and designing to the same codes and standards as conventionally built facilities – but in about half the time. Buildings are produced in “modules” that when put together on site, reflect the identical design intent and specifications of the most sophisticated site-built facility.

By applying the modular construction method, developers can cut costs by 20% and speed up production by between 20% and 40%. Also, because the facility is built off-site, it is unaffected by weather and seasonal changes. According to a developer from Factory OS, a construction company that specializes in modular building, says that “Modular developers can cut the build time on multi-housing by 50%. What has been taking two years for 100 apartments, we can do in a year or less.” In a housing environment where developers have shunned affordable housing due to insufficient returns and complex financing processes, this new cost-cutting method can be good news. Modular construction is not just a theory and investors are also taking notice. Katerra, a three-year-old prefabricated building company in the Silicon Valley city of Menlo Park, has raised $1.1 billion in venture capital.

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19 The Move to Modular Housing: Cutting Costs to Advance Affordable Housing, lgc.org
20 Modular Construction: A solution to affordable housing challenges, Cornell Real Estate Review, April 2019
Moreover, many cities in the U.S. have noticed the advantages of modular construction. In San Francisco, the mayor committed the city to purchase $100 million worth of modular affordable housing to address its housing needs. Also, in nearby Oakland, Factory OS is already building modular studios for formerly homeless people, 110 apartments in West Oakland and 300 homes for the tech giant, Google. In addition, in the Westlake neighborhood of Los Angeles, the new housing project employs advanced modular construction to transform steel modules sourced from China into a five-story, 84-unit residential building.
5. Current Incentives

a. General

First, the vast majority of new affordable housing constructed nationwide is subsidized in part by the federal Low-Income Housing Tax Credit (LIHTC) program. With LIHTC, as with similar state and local subsidies, the subsidized units remain affordable for several decades and then eventually revert to market-rate. Second, for tenants of these rent-restricted units, their housing situation can become precarious upon the expiration of the subsidy agreement. A fund collected by additional taxes due to the increase in property value to support the construction fee, infra, etc. Third, the Sacramento Housing and Redevelopment Agency (SHRA) administers the Housing Choice Voucher (HCV) program. As part of the HCV program, the tenant pays approximately 30 percent of their income towards rent and the remainder is paid by the U.S. Department of Housing and Urban Development (HUD) funds directly to the landlord.

b. Goals, policies, and actions 21

- Increase the level of home ownership in the community.
- Preserve the existing housing supply and assure its continuing quality.
- Optimize remaining development opportunities.
- Ensure that adequate housing is available to all residents including those with special needs such as seniors and homeless persons.

c. Policies to increase homeownership opportunities to ensure a balance of housing and housing types

Policy 24.1: Support the use of public and private funds to assist first-time homebuyers.
Policy 24.2: Assist in the conversion of rental developments to owner occupancy where appropriate.

21 Citrus Heights Community Development General Plan Policy
d. Policies to provide adequate sites for a variety of housing opportunities to serve all residents

Policy 25.1: Promote development of a variety of housing types in terms of location, cost, design, style, type, and tenure, while ensuring compatibility with adjacent uses of land.
Policy 25.2: Strive to meet the city’s fair share housing allocation based on the RHNA.
Policy 25.3: Facilitate mixed-use development and redevelopment in appropriate areas.
Policy 25.4: Support a variety of housing opportunities on vacant or underutilized lands.
Policy 25.5: Promote fair distribution of special needs facilities throughout the city to avoid over concentration in any particular neighborhood, including assisted housing, below-market-rate projects, and senior housing.

e. Policies to develop, conserve, and improve the housing stock to ensure decent accommodations for all segments of the community

Policy 26.1: Encourage the conservation and improvement of existing housing.
Policy 26.3: Promote improvements and rehabilitation to enhance the quality of multi-family developments.
Policy 26.5: Conserve the city’s stock of sound and viable mobile home and manufactured homes as an important part of the city’s affordable housing stock.

f. Policy to conserve currently assisted units to ensure availability of housing for lower income households

Policy 27.1: Pursue all available strategies and procedures to preserve government - assisted units that are at risk of conversion to market rate.

g. Policies to ensure housing opportunities for all segments of the community

Policy 28.1: Pursue necessary resources for the development, maintenance and preservation of emergency housing, transitional housing, and housing to accommodate other special needs.
Policy 28.2: Endeavor to meet the housing needs of homeless persons.
Policy 28.3: Support and cooperate with regional and community-based organizations in the delivery of special needs housing resources.
Policy 28.4: Assess the city’s housing needs and the progress toward meeting its housing goals.
Policy 28.5: Encourage development of a variety of sizes, design, and styles of housing so that residents will be encouraged to stay in CH as their housing needs change.
Policy 28.7: Minimize government constraints on the production of housing to the extent feasible, while meeting public facility and service needs.
Policy 28.8: Create housing to help meet the needs of the community.
IV. Recommendations & Implementation

: For Citrus Heights, 20 units per acre is most appropriate for affordable housing

Through studying economics around the housing environment in CH and analyzing financial data from the previous affordable housing projects in the city and affordability at market rate (rents/sale price), we conclude that the city can continue to produce affordable housing at densities lower than the default density of 30 units per acre.

a. The economy around the housing environment in CH has changed.
   - Rents and sales prices in CH have been soaring since 2012: rents increased by 73% and sales prices increased by 125%.
   - From 2012 to 2019 median income only increased by 10%.

a. Land values in the city are still relatively lower than other communities in Sacramento County.
b. The city’s development fees are amongst the lowest in the region.
c. Infrastructure is readily available due to the built-out nature of the community.
d. The city has adopted policies that support affordable housing.
e. Most of the city, particularly along its corridors, is affordable even when factoring in transportation costs.
f. The city does not have enough vacant or underutilized land denser than 20 units per acre, while it does have relatively enough land under 20 units per acre.
g. Rezoning RD20 to RD30 does not create affordability at market rate due to the insignificant differences in rental prices between the two zonings.
h. Recent market rates are affordable for Low Income group at densities 20 units per acre in terms of rents and sale price, but not affordable for Very Low Income group.
i. Increased density has not resulted in increased affordability in the city, especially due to increased land costs and construction costs for higher density.

Therefore, it is recommended that the city sets the zones for affordable housing at 20 units per acre for the RHNA assignments. This decision requires to provide further analysis of financial feasibility, or information based on development project experience within a zone that provides
housing for lower-income households. Moreover, as rents and sales prices are predicted to increase continuously, Citrus Heights should consider various government subsidies to bridge the gap between market prices and income levels to further accommodate Low Income and Very Low Income households.
### 1. Parcel Size and Density of Sacramento Affordable Units (over 80 units/63 samples)

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Address</th>
<th>City/Zip Code</th>
<th>Total Units</th>
<th>Total lake (ac)</th>
<th>Parcel Size (ac)</th>
<th>Development Cost</th>
<th>Density</th>
<th>Housing Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Calais Estates I</td>
<td>1810 South J Street, Sacramento, CA 95823</td>
<td>Sacramento</td>
<td>116</td>
<td>1,969.04</td>
<td>1.58</td>
<td>1,969.04</td>
<td>4.13</td>
<td>40.5 Senior</td>
</tr>
<tr>
<td>Larkspur Apartments II</td>
<td>2500 Auburn Dr., Sacramento, CA 95822</td>
<td>Sacramento</td>
<td>147</td>
<td>2,012.17</td>
<td>4.76</td>
<td>2,012.17</td>
<td>51.5</td>
<td>20.0 Senior</td>
</tr>
<tr>
<td>Ashley Place</td>
<td>1328 Morse Avenue, Sacramento, CA 95854</td>
<td>Sacramento</td>
<td>104</td>
<td>1,491.61</td>
<td>5.43</td>
<td>1,491.61</td>
<td>39.4</td>
<td>30.3 Non-Targeted</td>
</tr>
<tr>
<td>Rancho Madera Apartments I</td>
<td>7800 58th Street, Sacramento, CA 95823</td>
<td>Sacramento</td>
<td>244</td>
<td>2,585.93</td>
<td>5.07</td>
<td>2,585.93</td>
<td>51.5</td>
<td>41.6 Large Family</td>
</tr>
<tr>
<td>River Garden Estates</td>
<td>2001 North Fair Oaks, Sacramento, CA 95818</td>
<td>Sacramento</td>
<td>124</td>
<td>3,132.66</td>
<td>7.26</td>
<td>3,132.66</td>
<td>37.0</td>
<td>1.7 Large Family</td>
</tr>
<tr>
<td>Campus Estates I</td>
<td>1201 34th Avenue, Sacramento, CA 95805</td>
<td>Sacramento</td>
<td>126</td>
<td>2,592.05</td>
<td>5.03</td>
<td>2,592.05</td>
<td>51.5</td>
<td>21.6 Non-Targeted</td>
</tr>
<tr>
<td>Kirkwood Estates</td>
<td>801 River Creek Road, Sacramento, CA 95824</td>
<td>Sacramento</td>
<td>100</td>
<td>237.85</td>
<td>5.02</td>
<td>237.85</td>
<td>41.6</td>
<td>16.9 Large Family</td>
</tr>
<tr>
<td>Rancho Cordova Apartments I</td>
<td>15058 Coloma Road, Rancho Cordova, CA 95670</td>
<td>Rancho Cordova</td>
<td>95</td>
<td>3,015.60</td>
<td>6.06</td>
<td>3,015.60</td>
<td>51.5</td>
<td>15.8 Large Family</td>
</tr>
<tr>
<td>Glenridge Apartments II</td>
<td>4321 12th Avenue, Sacramento, CA 95820</td>
<td>Sacramento</td>
<td>81</td>
<td>674.85</td>
<td>1.55</td>
<td>674.85</td>
<td>40.5</td>
<td>12.6 Senior</td>
</tr>
</tbody>
</table>

### Appendix B

- Appendix B
- Agenda Packet Page 351
### 2. Parcel Size and Density of Los Angeles Affordable Units (over 80 units/69 samples)

<table>
<thead>
<tr>
<th>Project</th>
<th>Project Address</th>
<th>City/County/TaxParcel ID</th>
<th>Parcel Size (Acres)</th>
<th>Developer Density</th>
<th>Housing Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Central LA</td>
<td>2255 S. Atlantic Ave, Los Angeles</td>
<td>LA 086-3937-00162</td>
<td>0.49</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Woodcreek</td>
<td>3030 W. 120th St, Los Angeles</td>
<td>LA 086-3937-00162</td>
<td>0.49</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Century City</td>
<td>2255 S. Atlantic Ave, Los Angeles</td>
<td>LA 086-3937-00162</td>
<td>0.49</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Woodbridge</td>
<td>3030 W. 120th St, Los Angeles</td>
<td>LA 086-3937-00162</td>
<td>0.49</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### 3. Parcel Size and Density of Citrus Heights Units (over 80 units)

<table>
<thead>
<tr>
<th>Project</th>
<th>Project Address</th>
<th>City/County/TaxParcel ID</th>
<th>Parcel Size (Acres)</th>
<th>Developer Density</th>
<th>Housing Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bamboo Lake</td>
<td>3501 S. Avalon Ave, Los Angeles</td>
<td>LA 086-3937-00162</td>
<td>0.49</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Woodbridge</td>
<td>3030 W. 120th St, Los Angeles</td>
<td>LA 086-3937-00162</td>
<td>0.49</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
4. Parcel Size and Density of Carmichael Units (over 80 units)

<table>
<thead>
<tr>
<th>Project</th>
<th>Project Address</th>
<th>City Zip Code</th>
<th>Total Units</th>
<th>Sq. Ft (Land)</th>
<th>Parcel Size</th>
<th>Development Date</th>
<th>Density</th>
<th>Housing Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sierra Sunrise Apartments</td>
<td>4525 Mantanita Avenue, Carmichael, CA 95608</td>
<td>Carmichael 119</td>
<td>175,111</td>
<td>4.019995</td>
<td>1976</td>
<td>29.6 Senior</td>
<td>26.4</td>
<td></td>
</tr>
<tr>
<td>Kenneth Park Apartments</td>
<td>5845 Kenneth Avenue, Carmichael, CA 95608</td>
<td>Carmichael 97</td>
<td>182,516</td>
<td>4.189991</td>
<td>1973</td>
<td>23.2 Large Family</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

5. Affordability Levels Based on Income

<table>
<thead>
<tr>
<th>Home Price</th>
<th>Very Low (&lt;15%)</th>
<th>Low (50-80% AMI)</th>
<th>Median (80-120% AMI)</th>
<th>Moderate (&gt;120% AMI)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$176,500</td>
<td>$277,600</td>
<td>$365,600</td>
<td>$422,906</td>
</tr>
</tbody>
</table>

- Estimated Closing Costs
- Borrower's Portion
- Loan Amount
- Principal and Interest
- Property Taxes per month
- Home Owner's Insurance
- Mortgage Insurance
- Total Estimated Payment
- Monthly Income
- Housing Ratio

**Assumptions:**
1. 3.5% of Purchase Price
2. Fixed Interest Rate, Amortized for 30 years.
3. Annual Property Taxes calculated at 1.25% of property value at time of transfer.
4. Home Owner's Insurance based on moderate priced policy.
5. Mortgage Insurance based on 0.0% of loan balance per year.
6. Income based on AMI ($3,600)
7. Goal of approx. 33% Maximum

Source: NeighborWorks Sacramento, 2019 Homeownership Value Limits 2019
6. Default Density Standard Option – 2010 Census Update

MEMORANDUM FOR: Planning Directors
                Interested Parties
FROM:                Glen A. Campora, Assistant Deputy Director
                Division of Housing Policy Development
SUBJECT: Default Density Standard Option – 2010 Census Update

Background Information: Pursuant to Government Code Section 65583.2(c)(3), the housing element must include analysis of identified sites which must demonstrate density standards to accommodate a jurisdiction’s regional need for all income levels, including lower-income households.

To meet this statutory requirement, local governments should provide an analysis demonstrating how adopted densities accommodate the regional housing need for lower income households. The analysis shall include, but is not limited to, factors such as market demand, financial feasibility, or information based on development project experience within a zone or zones that provide housing for lower income households.

As an option and alternative to preparing the analysis described above, Government Code Section 65583.2(c)(3)(B) allows local governments to elect the option of utilizing “default” density standards that are “deemed appropriate to accommodate housing for lower income households.” The default density option is not a mandated density. The default density standard provides a streamlined option for local governments to meet the density requirement. No analysis to establish the appropriateness of the default density is required and the Department must accept that density as appropriate in its review.

The default density option was adopted in 2003 by consensus with local government representatives, builders, planners and advocates through the Housing Element Working Group which was convened by the Department in 2003. Default densities are established using population based criteria as detailed in 65583.2(b)(i) through (v) and 65583.2(d) through (f) as summarized below (refer to Table A for detailed information):

- Incorporated cities within nonmetropolitan/rural counties and non-metropolitan counties with micropolitan areas (15 units or more per acre)
- Unincorporated areas in all non-metropolitan counties (10 units or more per acre)
- Suburban Jurisdiction (20 units or more per acre)
- Metropolitan Jurisdictions (30 units or more per acre)
Default Density Standard Option – 2010 Census Update
Page 2

Revised Default Density Standards Based on 2010 Census Data Release: Based on the release of 2010 Census data, the Department has updated the default density standards set forth in the Department’s June 9, 2005 technical assistance memo (Amendment of State Housing Element Law – AB 2348). Specifically, Table A and Appendix 1 of the June 9, 2005 memo have been revised based on current US Census Bureau population based criteria as established in Government Code Section 65583.2(c)(3)(d) thru (f).

The updated optional default density standards are based on either one of the following:

1. Increases in population of a Metropolitan Statistical Area above 2 million between the 2000 and 2010 Census based estimates; or
2. Increases or decreases of an individual jurisdiction’s population between the 2000 and 2010 Census based estimates.

Population changes to Metropolitan and Micropolitan Statistical Areas are reflected in Table A, below. Applicable jurisdiction level information on default densities for accommodating lower-income households is included as Appendix 1.

Timing and Applicability Regarding Future Housing Element Updates: Revised default densities will be effective for housing element updates for the fifth housing element planning period. Housing element amendments for the fourth planning period may continue to use default densities identified in the Department’s June 9, 2005 technical assistance memo (Amendment of State Housing Element Law – AB 2348).

Housing element updates for the fifth planning period are due to be adopted at various dates beginning 2013. Please refer to Housing Element Update Schedule on the Department’s website at http://www.hcd.ca.gov/hpd/hrc/plan/he/he_time.htm.

If you have any questions or need assistance, please contact Division of Housing Policy Development staff at (916) 445-4728 or rahouse@hcd.ca.gov.

Attachments
## TABLE A
Revised Default Densities Appropriate to Accommodate Housing for Lower-Income Households by Region

*(Note: changes are indicated by underline)*

Default densities are optional and data is provided for informational purposes only.

| I | Incorporated Cities within nonmetropolitan/rural counties (as outlined in either Section I or II) and Nonmetropolitan counties with micropolitan areas (listed below) |
| II | Unincorporated areas in all nonmetropolitan counties not included under I |
| III | Suburban jurisdictions |
| IV | Metropolitan jurisdictions |

Nonmetropolitan counties with micropolitan areas include:
- Del Norte
- Humboldt
- Inyo
- Lassen
- Lake
- Mendocino
- Nevada
- Tehama
- Tuolumne

<table>
<thead>
<tr>
<th>Nonmetropolitan/rural counties as listed below (list excludes those counties including micropolitan areas as outlined in section I)</th>
</tr>
</thead>
</table>
| Alpine
| Amador
| Calaveras
| Colusa
| Glenn
| Mariposa
| Madera
| Mono
| Plumas
| Sierra
| Siskiyou
| Trinity |

Jurisdictions (cities/counties) located within a Metropolitan Statistical Area (MSA) with a population of more than 2 million as listed below, unless a city has a population of greater than 100,000 in which case it would be considered metropolitan.

- Butte
- Imperial
- Fresno
- Kern
- Kings
- Madera
- Merced
- Monterey
- Napa
- San Benito
- San Joaquin
- San Luis Obispo
- Santa Barbara
- Santa Clara
- Santa Cruz
- Shasta
- Solano
- Sonoma
- Stanislaus
- Sutter
- Tuolumne
- Ventura
- Yuba

<table>
<thead>
<tr>
<th>Jurisdictions (cities/counties) located within a Metropolitan Statistical Area (MSA) with a population of more than 2 million as listed below, unless a city has a population of less than 25,000 in which case it would be considered suburban.</th>
</tr>
</thead>
</table>
| Alameda
| Contra Costa
| El Dorado
| Los Angeles
| Marin
| Orange
| Placer
| Riverside
| Sacramento
| San Bernardino
| San Diego
| San Francisco
| San Mateo
| Yolo |

| at least 15 du/ac | at least 10 du/ac | at least 20 du/ac | at least 30 du/ac |

# APPENDIX 1

**Housing Element Default Densities for Accommodating Lower-Income Households**

**Government Code Section 65533.2**

Default Densities are optional and data is provided for informational purposes only.

**NOTE:** Changes are indicated in yellow below and are based on one of the following factors as indicated:

1. Increase in population of a Metropolitan Statistical Area above 2 million between the 2000 and 2010 Census; OR
2. Increase or decrease in an individual locality’s population between the 2000 and 2010 Census

<table>
<thead>
<tr>
<th>COUNTY</th>
<th>MSA Classification (see Table A)</th>
<th>PLACE</th>
<th>2002 Census Population</th>
<th>2010 Census Population</th>
<th>at least 10 dukids</th>
<th>at least 15 dukids</th>
<th>at least 20 dukids</th>
<th>at least 30 dukids</th>
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<tr>
<td>Plumas</td>
<td>III</td>
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<td></td>
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<td></td>
<td></td>
<td>Portola</td>
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<td>2,164</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Riverside</td>
<td>IV</td>
<td>Banning</td>
<td>25,696</td>
<td>25,603</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td></td>
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<td>36,877</td>
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<td></td>
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<tr>
<td></td>
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<td>Lake Elsinore</td>
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<td></td>
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<td></td>
<td>San Jacinto</td>
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<tr>
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<tr>
<td></td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Galt</td>
<td>22,321</td>
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<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Helton</td>
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<td>604</td>
<td>X</td>
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<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Rancho Cordova</td>
<td>57,716</td>
<td>64,776</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Sacramento</td>
<td>435,245</td>
<td>466,488</td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>
7. Citrus Heights Housing Prices Overview

Citrus Heights Market Overview
Data through Dec 31, 2019

$353,181

5.0% 1-yr forecast Dec 31, 2020

$340,000 Median listing price

$343,100 Median sale price (Nov 30, 2019)
(Reference)

1) 5 Reasons Affordable Housing Creates a Better World, AD&V
2) Regional Housing Needs Allocation (RHNA), SACOG.org
3) Community Profile, citrusheights.net
4) Last year’s Housing Market, Citruheights.net
5) Producing Affordable Housing in Citrus Heights An alternative to the “default density”, City of Citrus Heights, 2013
8) Producing Affordable Housing in Citrus Heights An alternative to the “default density”, City of Citrus Heights, 2013
9) Producing Affordable Housing in Citrus Heights An alternative to the “default density”, City of Citrus Heights, 2013
10) Producing Affordable Housing in Citrus Heights An alternative to the “default density”, City of Citrus Heights, 2013
11) Producing Affordable Housing in Citrus Heights An alternative to the “default density”, City of Citrus Heights, 2013
12) Citrus Heights Comprehensive Transit Plan, Oct 2018
13) Citrus Heights Comprehensive Transit Plan, Oct 2018
14) H+T index Affordability Index, htaindex.cnt.org
15) Enhanced Infrastructure Financing Districts: West Sacramento, Terner Center for Housing Innovation, UC Berkeley, April 2019
16) Housing Incentive Programs: Arcata, Terner Center for Housing Innovation, UC Berkeley, April 2019
17) Affordable Housing Overlay Zones: Oakley, Terner Center for Housing Innovation, UC Berkeley, April 2019
18) Community Land Trust: Irvine, Terner Center for Housing Innovation, UC Berkeley, April 2019
19) The Move to Modular Housing: Cutting Costs to Advance Affordable Housing, lgc.org
20) Modular Construction: A solution to affordable housing challenges, Cornell Real Estate Review, April 2019
21) Citrus Heights Community Development General Policy
SACOG Regional Housing Needs Plan

Cycle 6 (2021-2029)

Adopted March 2020
BOARD MEMBERS AND MEMBER JURISDICTIONS

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Christopher Cabaldon, City of West Sacramento
Kim Douglass, City of Colfax
Dan Flores, Sutter County
Lucas Frerichs, City of Davis
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Patrick Kennedy, Sacramento County
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Jeff Slowey, City of Citrus Heights
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Amarjeet Benipal, Caltrans Ex-Officio

SACOG MISSION

Provide leadership and a dynamic, collaborative public forum for achieving an efficient regional transportation system, innovative and integrated regional planning, and high quality of life within the greater Sacramento region.
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EXECUTIVE SUMMARY

PROCESS

The Regional Housing Needs Allocation (RHNA) is the California state-required process that seeks to ensure cities and counties are planning for enough housing to accommodate all economic segments of the community. The process is split into three steps:

1. **Regional Determination**: The State Department of Housing and Community Development (HCD) provides each region a Regional Determination of housing need, which includes a total number of units split into four income categories. HCD provided SACOG a Regional Determination for Cycle 6 of RHNA (2021-2029) of 153,512 units.

2. **RHNA Methodology**: Councils of Governments, including SACOG, are responsible for developing a RHNA Methodology for allocating the Regional Determination to each city and county in the COG’s region. This methodology must further a series of state objectives.

3. **Housing Element Updates**: Each city and county must then adopt a housing element that demonstrates, among other things, how the jurisdiction can accommodate its assigned RHNA number through its zoning. The state reviews each jurisdiction’s housing element for compliance with state law.

This document provides an overview of the RHNA state process and describes the Adopted RHNA Methodology, including the RHNA objectives and factors, methodology framework, adjustment factors, and resulting allocations by income category.

IMPORTANCE OF RHNA FOR LOCAL GOVERNMENTS

The RHNA methodology will assign housing units to each jurisdiction in the SACOG region, broken down into four income categories: very low-, low-, moderate- and above moderate-income (see table below for a breakdown of how these categories are defined in terms of median income). Following the assignment of housing units, jurisdictions in the SACOG region must adopt a housing element by August 2021 that demonstrates, among other things, how they can accommodate the assigned RHNA numbers through zoning.
A key assumption of the RHNA requirements is that the higher the allowed density in the zoning, the more likely it is to be able to accommodate affordable housing. While above moderate-income RHNA can be accommodated on single family zoned sites, the lower income categories (very low- and low-income) can only be accommodated on sites zoned for higher densities (typically 20 or 30 units per acre). If a jurisdiction does not have enough zoning capacity to accommodate all income categories of its RHNA, it must identify sites and rezone them by 2024.

**ADOPTED RHNA METHODOLOGY**

On November 21, 2019, the SACOG Board adopted the Cycle 6 2021-2029 RHNA Methodology (Adopted RHNA Methodology). This methodology represents the culmination of input from the public, local housing planners, and housing stakeholders across the region over a 14-month period. The methodology is oriented around furthering the five RHNA objectives outlined in state law and discussed in Section 2. The Adopted RHNA Methodology uses a two-step process to:

1) Calculate each jurisdiction’s total RHNA based on their proportion of growth in SACOG’s adopted 2020 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS)
2) Calculate the percentage of lower-income units in each jurisdiction based on three adjustment factors

This process is summarized in the graphic below and the resulting allocations are provided on the following page.

<table>
<thead>
<tr>
<th>Income Category</th>
<th>Household Income Bucket (Based on Area Median Income)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Above Moderate Income</td>
<td>(120+% )</td>
</tr>
<tr>
<td>Moderate Income</td>
<td>(80-120%)</td>
</tr>
<tr>
<td>Low Income</td>
<td>(50-80%)</td>
</tr>
<tr>
<td>Very Low Income</td>
<td>(&lt;50%)</td>
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</table>

<table>
<thead>
<tr>
<th>MTP/SCS Growth Proportions</th>
<th>Total RHNA (Each Jurisdiction starts with 40.7% Lower-Income)</th>
<th>Regional Income Parity Adjustment Factor</th>
<th>Affirmatively Furthering Fair Housing Adjustment Factor</th>
<th>Jobs/Housing Fit Adjustment Factor</th>
<th>Final Income Category Breakdown</th>
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## ADOPTED CYCLE 6 (2021-2029) RHNA METHODOLOGY SUMMARY TABLE

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<th>Higher Income Units</th>
<th>Total RHNA</th>
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<tbody>
<tr>
<td></td>
<td>Very Low</td>
<td>Low</td>
<td>Very Low + Low</td>
</tr>
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<td>Placerville</td>
<td>56</td>
<td>34</td>
<td>90</td>
</tr>
<tr>
<td>El Dorado County Uninc Tahoe Basin</td>
<td>91</td>
<td>55</td>
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<td>El Dorado County Unincorporated</td>
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RHNA KEY DATES

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<th>Month</th>
<th>Key Dates</th>
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<td>2019</td>
<td>January-March</td>
<td>SACOG surveyed member jurisdictions regarding the RHNA objectives and factors</td>
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<td>June</td>
<td>SACOG and HCD held a consultation process to ensure Regional Determination fairly reflected state law</td>
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<td></td>
<td>July</td>
<td>HCD issued SACOG its RHNA Determination (see Appendix A)</td>
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<td></td>
<td>September</td>
<td>SACOG issued Draft RHNA Methodology Menu (see Appendix D)</td>
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<td>October</td>
<td>The SACOG Board held a public hearing to solicit input from the public on the Draft RHNA Methodology Menu</td>
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<td>November</td>
<td>HCD provided SACOG a letter that confirmed the Draft RHNA Methodology Menu was consistent with the statutory requirements of RHNA law</td>
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<tr>
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<td>November</td>
<td>The SACOG Board adopted Option C as the Final RHNA Methodology</td>
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<tr>
<td>2020</td>
<td>January</td>
<td>The formal appeal deadline expires with no appeals</td>
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<tr>
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<td>March</td>
<td>SACOG Board adoption of the Final RHNA Plan</td>
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ORGANIZATION OF THIS PLAN

Section 1: Introduction to RHNA

This section provides an overview of the RHNA state law, the implications for local governments, and the process to develop the RHNA.

Section 2: RHNA Objectives and Factors

This section describes the statutory objectives/factors and how the Adopted RHNA Methodology furthers or considers them.

Section 3: Regional RHNA Determination

This section describes the process by which HCD developed and issued the RHNA Determination to SACOG.

Section 4: Adopted RHNA Methodology

This section describes, in detail, how the Adopted RHNA Methodology distributes the Regional Determination to each city and county in the SACOG region.

Section 5: Appendices

The appendices include a variety of background documents including frequently asked questions, all letters received from HCD throughout the process, the full Draft RHNA Methodology Menu released for public review, comment letters and staff responses on said menu, and results from SACOG's affirmatively furthering fair housing survey.
SECTION 1: INTRODUCTION TO THE REGIONAL HOUSING NEEDS ALLOCATION CYCLE 6 (2021-2029)

CALIFORNIA STATE LAW AND RHNA

Since 1969, California has required that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in the community. SACOG plays a significant role in how this is done through the Regional Housing Needs Allocation (RHNA) process for the six-county Sacramento region, comprised of the cities and counties within the counties of Placer, Sacramento, Sutter, Yolo and Yuba Counties, and the El Dorado County except for the city of South Lake Tahoe.

The California Housing and Community Development Department (HCD) issues a Regional Housing Needs Determination to SACOG’s six-county region for the planning period of October 31, 2021 to October 31, 2029, which is the sixth cycle of RHNA. HCD determined that the region must zone for 153,512 housing units during this period. HCD calculates the regional determination using information provided by the California Department of Finance. The regional determination includes an overall housing need number, as well as a breakdown of the number of units required in four income distribution categories, as further defined below.

Based on the regional determination provided by HCD, the RHNA process breaks down the allocations for each of the cities and counties in the region, both overall number and by the four income categories. The allocations are formally adopted into this document, the Regional Housing Needs Plan (RHNP). The RHNA process, adopted through the RHNP, establishes the total number of housing units that each city and county must plan for within the eight-year planning period. Based on the adopted RHNA, each city and county must update its housing element to demonstrate how the jurisdiction will meet the expected growth in housing need over this eight-year planning period.

California Government Code Section 65584 et seq. encompasses the RHNA process.

IMPLICATIONS FOR CITIES AND COUNTIES

Once cities and counties received their allocations, each jurisdiction must then update the housing element of its general plan to demonstrate how zoning will accommodate the RHNA. General plans serve as the local government’s "blueprint" for how a city or county will grow and develop and include seven elements: land use, transportation, conservation, noise, open space, safety, and housing. The law mandating that housing be included as an element of each jurisdiction’s general plan is known as “housing-element law.”

California’s housing-element law acknowledges that, in order for the private market to adequately address the housing needs and demand of Californians, local governments must adopt plans and regulatory systems that provide opportunities for (and do not unduly constrain), housing development. As a result, housing policy in California rests largely upon the effective implementation of local general plans and, in particular, local housing elements.
SACOG’S ROLE IN RHNA

SACOG is required to develop and approve a RHNA and RHNP for its six-county region, including the counties of El Dorado, Placer, Sacramento, Sutter, Yolo, and Yuba, and their 22 cities. The RHNA and RHNP must also include the Tahoe Basin portions of El Dorado and Placer counties, which are not normally within SACOG’s planning area, except for the city of South Lake Tahoe (the State of California will address the city directly).

SACOG’s responsibility is to coordinate with HCD prior to its determination of the regional housing need. Once SACOG receives the regional determination, including the overall need number and the income category distribution, it must adopt a methodology for distributing the regional growth number throughout the region. The methodology is the basis for the final RHNA and RHNP that SACOG ultimately adopts.

ALLOCATIONS – OVERALL AND FOUR INCOME CATEGORIES

The Regional Housing Needs Allocation has two parts as required by State law:

1. Overall Allocation: SACOG received 153,512 total housing unit number for growth during the planning period in the six-county SACOG region (minus the city of South Lake Tahoe) from HCD. This overall number is broken down into four income categories.

2. Income Category Distributions: HCD also breaks up the total regional housing units into four income levels.
   - very low income (less than 50 percent median family income [MFI]);
   - low income (50 to 80 percent MFI);
   - moderate income (80 to 120 percent MFI);
   - moderate income (above 120 percent MFI).

Section 3 addresses how the State developed these allocations in the Regional Determination.

FOUR INCOME CATEGORIES

The four income categories listed above must be addressed in a jurisdiction’s housing element. Specifically, accommodations must be made to ensure that the jurisdiction provides sufficient zoning capacity to accommodate the projected housing need in each income category.

It is important to note that each jurisdiction is responsible for providing sufficient zoning capacity for the units allocated to all four economic income categories but is NOT responsible for the construction of these units. The intent of the Housing Element Law is to ensure that jurisdictions do not impede the construction of housing in any income category. Other factors, such as market forces, are well beyond a jurisdiction’s control and have considerable influence over whether housing units in each income category are actually constructed.
RELATIONSHIP TO SACOG’S TRANSPORTATION PLANNING

The SACOG 2020 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) plans for the projected growth in the region by 2040 and where it will take place. State law requires that the MTP/SCS be consistent with the RHNA. As such, the RHNA is an attempt to plan for the projected growth between 2021 and 2029 using the land use forecast and underlying data used in the MTP/SCS.

RHNA OBJECTIVES AND FACTORS

State law requires that five objectives be considered during the development of the methodology to allocate housing needs in the region:

1) Increase Housing Supply and Mix of Housing Types
2) Promote Infill, Equity, and Environment
3) Ensure Jobs Housing Balance and Fit
4) Promote Regional Income Parity
5) Affirmatively Further Fair Housing

The RHNA objectives provide the guiding framework for how SACOG must develop the methodology. SACOG is required to demonstrate how its methodology “furthers” each of the objectives. This requires proactive inclusion of each objective into the analysis and represents a higher standard than in previous cycles, which required allocations methodologies to be “consistent” with state objectives.

In addition, there are twelve RHNA factors (some with multiple parts) that SACOG must consider when distributing each jurisdiction’s overall and income category allocations. The RHNA factors must be “incorporated” into the methodology. State law mandates that each of the factors be included to the extent that sufficient data is available.

Section 2 of this document describes both the RHNA Objectives and the RHNA Factors and how they were furthered or considered.

METHODOLOGY: PROCESS FOR ALLOCATION

The RHNA methodology is the formula by which SACOG will allocate the number of housing units each city and county in the SACOG region must zone for between 2021 and 2029. The SACOG region must divide up the 153,512 dwelling units that was assigned by the California Housing and Community Development Department (HCD). The amount of lower income housing units that each jurisdiction must zone is of particular interest to local governments and stakeholders. The number of affordable, or lower income, units allocated to a jurisdiction is the amount that it must zone for higher densities. In the SACOG region, the default density standard for accommodating lower income RHNA units is either 20 or 30 units per acre, depending on the jurisdiction. Section 4 of this document describes the Adopted RHNA Methodology.
SECTION 2: RHNA OBJECTIVES AND FACTORS

RHNA Objectives and RHNA Factors

Adopting the RHNA Methodology is the only step of the RHNA cycle for which SACOG has direct discretion. However, state statute requires SACOG to consider or further a series of objectives and factors, many of which have been amended by state legislation in 2018.

RHNA Objectives

- The RHNA objectives provide the guiding framework for how regions must develop the RHNA methodology. SACOG is required to demonstrate how its methodology “furthers” each of the objectives. This language requires proactive inclusion of each objective into the analysis and is a higher legal bar than “consistency.”

RHNA Objectives (§65584.d)

**OBJECTIVE 1. INCREASE HOUSING SUPPLY AND MIX OF HOUSING TYPES**

“Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low- and very low-income households.”

This objective is inherently addressed through a methodology that assigns units at different income categories to each jurisdiction across the region. The Adopted RHNA Methodology accomplishes this by ensuring each jurisdiction receives an allocation for lower income units. The three adjustment factors all support this objective by adjusting the percentage of lower income units as a means of accomplishing specific policy goals outlined in state statute.

In its review, HCD noted that the Adopted RHNA Methodology “allocates more lower income RHNA to jurisdictions that have higher housing costs. Six of the seven cities with the highest housing costs in the region also receive the seven largest shares of lower income RHNA. Additionally, there is fairly close alignment between the ranking of housing costs and share of lower income RHNA across all jurisdictions. This outcome helps to facilitate a mix of affordability, housing types, and tenure throughout the region.”

RHNA Factors

- The RHNA factors include a longer list of considerations that must be considered or incorporated into the methodology. Each of the factors should be included to the extent that sufficient data is available.
OBJECTIVE 2. PROMOTE INFILL, EQUITY, AND ENVIRONMENT

"Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region’s greenhouse gas reductions targets provided by the State Air Resources Board pursuant to Section 65080."

This objective shares many of the same goals as the MTP/SCS, which forms the basis for the total RHNA calculation for each jurisdiction. Among other things, the MTP/SCS forecasted development pattern promotes infill housing and supports a compact development pattern that will achieve the ambitious climate goals given to SACOG by the state. Since the MTP/SCS furthers these objectives and forms the basis for the total RHNA calculation, no additional adjustment factors are necessary to further this objective. More about how the MTP/SCS informs the RHNA is described below in the “Total RHNA Calculation” section. In addition, the jobs/housing fit adjustment factor supports this objective by working to create more affordable housing where there are high ratios of low-wage jobs to units that are affordable to low-wage workers. This will help to reduce the vehicle trip distances and increase the potential for non-auto commute options for lower income residents.

In its review, HCD noted that the Adopted RHNA Methodology “furthers the infill and environmental principles of this objective, as the overall allocation is based on SACOG’s infill and job focused MTP combined with adjustment factors, such as the jobs-housing adjustment factor, which further direct lower income RHNA toward low-wage job centers, encouraging “jobs-housing fit,” efficient development patterns, greater housing access for low-wage workers, and greenhouse gas reduction.”

OBJECTIVE 3. ENSURE JOBS HOUSING BALANCE AND FIT

"Promoting an improved intraregional relationship between jobs and housing, including an improved balance between the number of low-wage jobs and the number of units affordable to low-wage jobs in each jurisdiction."

The MTP/SCS promotes an improved intraregional relationship between total jobs and total housing units as a means to achieving better climate and transportation outcomes. However, the MTP/SCS does not explicitly consider the relationship between low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction. As such, the Adopted RHNA Methodology includes a jobs housing fit adjustment factor that seeks to house more low-wage workers near their jobs by encouraging jurisdictions with high ratios of low-wage workers to units affordable to low wage workers to zone for more affordable housing types.

In its review, HCD said that it “commends SACOG for including analysis of low-wage jobs and affordable units in the methodology. The jobs-housing fit adjustment factor directs more lower income RHNA to places with a higher overall number of low-wage jobs, and a higher number of low-wage jobs compared to units affordable to low-wage workers...Seven of the eight jurisdictions with the highest number of low-wage jobs also receive the eight highest shares of lower income RHNA for the region. There is also generally strong alignment between the rank of the jobs-housing ratio for a jurisdiction (more low-wage jobs to less affordable housing) and the share of lower income RHNA that a jurisdiction receives.”
OBJECTIVE 4. PROMOTE REGIONAL INCOME PARITY

"Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent American Community Survey."

The MTP/SCS does not explicitly consider regional income parity. As such, the Adopted RHNA Methodology includes a regional income parity adjustment factor that seeks to move jurisdictions across the region towards a similar proportion of lower-income households over time by encouraging jurisdictions with low proportions of lower-income households to zone for more affordable housing types.

In its review, HCD noted that “This objective is furthered directly by the regional income parity adjustment factor. The SACOG adjustment provides an upward adjustment toward the regional average for jurisdictions that have a lower percentage of households in each income category compared to the region. While the adjustment explicitly responds to objective four, it also assists in the methodology furthering each of the other objectives.”

OBJECTIVE 5. AFFIRMATIVELY FURTHER FAIR HOUSING

"Affirmatively furthering fair housing means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws."

The MTP/SCS does not explicitly consider affirmatively furthering fair housing (AFFH). As such, the Adopted RHNA Methodology includes an affirmatively furthering fair housing adjustment factor that seeks to open high opportunity jurisdictions to all economic segments of the community by encouraging jurisdictions with large proportions of existing homes in high opportunity areas to zone for more affordable housing types.

In its review, HCD said that it “applauds the inclusion of the affirmatively furthering fair housing adjustment factor in the methodology. This factor directs more lower income RHNA to areas having more housing units in higher opportunity areas, as defined in the HCD/TCAC Opportunity Maps, which evaluate access to opportunity, racial segregation, and concentrated poverty on 11 dimensions, which are all evidence-based indicators related to long term life outcomes.” In the Adopted RHNA Methodology HCD also noted that “the top seven jurisdictions with the most homes in High Opportunity areas receives the top seven largest shares of lower income RHNA thus encouraging more affordable homes in higher resourced areas and increasing housing access to these communities for lower income households.” Legislation passed in 2018 requires SACOG to incorporate AFFH principles into the RHNA methodology. As such, the Draft RHNA Methodology Menu includes an AFFH adjustment factor that seeks to open up high opportunity areas, as defined in the State Housing Opportunity Maps, to all economic segments of the community by encouraging jurisdictions with higher than average proportions of homes in high opportunity areas to zone for more affordable housing types.
AFFIRMATIVELY FURTHERING FAIR HOUSING SURVEY

In addition to furthering the above principles in the RHNA methodology, SACOG is required by state law to conduct a survey of fair housing issues, strategies, and actions. The intention is to help identify common barriers for opening up high opportunity areas and effective strategies for avoiding the displacement of lower income households. SACOG conducted this survey in Fall of 2019 and asked the following questions of all member agencies and received responses from 27 of the 28 jurisdictions:

- Does your General Plan have an environmental justice/social equity chapter or integrate environmental justice/social equity, per SB 1000?
- What steps has your jurisdiction undertaken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?
- To what extent could the following factors be barriers to the production of more affordable housing types, including subsidized affordable, missing middle, or multifamily, in high opportunity areas? Options include zoning restrictions (density/intensity/height limits, parking requirements, minimum lot size), community opposition, construction costs, lack of market demand, infrastructure needs, or other.
- What steps has your jurisdiction undertaken to avoid, minimize, or mitigate the displacement of low income households?

The results of the survey are included in Appendix F and summarized below:

- Barriers to production of more affordable housing types in high opportunity areas:
  - 52% of jurisdictions identified zoning restrictions (density/intensity/height limits, parking requirements, minimum lot size) as potential barriers
  - 67% of jurisdictions identified community opposition as a barrier
  - 85% of jurisdictions identified constructions costs/lack of funding as a barrier
  - 22% of jurisdictions (largely in rural areas) identified market demand as a barrier
  - 63% of jurisdictions identified infrastructure needs as a barrier
  - Other barriers that were identified by at least one jurisdiction include outside agency fees, a lack of dedicated funding for affordable housing, constrained land, prevailing wage requirements, labor shortages, lack of coordination between departments, and uncertainty associated with discretionary approval/litigation risk
- Only two jurisdictions currently have an environmental justice/social equity chapter in their general plan per SB 1000. Ten jurisdictions are in progress or plan to update in conjunction with their upcoming housing element update or general plan update.
- Jurisdictions across the region have taken a variety of steps to overcome historical patterns of segregation including promoting housing choice through small lot zoning, by right multifamily in high opportunity areas, decreased parking minimums, housing acquisition loans/down payment assistance, policies encouraging ADUs in single family areas, renter helplines, inclusionary zoning requirements, and just-cause eviction protections
- Many jurisdictions committed to including new programs in the 6th Cycle Housing Element Updates aimed at mitigating displacement and removing barriers to equal housing opportunity
RHNA FACTORS (§65584.04.e)

This section describes factors identified in state statute that SACOG must consider, to the extent sufficient data is available, when developing its RHNA methodology. SACOG gathered information relating to the RHNA factors in early 2019. SACOG staff traveled to each county in the region to meet with the planning staffs from each of the 22 cities and six counties in the region to collect data for both the MTP/SCS and the RHNA. SACOG staff also reviewed general plans, specific plans, and other planning documents for each jurisdiction. The following describes the factors and SACOG’s approach to addressing them in the RHNA.

1. JOBS AND HOUSING RELATIONSHIP

"Each member jurisdiction’s existing and projected jobs and housing relationship. This shall include an estimate based on readily available data on the number of low-wage jobs within the jurisdiction and how many housing units within the jurisdiction are affordable to low-wage workers as well as an estimate based on readily available data, of projected job growth and projected household growth by income level within each member jurisdiction during the planning period." - §65584.04(e)

SACOG reviewed the jobs and housing balance of all jurisdictions. SACOG’s MTP/SCS growth forecast, which forms the basis for the total RHNA calculation, considers areas where there are significant imbalances in jobs and housing today and the likelihood of those imbalances improving in the future given the recent market conditions and jurisdictions’ local efforts to improve imbalances. Since this factor now includes consideration of existing and projected relationships between low-wage jobs and lower-income housing, the Adopted RHNA Methodology includes a jobs housing fit adjustment factor that seeks to house more low-wage workers near their jobs by encouraging jurisdictions with high ratios of low-wage workers to affordable housing units to zone for more affordable housing types.

2. Opportunities and constraints to development of additional housing (see below)

2a. Capacity for sewer and water service

"Lack of capacity for sewer or water service due to federal or state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period." - §65584.04(e)

Some jurisdictions indicated that sewer and/or water capacity could be a constraint during the 2021-2029 RHNA cycle. The jurisdiction-level growth allocation in the MTP/SCS did consider sewer and water capacity constraints; however, the RHNA methodology developed by SACOG staff did not cap a jurisdiction’s overall allocation because of diminishing sewer or water capacity (Gov. Code 65584.04(A)(2)). As long as a jurisdiction is able to plan for additional sewer and/or water capacity, no special adjustments were considered in the RHNA methodology. The only case where a jurisdiction is allowed an adjustment is where federal or state regulations prohibit a jurisdiction from providing necessary infrastructure for additional development. This only applies in the Tahoe Basin jurisdictions, which are excluded from this methodology for the reasons described in Section 4.
2b. Availability of land suitable for urban development

"The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities. The council of governments may not limit its consideration of suitable housing sites or land suitable for urban development to existing zoning ordinances and land use restrictions of a locality, but shall consider the potential for increased residential development under alternative zoning ordinances and land use restrictions. The determination of available land suitable for urban development may exclude lands where the Federal Emergency Management Agency (FEMA) or the Department of Water Resources has determined that the flood management infrastructure designed to protect that land is not adequate to avoid the risk of flooding." - §65584.04(e)

The amount of land available for development varies by jurisdiction from relatively large to very limited amounts of vacant land, in addition to infill opportunities from underutilized properties. The MTP/SCS forecasts considered all jurisdictions’ land supplies as it must be “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors.” The MTP/SCS forecast also reflects jurisdiction-specific conditions like a lack of developable lands or redevelopment opportunities due to market forces.

Some jurisdictions noted land set aside for environmental mitigation. These mitigations are reflected in the MTP/SCS allocations in terms of timing of development in specific plan areas. However, jurisdictions that choose to set aside some land from development are not precluded from the planning for potential development in other lands within its boundaries. Jurisdictions are generally not subject to further reductions in their regional housing needs allocations based solely on their lack of developable lands.

2c. Lands preserved or protected from urban development

"Lands preserved or protected from urban development under existing federal or state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis, including land zoned or designated for agricultural protection or preservation that is subject to a local ballot measure that was approved by the voters of that jurisdiction that prohibits or restricts conversion to non-agricultural uses." - §65584.04(e)

The two jurisdictions with land within the Tahoe Basin (Placer and El Dorado counties) are heavily regulated by federal and state laws. The SACOG methodology defers to the agency responsible for growth projections in this area – the Tahoe Regional Planning Agency (TRPA) – for growth allocations for the RHNA.

For the remaining 28 jurisdictions, lands must be officially designated as federal or state conservation lands before any adjustments to the RHNA methodology are considered. Even if federal designations are given, a jurisdiction still has the ability to plan for residential development on other lands within its boundaries. The RHNA will be adjusted only when it is determined no land is available for development within a jurisdiction. Jurisdictions that choose to impose local restrictions on developable lands are not exempt from the RHNA methodology. Jurisdictions with self-imposed restrictions may allow other lands for residential development, and as such, will be given an allocation according to the RHNA methodology.
2d. County policies to preserve prime agricultural land

"County policies to preserve prime agricultural land, as defined pursuant to Section 56064, within an unincorporated and land within an unincorporated area zoned or designated for agricultural protection or preservation that is subject to a local ballot measure that was approved by the voters of that jurisdiction that prohibits or restricts its conversion to non-agricultural uses." - §65584.04(e)

All six counties have policies that are intended to protect against the development of agricultural lands. The MTP/SCS forecast, which forms the basis of the total RHNA calculation, did not assume development in the areas where these policies are applicable.

3. Opportunities to maximize transit and existing transportation infrastructure

"The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure." - §65584.04(e)

As noted, the MTP/SCS land use pattern forms the basis for the total RHNA calculation. This land use pattern is developed in tandem with a series of transportation investments in an effort to ensure past and future transportation investments are maximized. The MTP/SCS calls for “development in communities where services, amenities, and transportation infrastructure already exist” (page 69). Since the MTP/SCS considers this factor no additional adjustment is necessary.

4. Policies directing growth toward incorporated areas

"Agreements between a county and cities in a county to direct growth toward incorporated areas of the county and land within an unincorporated area zoned or designated for agricultural protection or preservation that is subject to a local ballot measure that was approved by the voters of the jurisdiction that prohibits or restricts conversion to non-agricultural uses." - §65584.04(e)

Some cities and their counties have agreements in place to direct growth towards incorporated areas. Where such agreements exist, SACOG directed growth away from unincorporated areas of the county as a part of the MTP/SCS land use forecast. Since the MTP/SCS considers this factor and forms the basis for the total RHNA calculation, no additional adjustment is necessary.

5. Loss of units contained in assisted housing developments

"The loss of units contained in assisted housing developments, as defined in paragraph (9) of subdivision (a) of Section 65583, that changed to non-low-income use through mortgage prepayment, subsidy contract expirations, or termination of use restrictions." - §65584.04(e)

During its meetings with individual jurisdictions, SACOG requested data on the potential loss of assisted units. “Assisted units” are multifamily rental housing units that receive governmental assistance under federal programs. Multiple programs and funding streams make it difficult for jurisdictions and other interest groups to compile accurate lists of the assisted properties in each jurisdiction, especially larger jurisdictions. As such, the conversion of low income units into non-low income units is not explicitly addressed through the distribution of housing need. HCD has made considerable effort to identify the number, location, and risk level of assisted housing units throughout the state. SACOG staff has
determined that at-risk units are best addressed through providing data on these units as part of SACOG’s preapproved data-package and giving local jurisdictions the discretion to address this factor and adequately plan for any at-risk unit loss in preparing their housing elements.

6. High housing cost burdens

"The percentage of existing households at each of the income levels listed in subdivision (e) of Section 65584 that are paying more than 30 percent and more than 50 percent of their income in rent."

SACOG staff worked with HCD as a part of the RHNA determination consultation process to compare the region’s housing cost burdens against comparable regions throughout the nation, including Austin, Denver, Miami, Phoenix, Portland, Salt Lake City, and San Antonio. As a part of this exercise, lower income and higher income cost burdens were separated using 2011-2015 U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) data. The averages of these cost burdens by income group formed the basis for an adjustment as a part of the regional determination. The SACOG region is experiencing higher rates of cost burden in both categories than its peer regions, although not as severe as the Coastal California regions.

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<th>Region</th>
<th>Lower Income Cost Burden</th>
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</tr>
<tr>
<td>Austin-Round Rock, TX Metro Area*</td>
<td>66.56%</td>
<td>9.67%</td>
</tr>
<tr>
<td>Denver-Aurora-Lakewood, CO Metro Area*</td>
<td>63.78%</td>
<td>10.13%</td>
</tr>
<tr>
<td>Miami-Fort Lauderdale-West Palm Beach, FL Metro Area</td>
<td>71.13%</td>
<td>18.92%</td>
</tr>
<tr>
<td>Phoenix-Mesa-Scottsdale, AZ Metro Area*</td>
<td>63.46%</td>
<td>11.43%</td>
</tr>
<tr>
<td>Portland-Vancouver-Hillsboro, OR-WA Metro Area</td>
<td>67.08%</td>
<td>13.20%</td>
</tr>
<tr>
<td>Salt Lake City, UT Metro Area*</td>
<td>59.23%</td>
<td>8.79%</td>
</tr>
<tr>
<td>San Antonio-New Braunfels, TX Metro Area</td>
<td>58.34%</td>
<td>8.19%</td>
</tr>
<tr>
<td>Average of Comparison Regions</td>
<td>64.23%</td>
<td>11.48%</td>
</tr>
</tbody>
</table>

As demonstrated in the table above, housing cost burden disproportionately impacts lower income households in comparison to higher income households. This issue is exacerbated in areas where there is not enough affordable housing available, particularly in higher income areas. The Adopted RHNA Methodology incorporates the regional income parity and affirmatively furthering fair housing adjustment factors as a means of planning for more affordable housing types in higher income, higher opportunity areas of the region. Increasing affordable housing supply in these areas can help alleviate cost-burden experienced by local lower-income households because more affordable options will be available. The Adopted RHNA Methodology does not apply a jurisdiction-level adjustment factor for cost burden, but the above adjustment factors are sufficient to address this factor. In addition, SACOG staff has provided jurisdiction-specific rates of cost burden as part of SACOG’s preapproved data-package, which will give local jurisdictions the discretion to further address this factor in their housing elements.
7. Rate of Overcrowding

SACOG staff worked with HCD as a part of the RHNA determination consultation process to compare the region’s rates of overcrowding against comparable regions throughout the nation, including Austin, Denver, Miami, Phoenix, Portland, Salt Lake City, and San Antonio. The averages of these overcrowding rates, based on 2013-2017 5-yr Census ACS data, formed the basis for an adjustment as a part of the regional determination. The SACOG region is experiencing higher rates of overcrowding than its peer regions, although not as severe as the Coastal and Southern California regions.

<table>
<thead>
<tr>
<th>Region</th>
<th>Overcrowding Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>USA Average</td>
<td>3.34%</td>
</tr>
<tr>
<td>Austin-Round Rock, TX Metro Area*</td>
<td>3.95%</td>
</tr>
<tr>
<td>Denver-Aurora-Lakewood, CO Metro Area*</td>
<td>2.83%</td>
</tr>
<tr>
<td>Miami-Fort Lauderdale-West Palm Beach, FL Metro Area</td>
<td>4.64%</td>
</tr>
<tr>
<td>Phoenix-Mesa-Scottsdale, AZ Metro Area*</td>
<td>4.40%</td>
</tr>
<tr>
<td>Portland-Vancouver-Hillsboro, OR-WA Metro Area</td>
<td>3.14%</td>
</tr>
<tr>
<td>Salt Lake City, UT Metro Area*</td>
<td>3.43%</td>
</tr>
<tr>
<td>San Antonio-New Braunfels, TX Metro Area</td>
<td>4.14%</td>
</tr>
<tr>
<td>Average of Comparison Regions</td>
<td>3.79%</td>
</tr>
<tr>
<td>Sacramento--Roseville--Arden-Arde, CA Metro Area*</td>
<td>4.21%</td>
</tr>
<tr>
<td>Yuba City, CA Metro Area</td>
<td>6.87%</td>
</tr>
<tr>
<td>SACOG Region</td>
<td>4.40%</td>
</tr>
</tbody>
</table>

Overcrowding is defined as more than 1.01 persons per room (not bedroom) in a housing unit. Similar to cost-burden, overcrowding is caused by an accumulated housing supply deficit and is considered an indicator of existing housing need. As such, SACOG staff has determined that jurisdiction-specific rates of overcrowding are best addressed through providing data as part of SACOG’s preapproved data-package and giving local jurisdictions the discretion to address this factor in preparing their housing elements.

8. Housing needs of farmworkers

The need for farmworker housing in the SACOG region is a greater issue for farming operations in the valley than in the foothills due to the types of crops and amount of production in these areas. Housing authorities in the region provide some publicly owned and/or dedicated farm laborer housing. Some of these units provide seasonal housing and others permanent housing. Farm labor camps are permitted by use permit in all of the region’s counties. In addition, recent state legislation (AB 1763: Farmworker Housing Act) streamlines and provides incentives for the construction of new worker units on surplus farmland, provided they are managed by a non-profit third party. Using this new process, land zoned for agriculture can be developed as farmworker housing so long as it meets standard environmental and safety guidelines and is deed-restricted for lower income agricultural workers for at least 55 years.
Each county has policies encouraging some farm laborer housing on-site (via an accessory unit) and all of the agricultural zoning codes in the region allow for an accessory dwelling unit on-site, either by right or with an additional permit. The number of accessory dwelling units that currently exist in the region and the percentage of these used for farm laborer housing is unknown. Through their housing elements, all of the counties have policies that encourage the use of state and federal housing aid programs to provide farm laborer housing. These policies and practices are reflected in the MTP/SCS.

The Adopted RHNA Methodology does not apply a jurisdiction-level adjustment factor directly related to the housing needs of farmworkers. In many ways, directing growth toward incorporated areas protects the livelihood of farmworkers by preserving prime farmland. Assigning jurisdictions with higher numbers of farmworkers could result in the jurisdiction being forced to rezone agricultural land to housing uses as a means of accommodating its RHNA. This does not serve the interests of farmworkers. As such, SACOG staff has determined that the needs of farmworkers are best addressed through providing data as part of SACOG’s preapproved data-package and giving local jurisdictions the discretion to address this factor in preparing their housing elements.

9. Housing needs of UC and Cal State students

"The housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction." - §65584.04(e)

The plans made by Sacramento State University and University of California Davis campuses are considered as a part of the MTP/SCS land use forecast and are thereby incorporated into the methodology. SACOG staff held a meeting with representatives of UC Davis, City of Davis, Yolo County, and Department of Finance to discuss the housing needs of UC Davis students and how it relates to the MTP/SCS and RHNA methodologies. UC Davis generates a tremendous amount of market demand in the City of Davis, leading to a historically low vacancy rate and an increasing number of student-oriented projects. Market demand is one of the factors that SACOG considers as a part of the MTP/SCS land use forecast. UC Davis is also a growing jobs center, and proximity to jobs as well as jobs/housing balance are also considered in the MTP/SCS. In addition, the MTP/SCS is required to hit a GHG reduction target from the state. One of the key ways the MTP/SCS achieves this target is by continuing to forecast the existing trend of new housing being built close to jobs, which reduces trip distance and facilitates alternative modes of transportation. In this way, the MTP/SCS forecasts more housing near both UC Davis and Sacramento State University.

10. Loss of units during an emergency

"The loss of units during a state of emergency that was declared by the Governor pursuant to the California Emergency Services Act (Chapter 7 (commencing with Section 8550) of Division 1 of Title 2), during the planning period immediately preceding the relevant revision pursuant to Section 65588 that have yet to be rebuilt or replaced at the time of the analysis." - §65584.04(e)

There were four states of emergency that were declared by the Governor during the 2013-2021 RHNA period in the SACOG region.

- Governor Newsom declared a State of Emergency in counties across California due to winter storms on 2/21/2019, including El Dorado and Yolo Counties. No homes were destroyed as a part of this emergency in the SACOG region.
• Governor Brown declared a State of Emergency in three counties on 10/9/17, including Yuba County during the Tubbs, Atlas, and Cascade fires. Approximately 142 residential buildings in Yuba County were destroyed as a part of this series of fires.

• Governor Brown declared a state of emergency in multiple counties, including Sutter and Yuba County, on 2/12/17 due to the potential for extreme flooding from the Oroville spillway failure. The flooding did not occur, and no homes were destroyed as a part of this emergency in the SACOG region.

• Governor Brown declared a State of Emergency in El Dorado County on 9/17/14 due to the effects of the King and Boles fires. Approximately 12 residential buildings in El Dorado County were destroyed in the King fire.

As a part of the Regional Determination, HCD applies a minimum replacement unit adjustment of 0.5 percent, which is intended to make up for the typical rate of housing demolitions and/or units lost. SACOG has fortunately experienced a low 0.2 percent demolition rate over the past 10 years, which falls significantly below the minimum replacement rate. HCD applied the 0.5 percent minimum, which resulted in 5,105 additional RHNA units for the region. In this way, the regional determination included significantly more units than those lost, including average demolitions and the approximately 154 units lost due to a state of emergency. As such, an extra mechanism to distribute RHNA based on this factor is not necessary to meet the loss of units.

11. SB 375 Greenhouse Gas Reduction Targets

"The region’s greenhouse gas emissions targets provided by the State Air Resources Board pursuant to Section 65080." - §65584.04(e)

Passenger vehicles account for roughly 30 percent of greenhouse gas emissions in California. Under Senate Bill 375 (SB 375), Metropolitan Planning Organizations (MPOs) like SACOG are responsible for conducting land use and transportation planning in a way that reduces greenhouse gases from cars and light duty trucks. Under SB 375, the California Air Resources Board (CARB) is responsible for issuing greenhouse gas targets to MPOs that aim to reduce vehicle emissions, consistent with state climate goals, by 2035 as compared to a 2005 baseline. For the 2020 MTP/SCS, CARB assigned SACOG a target of 19 percent per capita greenhouse gas (GHG) reduction.

The MTP/SCS employs a variety of measures to reach this ambitious target. The primary reductions come from an increase in the share of alternative modes to the single occupancy vehicle (like transit, biking, and walking) and shortened vehicle trips. These two measures, which result from a more compact land use pattern and investments in transit and active transportation, make up over half of the GHG reductions. The remaining reductions come from road facility pricing strategies, local electric vehicle programs, and exogenous factors like an aging population and increased auto costs. The assumptions and indicators described in Appendix E the MTP/SCS offer the best path to achieving the 19 percent per capita (GHG) emissions reduction target, which is subject to review of CARB.
The MTP/SCS land use forecast, which is designed to reach the GHG reduction target, forms the basis for the total RHNA calculation in the Adopted RHNA Methodology. As noted in Section 4, the Regional Determination is multiplied by the proportion of regional growth attributed to a jurisdiction in the growth forecast for the MTP/SCS between 2016-2035, which is the same time horizon as the GHG reduction target. This ensures that the RHNA methodology is both furthering the Infill, Equity, and Environment objective as well as incorporating this RHNA factor that explicitly references the GHG reduction target from CARB.

### 12. Other factors adopted by Council of Governments

"Any other factors adopted by the council of governments, that further the objectives listed in subdivision (d) of Section 65584, provided that the council of governments specifies which of the objectives each additional factor is necessary to further. The council of governments may include additional factors unrelated to furthering the objectives listed in subdivision (d) of Section 65584 so long as the additional factors do not undermine the objectives listed in subdivision (d) of Section 65584 and are applied equally across all household income levels as described in subdivision (f) of Section 65584 and the council of governments makes a finding that the factor is necessary to address significant health and safety conditions." - §65584.04(e)

No other planning factors were adopted by SACOG to review as a specific local planning factor. Flood protection and management may affect the RHNA methodology and the associated allocations. The Federal Emergency Management Agency (FEMA) is reviewing the flood levees and may re-designate and impose a federal moratorium on residential development in certain areas. If, during the RHNA update process, a jurisdiction receives a FEMA designation that prohibits near-term development, the RHNA methodology may need to be revised.
SECTION 3: REGIONAL RHNA DETERMINATION

The Final SACOG Regional Determination for Cycle 6 of RHNA (2021-2029) is 153,512 units. The Determination began with a consultation between HCD and SACOG staff to discuss HCD’s approach, data sources, and timeline. Through this consultation, SACOG staff worked with HCD staff to provide region-specific suggestions for applying state law fairly and appropriately. Based on that consultation, HCD issued a Regional Determination of 153,512 units to SACOG on July 18, 2019, which includes adjustments for vacancy, replacement, overcrowding, and cost burden per state law. As of August 17, 2019, 30 days after receipt by SACOG, the determination became final.

HCD develops the Regional Determination using a two-step process beginning with a regional projection of new households which is then adjusted up or down using a required set of existing needs factors. The regional projection of new households is developed in consultation with the California Department of Finance. It starts with the projected household population for the end of the RHNA period (August 31, 2029 for Cycle 6). The projected population used by HCD as a part of the Cycle 6 Regional Determination is in line with what SACOG is projecting in the MTP/SCS. Based on this household population projection, HCD uses household formation rates by age group to estimate the number of new projected households the region needs to accommodate. The household growth projection for the SACOG region for Cycle 6 is 112,609 and makes up the largest component of the overall determination.

Starting with the projected household growth number above, HCD adjusts the Regional Determination to account for four existing needs factors: (1) vacancy rate, (2) replacement units, (3) overcrowding, and (4) cost burden. The state’s purpose for including these factors is to capture existing housing need irrespective of future household growth. HCD is required by state law to factor these needs into the Regional Determination. The Regional Determination calculates the four existing needs adjustments in the following ways:

1. Vacancy Rate: HCD compares the SACOG region’s existing vacancy rate with a healthy vacancy rate of 5%. The difference is then multiplied with the total projected households to yield the vacancy adjustment. For Cycle 6 of RHNA, the SACOG region’s vacancy rate is low (2.77%), which means that SACOG received a 2.23% upward adjustment in the Regional Determination. This resulted in 22,730 additional units.
2. Replacement Units: HCD applies a replacement adjustment between 0.5% and 5% based on the current 10-year annual average percent of demolitions. Since the SACOG region has a very low rate of demolitions (0.18%), SACOG received the minimum (0.5%) replacement adjustment. This resulted in 5,105 additional units.
3. Overcrowding: The overcrowding adjustment was added in 2018 by state legislation. For the purposes of RHNA, overcrowding is defined as more than one resident per room in each room in a dwelling. This adjustment is based on the difference between the rate of overcrowding in the SACOG region and the rate of overcrowding in comparable regions, which SACOG staff worked with HCD to identify. The difference between the overcrowding rate in the SACOG region (4.39%) and comparable regions (3.79%) is 0.6%. This difference resulted in 6,111 additional units.
4. Cost Burden: The cost burden adjustment was added in 2018 by state legislation. For the purposes of RHNA, cost burden is defined as the percentage of households paying more than
30% of their income on housing. Since cost burden is experienced very differently across income
groups, the rate of cost burden is separated between households earning below 80% of area
median income (lower income) and households earning above 80% area median income (higher
income). The adjustment is based on the difference between cost burden by income group for
the region and the cost-burden by income group in comparable regions, which SACOG staff
worked with HCD to identify. The difference between the cost burden rate for lower income
households in the SACOG region (68.76%) and comparable regions (64.23%) is 4.53%. This
difference resulted in 2,711 additional lower income units. The difference between the cost
burden rate for higher income households in the SACOG region (16.37%) and comparable
regions (11.48%) is 4.89%. This difference resulted in 4,246 additional higher income units.

In total, SACOG received a Regional Determination of 153,512 units for Cycle 6 of RHNA, of which 40,903
is due to the existing needs factors described in the bullets above. The determination is approximately
46 percent higher than the Cycle 5 (2013-2021) determination of 104,970. The increase in the regional
determination this cycle is not unique to the SACOG region and reflects both the drastically different
housing climate in 2019 as well as the addition of two new existing need considerations (overcrowding
and cost burden). The different housing climate in 2019 and its impact on the regional determination is
most evident in the vacancy rate adjustment. Vacancy rates lower than 5 percent typically indicate that
housing supply is not keeping pace with demand. HCD has historically adjusted the determination
upward in situations like this. Last cycle, in the depths of the recession, SACOG received a special
downward RHNA adjustment to “account for abnormally high vacancies and unique market conditions
due to prolonged recessionary conditions, high unemployment, and unprecedented foreclosures.” As
such, the Cycle 5 determination was reduced by approximately 12,640 units as HCD assumed some
housing demand would be addressed through absorption into vacant housing units. For Cycle 6, SACOG
received an upward adjustment of 22,730 units in order to bring the SACOG region’s vacancy rate back
to a healthy vacancy rate of 5 percent. This means that changes in vacancy rate alone are resulting in a
net increase of over 35,000 units relative to last RHNA cycle.

TAHOE BASIN

The Regional Determination of 153,512 units from HCD includes all 28 jurisdictions within the SACOG
Planning Area, as well as the Tahoe Basin portions of unincorporated Placer and El Dorado Counties.
Jurisdictions within the Tahoe Basin are subject to the Bi-State Compact (Public Law 96-551) and the
Lake Tahoe Regional Plan, which limits growth in the Basin. The Tahoe Regional Planning Agency (TRPA)
provided SACOG with a memo on 7/31/19 (Appendix A) that included growth assumptions for the Tahoe
Basin portions of unincorporated Placer and El Dorado Counties (included at end of this document).
SACOG will not be covering the city of South Lake Tahoe in this RHNA cycle, as determined by HCD.

The Total RHNA calculation shown below accepts the recommendations from TRPA, which removes 794
units (359 from El Dorado County and 435 from Placer County) from the 153,512 Regional
Determination that is distributed based on the proportion of 2016-2035 MTP/SCS growth.

<table>
<thead>
<tr>
<th>HCD Determination</th>
<th>153,512</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unincorporated El Dorado County in Tahoe Basin</td>
<td>359</td>
</tr>
<tr>
<td>Unincorporated Placer County in Tahoe Basin</td>
<td>435</td>
</tr>
<tr>
<td><strong>SACOG Planning Area RHNA</strong></td>
<td><strong>152,718</strong></td>
</tr>
</tbody>
</table>
SECTION 4: ADOPTED RHNA METHODOLOGY

LOCAL PLANNER AND STAKEHOLDER INPUT

The Adopted RHNA Methodology represents the culmination of input from the public, local housing planners, and housing stakeholders across the region. Over the course of 14 months, SACOG worked with stakeholders a number of ways, including:

- Seven regionwide local government housing planner meetings (July 2018 – August 2019)
- Four Regional Planning Partnership (RPP)\(^1\) meetings (February, April, June, and August - 2019);
- RHNA factors meetings with local planners in each of the six counties, plus special meetings with UC Davis and Tahoe Regional Planning Agency
- Four regional manager/director meetings (November 2018, March, May, and August 2019)
- Ten presentations for local government planning commissions and city council meetings (2019)

These meetings provided an opportunity for SACOG to discuss and solicit feedback on the types of data that could be used to further the RHNA objectives, the assumptions that should be made, as well as information regarding conditions in individual jurisdictions that should be taken into consideration.

METHODOLOGY OVERVIEW

Given the requirement to proactively “further” the five objectives in the methodology, much of the Adopted RHNA Methodology is oriented around the five statutory RHNA objectives. It does this either through the total RHNA calculation or through three adjustment factors. The table below demonstrates how the different aspects of the Adopted RHNA Methodology either further or support the five RHNA objectives. These aspects and how they affect the distribution of RHNA across the region are discussed in more detail below. HCD provided a letter confirming that the Adopted RHNA Methodology indeed furthers the five statutory objectives (see Appendix C).

<table>
<thead>
<tr>
<th>Objective</th>
<th>Total RHNA Calculation based on MTP/SCS</th>
<th>Methodology Adjustment Factors</th>
</tr>
</thead>
<tbody>
<tr>
<td>Increase Housing Supply and Mix of Housing Types</td>
<td>Furthers</td>
<td>Regional Income Parity: Supports</td>
</tr>
<tr>
<td>Promote Infill, Equity, and Environment</td>
<td>Furthers</td>
<td></td>
</tr>
<tr>
<td>Ensure Jobs Housing Balance and Fit</td>
<td>Supports</td>
<td></td>
</tr>
<tr>
<td>Promote Regional Income Parity</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Affirmatively Further Fair Housing</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

\(^1\) A committee with close to 100 representatives from local, regional, state, federal agencies, and tribal governments, as well as representatives of business, environmental, and minority organizations and associations. The Partnership meets monthly and serves as the primary forum for interagency and public consultation.
TOTAL RHNA CALCULATION

The first step in any RHNA methodology is to determine each jurisdiction’s total RHNA before it is further split into four income categories. The Adopted RHNA Methodology determines each jurisdiction’s total RHNA number by multiplying the Regional Determination by the proportion of regional growth attributed to a jurisdiction in the growth forecast for the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) between 2016 and 2035. For example, if a jurisdiction’s MTP/SCS 2016-2035 growth represented 10% of the region and the region’s RHNA Determination was 100 units, this jurisdiction would be allocated 10 total units. While the 2020 MTP/SCS plans for growth out to 2040, the Sustainable Communities and Climate Protection Act of 2008 (Senate Bill 375) links the RHNA to the region’s greenhouse gas reduction goals which have a target year of 2035.

The total RHNA calculation is based on the MTP/SCS for two primary reasons.

1) State statute requires that housing units allocated through RHNA be “consistent with the development pattern included in the sustainable communities strategy.” By using the MTP/SCS growth forecast as the basis for total RHNA calculations, SACOG ensures consistency across these two planning efforts.

2) The MTP/SCS land use forecast is an ambitious, but achievable development pattern built from local plans that considers a variety of regulatory, market, and performance factors. The growth forecast in the MTP/SCS has been thoroughly vetted by local planning staff and represents a regional compromise around how the region will grow and meet its climate and quality of life goals.
## Total RHNA Calculation

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>2016-2035 MTP Growth¹</th>
<th>% of Regional Growth²</th>
<th>Total RHNA³</th>
</tr>
</thead>
<tbody>
<tr>
<td>Placerville</td>
<td>374</td>
<td>0.17%</td>
<td>259</td>
</tr>
<tr>
<td>El Dorado County Unincorporated Tahoe Basin</td>
<td></td>
<td></td>
<td>359</td>
</tr>
<tr>
<td>El Dorado County Unincorporated</td>
<td>7,226</td>
<td>3.27%</td>
<td>4,994</td>
</tr>
<tr>
<td>Auburn</td>
<td>449</td>
<td>0.20%</td>
<td>310</td>
</tr>
<tr>
<td>Colfax</td>
<td>141</td>
<td>0.06%</td>
<td>97</td>
</tr>
<tr>
<td>Lincoln</td>
<td>7,407</td>
<td>3.35%</td>
<td>5,120</td>
</tr>
<tr>
<td>Loomis</td>
<td>510</td>
<td>0.23%</td>
<td>352</td>
</tr>
<tr>
<td>Rocklin</td>
<td>8,190</td>
<td>3.71%</td>
<td>5,661</td>
</tr>
<tr>
<td>Roseville</td>
<td>17,456</td>
<td>7.90%</td>
<td>12,066</td>
</tr>
<tr>
<td>Placer County Unincorporated Tahoe Basin</td>
<td></td>
<td></td>
<td>435</td>
</tr>
<tr>
<td>Placer County Unincorporated</td>
<td>10,733</td>
<td>4.86%</td>
<td>7,419</td>
</tr>
<tr>
<td>Citrus Heights</td>
<td>1,008</td>
<td>0.46%</td>
<td>697</td>
</tr>
<tr>
<td>Elk Grove</td>
<td>11,955</td>
<td>5.41%</td>
<td>8,263</td>
</tr>
<tr>
<td>Folsom</td>
<td>9,205</td>
<td>4.17%</td>
<td>6,363</td>
</tr>
<tr>
<td>Galt</td>
<td>2,786</td>
<td>1.26%</td>
<td>1,926</td>
</tr>
<tr>
<td>Isleton</td>
<td>40</td>
<td>0.02%</td>
<td>28</td>
</tr>
<tr>
<td>Rancho Cordova</td>
<td>13,118</td>
<td>5.94%</td>
<td>9,067</td>
</tr>
<tr>
<td>Sacramento</td>
<td>65,945</td>
<td>29.85%</td>
<td>45,580</td>
</tr>
<tr>
<td>Sacramento County Unincorporated</td>
<td>30,776</td>
<td>13.93%</td>
<td>21,272</td>
</tr>
<tr>
<td>Live Oak</td>
<td>596</td>
<td>0.27%</td>
<td>412</td>
</tr>
<tr>
<td>Yuba City</td>
<td>4,786</td>
<td>2.17%</td>
<td>3,308</td>
</tr>
<tr>
<td>Sutter County Unincorporated</td>
<td>1,054</td>
<td>0.48%</td>
<td>729</td>
</tr>
<tr>
<td>Davis</td>
<td>3,001</td>
<td>1.36%</td>
<td>2,075</td>
</tr>
<tr>
<td>West Sacramento</td>
<td>13,702</td>
<td>6.20%</td>
<td>9,471</td>
</tr>
<tr>
<td>Winters</td>
<td>799</td>
<td>0.36%</td>
<td>552</td>
</tr>
<tr>
<td>Woodland</td>
<td>4,466</td>
<td>2.02%</td>
<td>3,087</td>
</tr>
<tr>
<td>Yolo County Unincorporated</td>
<td>83</td>
<td>0.04%</td>
<td>57</td>
</tr>
<tr>
<td>Marysville</td>
<td>242</td>
<td>0.11%</td>
<td>167</td>
</tr>
<tr>
<td>Wheatland</td>
<td>722</td>
<td>0.33%</td>
<td>499</td>
</tr>
<tr>
<td>Yuba County Unincorporated</td>
<td>4,177</td>
<td>1.89%</td>
<td>2,887</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>220,950</strong></td>
<td><strong>153,512</strong></td>
<td></td>
</tr>
</tbody>
</table>

1) Taken from the 2016-2035 MTP/SCS Draft preferred Scenario Land Use Assumptions. These assumptions do not reflect any of the group quarters growth on the UC Davis Campus in Unincorporated Yolo County because group quarters are not included in the RHNA process and Yolo County does not have land use authority on UC property.

2) Reflects the percent of the 220,950 MTP/SCS growth each jurisdiction represents.

3) Reflects the percent of regional MTP/SCS growth multiplied by the SACOG Planning Area Determination of 152,718.
As noted in the Total RHNA Calculation table footnotes above, the 2016-2035 MTP/SCS growth proportions, which form the basis for the total RHNA calculation, do not include housing growth on the UC Davis Campus in Unincorporated Yolo County. The RHNA Determination from HCD does not include housing need from student housing, which is considered to be group quarters. Additionally, Yolo County does not have land use authority on UC property and, thus, would have no discretion to make zoning changes associated with housing need on the UC Davis campus. Because UC Davis and other large institutions do not receive a separate RHNA number, RHNA is not an appropriate mechanism to plan for housing on UC Davis property.

Unrelated to the RHNA process, UC Davis completed and adopted in July 2018 a new housing plan as part of the UC Davis 2018 Long Range Development Plan (LRDP). The UC Davis 2018 LRDP is the governing land use and growth plan for the UC Davis campus and includes significant planning capacity for housing growth to exceed the projected enrollment growth. UC Davis has initial housing projects that are currently committed to provide housing for more than 6,100 students by 2025 and a guarantee to build on-campus housing for 100 percent of any new students in both on-campus residence halls and apartment projects.

ADJUSTMENT FACTORS OVERVIEW

The framework for the Adopted RHNA Methodology is oriented around furthering each of the RHNA objectives described in Section 2. As such, each of the objectives is addressed individually. As discussed, the first two objectives are either intrinsically addressed through a methodology that assigns units at different income categories to each jurisdiction across the region or furthered through the total RHNA calculation by relying on the development pattern in the MTP/SCS.

The other three objectives are, at least in part, not inherently furthered by the MTP/SCS. Therefore, the Adopted RHNA Methodology employs three separate adjustment factors that further each of these objectives. Since the total RHNA calculation is determined by the MTP/SCS growth proportion, these adjustment factors instead adjust the number of lower-income units assigned to each jurisdiction. As a result of these adjustments, each jurisdiction will receive a different proportion of lower-income units. The adjustment factors are summarized in the table below and then detailed on the following three pages. Each adjustment factor yields an “unweighted variance,” which is then weighted and capped. A full discussion of the weighting and caps are included at the end of this section.
## Adjustment Factors Summary

<table>
<thead>
<tr>
<th>#1. Regional Income Parity</th>
<th>#2. Affirmatively Furthering Fair Housing</th>
<th>#3. Jobs/Housing Fit</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Intent</strong></td>
<td><strong>Intent</strong></td>
<td><strong>Intent</strong></td>
</tr>
<tr>
<td>Move jurisdictions across the region towards a similar proportion of lower-income households over time by encouraging jurisdictions with low proportions of lower-income households to zone for more affordable housing types.</td>
<td>Open up high opportunity jurisdictions to all economic segments of the community by encouraging jurisdictions with large proportions of existing homes in high opportunity areas to zone for more affordable housing types.</td>
<td>House more low-wage workers near their jobs by encouraging jurisdictions with high ratios of low-wage workers to affordable housing units to zone for more affordable housing types.</td>
</tr>
<tr>
<td><strong>Adjustment Mechanism</strong></td>
<td><strong>Adjustment Mechanism</strong></td>
<td></td>
</tr>
<tr>
<td>Jurisdictions with a lower than average proportion of lower income households receive an upward adjustment of lower income RHNA units.</td>
<td>Jurisdictions with a higher than average proportion of existing units in high opportunity areas receive an upward adjustment of lower income RHNA units.</td>
<td>Jurisdictions with a higher than average ratio of low-wage workers to units affordable to low-wage workers receive an upward adjustment of lower income RHNA units.</td>
</tr>
<tr>
<td>Jurisdictions with a higher than average proportion of lower income households receive a downward adjustment of lower income RHNA units.</td>
<td>Jurisdictions with a lower than average proportion of existing units in high opportunity areas receive a downward adjustment of lower income RHNA units.</td>
<td>Jurisdictions with a lower than average ratio of low-wage workers to units affordable to low-wage workers receive a downward adjustment of lower income RHNA units.</td>
</tr>
<tr>
<td><strong>Underlying Data</strong></td>
<td><strong>Underlying Data</strong></td>
<td><strong>Underlying Data</strong></td>
</tr>
<tr>
<td>(relative to regional average)</td>
<td>(relative to regional average)</td>
<td>(relative to regional average)</td>
</tr>
<tr>
<td>Based on the existing proportion of lower-income households from the 2015 Comprehensive Housing Affordability Strategy (CHAS) data released by the US Department of Housing and Urban Development (HUD).</td>
<td>Based on the proportion of 2016 housing units that fall within high opportunity areas. High opportunity areas are adapted from Opportunity Area Maps created by TCAC/HCD and vetted by the CA Fair Housing Task Force.</td>
<td>Based on the ratio of low-wage workers (&lt;$2,300/month) to units affordable to low-wage workers (&lt;$1,000/month). These figures were adapted from Census Public Use Microdata Sample (PUMS) and American Community Survey (ACS) data.</td>
</tr>
</tbody>
</table>
### Regional Income Parity Adjustment Factor

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>A: Existing Lower Income Households</th>
<th>B: Regional Parity Target</th>
<th>C: 2029 Trendline Intersection</th>
<th>D: Unweighted Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Placerville</td>
<td>56%</td>
<td>42.5%</td>
<td>48%</td>
<td>-7.5%</td>
</tr>
<tr>
<td>El Dorado County Unincorporated</td>
<td>32%</td>
<td>42.5%</td>
<td>38%</td>
<td>6.1%</td>
</tr>
<tr>
<td>Auburn</td>
<td>45%</td>
<td>42.5%</td>
<td>44%</td>
<td>-1.5%</td>
</tr>
<tr>
<td>Colfax</td>
<td>51%</td>
<td>42.5%</td>
<td>46%</td>
<td>-4.7%</td>
</tr>
<tr>
<td>Lincoln</td>
<td>33%</td>
<td>42.5%</td>
<td>38%</td>
<td>5.4%</td>
</tr>
<tr>
<td>Loomis</td>
<td>34%</td>
<td>42.5%</td>
<td>39%</td>
<td>4.8%</td>
</tr>
<tr>
<td>Rocklin</td>
<td>32%</td>
<td>42.5%</td>
<td>38%</td>
<td>6.1%</td>
</tr>
<tr>
<td>Roseville</td>
<td>32%</td>
<td>42.5%</td>
<td>38%</td>
<td>5.9%</td>
</tr>
<tr>
<td>Placer County Unincorporated</td>
<td>34%</td>
<td>42.5%</td>
<td>39%</td>
<td>5.0%</td>
</tr>
<tr>
<td>Citrus Heights</td>
<td>50%</td>
<td>42.5%</td>
<td>46%</td>
<td>-4.2%</td>
</tr>
<tr>
<td>Elk Grove</td>
<td>30%</td>
<td>42.5%</td>
<td>37%</td>
<td>7.3%</td>
</tr>
<tr>
<td>Folsom</td>
<td>22%</td>
<td>42.5%</td>
<td>34%</td>
<td>11.8%</td>
</tr>
<tr>
<td>Galt</td>
<td>42%</td>
<td>42.5%</td>
<td>42%</td>
<td>0.0%</td>
</tr>
<tr>
<td>Isleton</td>
<td>62%</td>
<td>42.5%</td>
<td>51%</td>
<td>-10.9%</td>
</tr>
<tr>
<td>Rancho Cordova</td>
<td>48%</td>
<td>42.5%</td>
<td>45%</td>
<td>-3.0%</td>
</tr>
<tr>
<td>Sacramento</td>
<td>50%</td>
<td>42.5%</td>
<td>46%</td>
<td>-4.1%</td>
</tr>
<tr>
<td>Sacramento County Unincorporated</td>
<td>48%</td>
<td>42.5%</td>
<td>45%</td>
<td>-3.1%</td>
</tr>
<tr>
<td>Live Oak</td>
<td>54%</td>
<td>42.5%</td>
<td>48%</td>
<td>-6.8%</td>
</tr>
<tr>
<td>Yuba City</td>
<td>41%</td>
<td>42.5%</td>
<td>42%</td>
<td>1.1%</td>
</tr>
<tr>
<td>Sutter County Unincorporated</td>
<td>31%</td>
<td>42.5%</td>
<td>38%</td>
<td>6.5%</td>
</tr>
<tr>
<td>Davis</td>
<td>46%</td>
<td>42.5%</td>
<td>44%</td>
<td>-1.9%</td>
</tr>
<tr>
<td>West Sacramento</td>
<td>50%</td>
<td>42.5%</td>
<td>46%</td>
<td>-4.5%</td>
</tr>
<tr>
<td>Winters</td>
<td>43%</td>
<td>42.5%</td>
<td>43%</td>
<td>-0.4%</td>
</tr>
<tr>
<td>Woodland</td>
<td>47%</td>
<td>42.5%</td>
<td>45%</td>
<td>-2.8%</td>
</tr>
<tr>
<td>Yolo County Unincorporated</td>
<td>49%</td>
<td>42.5%</td>
<td>45%</td>
<td>-4.0%</td>
</tr>
<tr>
<td>Marysville</td>
<td>50%</td>
<td>42.5%</td>
<td>46%</td>
<td>-4.5%</td>
</tr>
<tr>
<td>Wheatland</td>
<td>32%</td>
<td>42.5%</td>
<td>38%</td>
<td>5.8%</td>
</tr>
<tr>
<td>Yuba County Unincorporated</td>
<td>42%</td>
<td>42.5%</td>
<td>42%</td>
<td>0.3%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>42.5%</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**A:** This column reflects each jurisdiction’s existing proportion of lower-income households as estimated in the most recent (2015) Comprehensive Housing Affordability Strategy (CHAS) data set.

**B:** The regional parity target is the region’s existing proportion of lower-income households as estimated in the most recent (2015) Comprehensive Housing Affordability Strategy (CHAS) data set.

**C:** Based on a trendline between each jurisdiction’s existing proportion of lower-income households (Column A) and a regional parity target (Column B) in 2035, this column shows the 2029 trendline intersection for each jurisdiction. Using the 2029 trendline intersection, which is the end of the Cycle 6 RHNA period, provides a glide path for jurisdictions to be trending towards regional income parity.

**D:** Unweighted variance is calculated by taking the difference between the 2029 trendline intersection (Column C) and the jurisdiction’s existing proportion of lower income households (Column A).
## Affirmatively Furthering Fair Housing Adjustment Factor

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>A: High Opportunity Units</th>
<th>B: High Opportunity Average</th>
<th>C: Unweighted Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Placerville</td>
<td>0%</td>
<td>37%</td>
<td>-37.0%</td>
</tr>
<tr>
<td>El Dorado County Unincorporated</td>
<td>39%</td>
<td>37%</td>
<td>2.4%</td>
</tr>
<tr>
<td>Auburn</td>
<td>0%</td>
<td>37%</td>
<td>-37.0%</td>
</tr>
<tr>
<td>Colfax</td>
<td>0%</td>
<td>37%</td>
<td>-37.0%</td>
</tr>
<tr>
<td>Lincoln</td>
<td>70%</td>
<td>37%</td>
<td>33.1%</td>
</tr>
<tr>
<td>Loomis</td>
<td>100%</td>
<td>37%</td>
<td>63.0%</td>
</tr>
<tr>
<td>Rocklin</td>
<td>100%</td>
<td>37%</td>
<td>63.0%</td>
</tr>
<tr>
<td>Roseville</td>
<td>69%</td>
<td>37%</td>
<td>32.3%</td>
</tr>
<tr>
<td>Placer County Unincorporated</td>
<td>34%</td>
<td>37%</td>
<td>-3.5%</td>
</tr>
<tr>
<td>Citrus Heights</td>
<td>0%</td>
<td>37%</td>
<td>-37.0%</td>
</tr>
<tr>
<td>Elk Grove</td>
<td>72%</td>
<td>37%</td>
<td>34.9%</td>
</tr>
<tr>
<td>Folsom</td>
<td>100%</td>
<td>37%</td>
<td>63.0%</td>
</tr>
<tr>
<td>Galt</td>
<td>4%</td>
<td>37%</td>
<td>-33.2%</td>
</tr>
<tr>
<td>Isleton</td>
<td>0%</td>
<td>37%</td>
<td>-37.0%</td>
</tr>
<tr>
<td>Rancho Cordova</td>
<td>9%</td>
<td>37%</td>
<td>-28.2%</td>
</tr>
<tr>
<td>Sacramento</td>
<td>31%</td>
<td>37%</td>
<td>-6.3%</td>
</tr>
<tr>
<td>Sacramento County Unincorporated</td>
<td>18%</td>
<td>37%</td>
<td>-19.3%</td>
</tr>
<tr>
<td>Live Oak</td>
<td>0%</td>
<td>37%</td>
<td>-37.0%</td>
</tr>
<tr>
<td>Yuba City</td>
<td>30%</td>
<td>37%</td>
<td>-7.3%</td>
</tr>
<tr>
<td>Sutter County Unincorporated</td>
<td>34%</td>
<td>37%</td>
<td>-2.7%</td>
</tr>
<tr>
<td>Davis</td>
<td>90%</td>
<td>37%</td>
<td>52.8%</td>
</tr>
<tr>
<td>West Sacramento</td>
<td>42%</td>
<td>37%</td>
<td>4.7%</td>
</tr>
<tr>
<td>Winters</td>
<td>0%</td>
<td>37%</td>
<td>-37.0%</td>
</tr>
<tr>
<td>Woodland</td>
<td>12%</td>
<td>37%</td>
<td>-24.8%</td>
</tr>
<tr>
<td>Yolo County Unincorporated</td>
<td>26%</td>
<td>37%</td>
<td>-11.0%</td>
</tr>
<tr>
<td>Marysville</td>
<td>60%</td>
<td>37%</td>
<td>22.5%</td>
</tr>
<tr>
<td>Wheatland</td>
<td>0%</td>
<td>37%</td>
<td>-37.0%</td>
</tr>
<tr>
<td>Yuba County Unincorporated</td>
<td>29%</td>
<td>37%</td>
<td>-7.9%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td>37%</td>
<td></td>
</tr>
</tbody>
</table>

**A:** This column shows the percentage of each jurisdiction’s existing units (as inventoried in the MTP 2016 baseyear) that are located within high opportunity areas. In this option, high opportunity areas are defined as high or highest resource census tracts in the Tax Credit Allocation Committee/Housing and Community Development (TCAC/HCD) Opportunity Area Maps. These are areas that have high index scores for a variety of educational, environmental, and economic indicators. To avoid identifying sparsely populated census tracts that have limited access to services as high opportunity, tracts with a population density threshold of 250 people per square mile or less were excluded. The maps and underlying methodology can be found here: [https://www.treasurer.ca.gov/ctcac/opportunity.asp](https://www.treasurer.ca.gov/ctcac/opportunity.asp)

**B:** The regional average shows the percentage of the region’s existing units (as inventoried in the MTP 2016 baseyear) that are located within high opportunity areas, as defined above in Column A.

**C:** Unweighted variance is calculated by taking the difference between Column A and the regional average in Column B.
# JOBS HOUSING FIT ADJUSTMENT FACTOR

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>A: Jobs less than $2,300/mo</th>
<th>B: Units less than $1,000/month</th>
<th>C: Jobs Housing Fit Ratio</th>
<th>D: Unweighted Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Placerville</td>
<td>3,468</td>
<td>1,276</td>
<td>2.7</td>
<td>50%</td>
</tr>
<tr>
<td>El Dorado County Unincorporated</td>
<td>12,288</td>
<td>4,689</td>
<td>2.6</td>
<td>40%</td>
</tr>
<tr>
<td>Auburn</td>
<td>3,358</td>
<td>1,503</td>
<td>2.2</td>
<td>0%</td>
</tr>
<tr>
<td>Colfax</td>
<td>304</td>
<td>318</td>
<td>1.0</td>
<td>-120%</td>
</tr>
<tr>
<td>Lincoln</td>
<td>2,952</td>
<td>1,060</td>
<td>2.8</td>
<td>60%</td>
</tr>
<tr>
<td>Loomis</td>
<td>1,168</td>
<td>263</td>
<td>4.4</td>
<td>220%</td>
</tr>
<tr>
<td>Rocklin</td>
<td>8,358</td>
<td>1,896</td>
<td>4.4</td>
<td>220%</td>
</tr>
<tr>
<td>Roseville</td>
<td>29,210</td>
<td>5,510</td>
<td>5.3</td>
<td>310%</td>
</tr>
<tr>
<td>Placer County Unincorporated</td>
<td>10,731</td>
<td>3,637</td>
<td>3.0</td>
<td>80%</td>
</tr>
<tr>
<td>Citrus Heights</td>
<td>7,166</td>
<td>9,004</td>
<td>0.8</td>
<td>-140%</td>
</tr>
<tr>
<td>Elk Grove</td>
<td>14,561</td>
<td>3,551</td>
<td>4.1</td>
<td>190%</td>
</tr>
<tr>
<td>Folsom</td>
<td>15,702</td>
<td>1,636</td>
<td>9.6</td>
<td>740%</td>
</tr>
<tr>
<td>Galt</td>
<td>1,687</td>
<td>1,272</td>
<td>1.3</td>
<td>-90%</td>
</tr>
<tr>
<td>Isleton</td>
<td>66</td>
<td>121</td>
<td>0.5</td>
<td>-170%</td>
</tr>
<tr>
<td>Rancho Cordova</td>
<td>19,382</td>
<td>7,066</td>
<td>2.7</td>
<td>50%</td>
</tr>
<tr>
<td>Sacramento</td>
<td>102,034</td>
<td>53,579</td>
<td>1.9</td>
<td>-30%</td>
</tr>
<tr>
<td>Sacramento County Unincorporated</td>
<td>67,480</td>
<td>57,259</td>
<td>1.2</td>
<td>-100%</td>
</tr>
<tr>
<td>Live Oak</td>
<td>308</td>
<td>677</td>
<td>0.5</td>
<td>-170%</td>
</tr>
<tr>
<td>Yuba City</td>
<td>9,347</td>
<td>7,350</td>
<td>1.3</td>
<td>-90%</td>
</tr>
<tr>
<td>Sutter County Unincorporated</td>
<td>2,088</td>
<td>1,665</td>
<td>1.3</td>
<td>-90%</td>
</tr>
<tr>
<td>Davis</td>
<td>7,798</td>
<td>3,399</td>
<td>2.3</td>
<td>10%</td>
</tr>
<tr>
<td>West Sacramento</td>
<td>10,928</td>
<td>5,063</td>
<td>2.2</td>
<td>0%</td>
</tr>
<tr>
<td>Winters</td>
<td>720</td>
<td>316</td>
<td>2.3</td>
<td>10%</td>
</tr>
<tr>
<td>Woodland</td>
<td>8,781</td>
<td>5,389</td>
<td>1.6</td>
<td>-60%</td>
</tr>
<tr>
<td>Yolo County Unincorporated</td>
<td>7,039</td>
<td>1,655</td>
<td>4.3</td>
<td>210%</td>
</tr>
<tr>
<td>Marysville</td>
<td>2,647</td>
<td>2,514</td>
<td>1.1</td>
<td>-110%</td>
</tr>
<tr>
<td>Wheatland</td>
<td>264</td>
<td>297</td>
<td>0.9</td>
<td>-130%</td>
</tr>
<tr>
<td>Yuba County Unincorporated</td>
<td>3,888</td>
<td>5,262</td>
<td>0.7</td>
<td>-150%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**A:** Jobs with wages less than $2,300/month are calculated using Census Place of Work Public Use Microdata Sample (POW PUMS) data from the 6-county SACOG region to estimate the percentage of generalized Standard Occupational Classifications (SOCs) whose monthly wages are below $2,300 in 2017 inflation adjusted dollars. These SOCs are converted to SACOG’s SACSIM Employment Categories using Census ACS data for occupation by industry. Finally, the number of low-wage jobs by jurisdiction are calculated by multiplying the percent of low-wage jobs in each category by each jurisdiction’s number of jobs in each employment category from SACOG’s 2016 employment inventory.

**B:** Units under $1,000 per month are based on Occupied Contract Rent and Unoccupied Rent Asked totals from the 2017 5-Year Census ACS (Table B25056: Contract Rent and Table B25061: Rent Asked). The $1,000 per month threshold represents 30% of income for household with 1.5 workers making $2,300/month.

**C:** Jobs/Housing Fit Ratio is Column A divided by Column B.

**D:** Unweighted variance is calculated by taking the difference between Column C and the regional median (2.2).
**ADJUSTMENT FACTOR WEIGHTING**

The Adopted RHNA Methodology employs weighting and caps to emphasize and deemphasize the resulting impact of unweighted variances described in the adjustment factor tables above. Given the fact that the unweighted variances are widely different measurements, such weighting/capping is necessary to ensure any one adjustment is not dramatically overshadowing the other two.

During the development of the RHNA methodology, SACOG explored using high emphasis or moderate emphasis for each adjustment factor. A high emphasis adjustment factor is weighted and capped such that jurisdictions do not receive more than a 15 percent adjustment. A Moderate emphasis adjustment factor is weighted and capped such that jurisdictions do not receive more than a 10 percent adjustment. While the objectives must be addressed separately, there is a high correlation between Regional Income Parity and Affirmatively Furthering Fair Housing. Recognizing this potential overlap, the Adopted RHNA Methodology reduces the emphasis on Regional Income Parity to moderate, but leaves the other two adjustment factors with high impact.

<table>
<thead>
<tr>
<th>Adjustment Factors</th>
<th>Regional Income Parity</th>
<th>Affirmatively Furthering Fair Housing</th>
<th>Jobs/Housing Fit</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Moderate Impact</td>
<td>High Impact</td>
<td>High Impact</td>
</tr>
</tbody>
</table>

The table on the following page details the resulting allocations under the Adopted RHNA Methodology. The final table summarizes the four income category breakdown of the Adopted RHNA Methodology.
## Adopted RHNA Methodology Lower-Income Calculation

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Total RHNA</th>
<th>Affordable Base (40.7% of Total RHNA)</th>
<th>Regional Income Party Adjustment Factor</th>
<th>Affirmatively Furthering Fair Housing (AFFH) Adjustment Factor</th>
<th>Jobs/Housing Fit Adjustment Factor</th>
<th>Adjustment Redistribution</th>
<th>Summary</th>
<th>Lower-Income RHNA</th>
<th>% of Total RHNA</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Unweighted Variance</td>
<td>Weighted Variance</td>
<td>Unweighted Variance</td>
<td>Weighted Variance</td>
<td>Total Adjustments</td>
<td>Remainder Distributed Proportionally</td>
<td>Updated Total Adjustments</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(85% of Variance, Cap of 10%)</td>
<td>(25% of Variance, Cap of 15%)</td>
<td>(7.5% of Variance, Cap of 15%)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Placer County Unincorporated</td>
<td>4,695</td>
<td>2,033</td>
<td>6.1%</td>
<td>5.2%</td>
<td>105</td>
<td>2.4%</td>
<td>12</td>
<td>40%</td>
<td>61</td>
</tr>
<tr>
<td>Yuba County Unincorporated</td>
<td>310</td>
<td>126</td>
<td>-1.5%</td>
<td>-1.3%</td>
<td>-2</td>
<td>-37.0%</td>
<td>0%</td>
<td>0%</td>
<td>0</td>
</tr>
<tr>
<td>Auburn</td>
<td>97</td>
<td>39</td>
<td>-4.7%</td>
<td>-4.0%</td>
<td>-2</td>
<td>-37.0%</td>
<td>-9.3%</td>
<td>-12%</td>
<td>-4</td>
</tr>
<tr>
<td>Lincoln</td>
<td>112</td>
<td>2085</td>
<td>5.4%</td>
<td>4.6%</td>
<td>96</td>
<td>33.1%</td>
<td>8.3%</td>
<td>172%</td>
<td>94</td>
</tr>
<tr>
<td>Los Altos</td>
<td>385</td>
<td>143</td>
<td>4.8%</td>
<td>4.1%</td>
<td>6</td>
<td>63.0%</td>
<td>15.0%</td>
<td>21%</td>
<td>21</td>
</tr>
<tr>
<td>Rocklin</td>
<td>5,661</td>
<td>2,306</td>
<td>6.1%</td>
<td>5.2%</td>
<td>120</td>
<td>63.0%</td>
<td>15.0%</td>
<td>346%</td>
<td>346</td>
</tr>
<tr>
<td>Roseville</td>
<td>12,086</td>
<td>4,913</td>
<td>5.9%</td>
<td>5.1%</td>
<td>248</td>
<td>32.3%</td>
<td>8.1%</td>
<td>307%</td>
<td>737</td>
</tr>
<tr>
<td>El Dorado County Unincorporated</td>
<td>4,694</td>
<td>2,033</td>
<td>6.1%</td>
<td>5.2%</td>
<td>105</td>
<td>2.4%</td>
<td>0.6%</td>
<td>12%</td>
<td>4%</td>
</tr>
<tr>
<td>Yolo County Unincorporated</td>
<td>301</td>
<td>126</td>
<td>-1.5%</td>
<td>-1.3%</td>
<td>-2</td>
<td>-37.0%</td>
<td>-9.3%</td>
<td>-12%</td>
<td>0%</td>
</tr>
<tr>
<td>Marysville</td>
<td>167</td>
<td>68</td>
<td>-4.5%</td>
<td>-3.8%</td>
<td>-3</td>
<td>22.5%</td>
<td>5.6%</td>
<td>4%</td>
<td>-10%</td>
</tr>
<tr>
<td>Wheatland</td>
<td>499</td>
<td>203</td>
<td>5.8%</td>
<td>4.9%</td>
<td>10</td>
<td>-37.0%</td>
<td>-9.3%</td>
<td>0%</td>
<td>-20%</td>
</tr>
<tr>
<td>Yuba County Unincorporated</td>
<td>2,887</td>
<td>1,175</td>
<td>0.3%</td>
<td>0.2%</td>
<td>3</td>
<td>7.9%</td>
<td>0.0%</td>
<td>-23%</td>
<td>-3%</td>
</tr>
<tr>
<td></td>
<td>153,512</td>
<td>62,502</td>
<td>21</td>
<td></td>
<td>496</td>
<td>958</td>
<td>1,476</td>
<td>-476</td>
<td>-62,502</td>
</tr>
</tbody>
</table>

1) See the Total RHNA Calculation section above for how each jurisdiction’s total RHNA number is derived.
2) See the Adjustment Factors section above for how each jurisdiction’s unweighted variances for each adjustment factor are derived.
3) The Adjustment Factor is calculated by multiplying each adjustment factor’s weighted variance by the affordable base, which is 40.7% of each jurisdiction’s Total RHNA.
4) When the adjustment factors do not sum to 0, the remainder must be redistributed to ensure exactly 62,502 lower-income units are allocated. This redistribution is done proportional to each jurisdiction’s Total RHNA.
5) The summary columns show the resulting lower-income units and the proportion of each jurisdiction’s Total RHNA the lower-income units represent.
### ADOPTED RHNA METHODOLOGY

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Very Low</th>
<th>Low</th>
<th>% of Total RHNA (VL+L)</th>
<th>Moderate</th>
<th>Above Moderate</th>
<th>Total RHNA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Placerville</td>
<td>56</td>
<td>34</td>
<td>34.7%</td>
<td>50</td>
<td>119</td>
<td>259</td>
</tr>
<tr>
<td>El Dorado County Uninc Tahoe Basin</td>
<td>91</td>
<td>55</td>
<td>40.7%</td>
<td>63</td>
<td>150</td>
<td>359</td>
</tr>
<tr>
<td>El Dorado County Unincorporated</td>
<td>1,350</td>
<td>813</td>
<td>43.3%</td>
<td>840</td>
<td>1,991</td>
<td>4,994</td>
</tr>
<tr>
<td>Auburn</td>
<td>68</td>
<td>41</td>
<td>35.2%</td>
<td>60</td>
<td>141</td>
<td>310</td>
</tr>
<tr>
<td>Colfax</td>
<td>17</td>
<td>11</td>
<td>28.9%</td>
<td>21</td>
<td>48</td>
<td>97</td>
</tr>
<tr>
<td>Lincoln</td>
<td>1,496</td>
<td>902</td>
<td>46.8%</td>
<td>807</td>
<td>1,915</td>
<td>5,120</td>
</tr>
<tr>
<td>Loomis</td>
<td>117</td>
<td>71</td>
<td>53.4%</td>
<td>49</td>
<td>115</td>
<td>352</td>
</tr>
<tr>
<td>Rocklin</td>
<td>1,911</td>
<td>1,151</td>
<td>54.1%</td>
<td>771</td>
<td>1,828</td>
<td>5,661</td>
</tr>
<tr>
<td>Roseville</td>
<td>3,855</td>
<td>2,323</td>
<td>51.2%</td>
<td>1,746</td>
<td>4,142</td>
<td>12,066</td>
</tr>
<tr>
<td>Placer County Uninc Tahoe Basin</td>
<td>110</td>
<td>67</td>
<td>177.0%</td>
<td>77</td>
<td>181</td>
<td>435</td>
</tr>
<tr>
<td>Placer County Unincorporated</td>
<td>2,017</td>
<td>1,215</td>
<td>43.6%</td>
<td>1,242</td>
<td>2,945</td>
<td>7,419</td>
</tr>
<tr>
<td>Citrus Heights</td>
<td>132</td>
<td>79</td>
<td>211.0%</td>
<td>144</td>
<td>342</td>
<td>697</td>
</tr>
<tr>
<td>Elk Grove</td>
<td>2,661</td>
<td>1,604</td>
<td>4,265</td>
<td>1,186</td>
<td>2,812</td>
<td>8,263</td>
</tr>
<tr>
<td>Folsom</td>
<td>2,226</td>
<td>1,341</td>
<td>3,567</td>
<td>829</td>
<td>1,967</td>
<td>6,363</td>
</tr>
<tr>
<td>Galt</td>
<td>404</td>
<td>243</td>
<td>647.0%</td>
<td>379</td>
<td>900</td>
<td>1,926</td>
</tr>
<tr>
<td>Isleton</td>
<td>5</td>
<td>3</td>
<td>8</td>
<td>6</td>
<td>14</td>
<td>28</td>
</tr>
<tr>
<td>Rancho Cordova</td>
<td>2,115</td>
<td>1,274</td>
<td>3,389</td>
<td>1,684</td>
<td>3,994</td>
<td>9,067</td>
</tr>
<tr>
<td>Sacramento</td>
<td>10,463</td>
<td>6,306</td>
<td>16,769</td>
<td>8,545</td>
<td>20,266</td>
<td>45,580</td>
</tr>
<tr>
<td>Sacramento County Unincorporated</td>
<td>4,466</td>
<td>2,692</td>
<td>7,158</td>
<td>4,186</td>
<td>9,928</td>
<td>21,272</td>
</tr>
<tr>
<td>Live Oak</td>
<td>73</td>
<td>44</td>
<td>117.0%</td>
<td>87</td>
<td>208</td>
<td>412</td>
</tr>
<tr>
<td>Yuba City</td>
<td>756</td>
<td>455</td>
<td>1,211.0%</td>
<td>622</td>
<td>1,475</td>
<td>3,308</td>
</tr>
<tr>
<td>Sutter County Unincorporated</td>
<td>177</td>
<td>107</td>
<td>284.0%</td>
<td>132</td>
<td>313</td>
<td>729</td>
</tr>
<tr>
<td>Davis</td>
<td>580</td>
<td>350</td>
<td>930.0%</td>
<td>340</td>
<td>805</td>
<td>2,075</td>
</tr>
<tr>
<td>West Sacramento</td>
<td>2,287</td>
<td>1,378</td>
<td>3,665</td>
<td>1,722</td>
<td>4,084</td>
<td>9,471</td>
</tr>
<tr>
<td>Winters</td>
<td>125</td>
<td>75</td>
<td>200.0%</td>
<td>104</td>
<td>248</td>
<td>552</td>
</tr>
<tr>
<td>Woodland</td>
<td>663</td>
<td>399</td>
<td>1,062.0%</td>
<td>601</td>
<td>1,424</td>
<td>3,087</td>
</tr>
<tr>
<td>Yolo County Unincorporated</td>
<td>14</td>
<td>9</td>
<td>23.0%</td>
<td>10</td>
<td>24</td>
<td>57</td>
</tr>
<tr>
<td>Marysville</td>
<td>38</td>
<td>23</td>
<td>61.0%</td>
<td>31</td>
<td>75</td>
<td>167</td>
</tr>
<tr>
<td>Wheatland</td>
<td>105</td>
<td>64</td>
<td>169.0%</td>
<td>98</td>
<td>232</td>
<td>499</td>
</tr>
<tr>
<td>Yuba County Unincorporated</td>
<td>621</td>
<td>374</td>
<td>995.0%</td>
<td>561</td>
<td>1,331</td>
<td>2,887</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>38,999</td>
<td>23,503</td>
<td>62,502</td>
<td>26,993</td>
<td>64,017</td>
<td>153,512</td>
</tr>
</tbody>
</table>

Notes: The Adopted RHNA Methodology (see the prior page) determines how many lower income (very low + low income) units are allocated to each jurisdiction. Since the total RHNA is already known (see the total RHNA Calculation section), this means the higher income (moderate + above moderate income) units are also known. The lower income and higher income units are broken down into the four RHNA income categories the same way for each jurisdiction. At the regional level, very low income units represent 62.4% of all lower income units and low income units represent the remaining 37.6% of lower income units. These percentages are multiplied by each jurisdiction’s final lower income RHNA to yield the number of very low and low income units. Similarly, moderate income units represent 29.7% of the region’s higher income units and above moderate income units represent 70.3% of the region’s higher income units. These percentages are multiplied by each jurisdiction’s final higher income RHNA to yield the number of moderate and above moderate income units.
Survey Results: Housing

Survey Info - This survey was sent on behalf of the City of Citrus Heights to the FlashVote community for Citrus Heights, CA.

These FlashVote results are shared with local officials

Q1 Please rate how expensive or inexpensive you think housing is in Citrus Heights:
(445 responses)

<table>
<thead>
<tr>
<th>Options</th>
<th>Votes (445)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Inexpensive (1)</td>
<td>3.1% (14)</td>
</tr>
<tr>
<td>Slightly Inexpensive (2)</td>
<td>11.0% (49)</td>
</tr>
<tr>
<td>Neutral (3)</td>
<td>25.8% (115)</td>
</tr>
<tr>
<td>Slightly Expensive (4)</td>
<td>40.2% (179)</td>
</tr>
<tr>
<td>Very Expensive (5)</td>
<td>11.7% (52)</td>
</tr>
<tr>
<td>Not Sure</td>
<td>8.1% (36)</td>
</tr>
</tbody>
</table>

Average rating: 3.5

Q2 Which ONE of the following is the most significant housing problem in Citrus Heights?
(434 responses)

<table>
<thead>
<tr>
<th>Options</th>
<th>Votes (434)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not enough homes available for sale</td>
<td>10.6% (46)</td>
</tr>
<tr>
<td>Not enough housing for rent</td>
<td>10.1% (44)</td>
</tr>
<tr>
<td>Housing is not affordable</td>
<td>20.7% (90)</td>
</tr>
</tbody>
</table>
Rental housing is not affordable. And what can be done about housing for the homeless?

Not enough smaller homes or condos at reasonable prices for downsizing.

I’m from Phoenix, AZ and we have new housing developments popping up daily. look at why that is lol

We work hard to have a nice home, but homeless are trashing the neighborhood.

School ratings

Way too many rentals with absentee landlords. No landscape or other maintenance. Prop values lower

Homeless people need somewhere to live

Too many apartments and not enough single family homes!

many homeowners don’t care for their property. Values drop. looks trashy. no cc&r’s to make them.

Mainly cheap/mod. prices. Very little upscale. But the CH demographic likely won’t support upscale

Homeless people everywhere bringing down property value

Homeless people

Too highly priced for 1st time buyers and homeless people’s are becoming a concern
I am a homeowner and I am unfamiliar other housing and/or rentals.

Homeless issue needs to be addressed

Homeless taking over properties and businesses

No affordable senior apartments without ridiculous income/asset limits for moderate incomes.

Too many pedestrian/bicycle unfriendly neighborhoods.

Blight in the neighborhood

homelessness

All your increased housing creates traffic problems that cause people not to want to move here.

Older homes that are in need of repair and costly to upgrade.

homeless

Too many homeless

Not enough very low income housing.

Homeless camps

---

Q3. Which of the following housing types would you like to see more of, if any? (You can choose up to THREE)

(417 responses)

<table>
<thead>
<tr>
<th>Options</th>
<th>Votes (417)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single family homes</td>
<td>55.4% (231)</td>
</tr>
<tr>
<td>Condos/townhomes/duplexes</td>
<td>31.2% (130)</td>
</tr>
<tr>
<td>Multi-family apartments</td>
<td>8.9% (37)</td>
</tr>
<tr>
<td>Accessory Dwelling Units (In-law/Granny Flats)</td>
<td>31.9% (133)</td>
</tr>
<tr>
<td>Housing for seniors and persons with disabilities</td>
<td>37.9% (158)</td>
</tr>
<tr>
<td>Supportive housing for the homeless</td>
<td>33.8% (141)</td>
</tr>
<tr>
<td>Other:</td>
<td>6.7% (28)</td>
</tr>
</tbody>
</table>
What do you think are the most important housing priorities in Citrus Heights? (Choose up to THREE, if any)

(403 responses)

<table>
<thead>
<tr>
<th>Options</th>
<th>Votes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fine as it is right now.</td>
<td></td>
</tr>
<tr>
<td>Multi story residential loft and apartment spaces above retail businesses.</td>
<td></td>
</tr>
<tr>
<td>I have only lived here 10 months, most of them in Covid isolation, so I do not know</td>
<td></td>
</tr>
<tr>
<td>co-op housing for over 55</td>
<td></td>
</tr>
<tr>
<td>Affordable single family apartments</td>
<td></td>
</tr>
<tr>
<td>None - keep a little bit a space not covered in blacktop to stop temperatures rising</td>
<td></td>
</tr>
<tr>
<td>None There's too many houses and too many people in Citrus Heights</td>
<td></td>
</tr>
<tr>
<td>A way to help homeless without destroying the value of my home</td>
<td></td>
</tr>
<tr>
<td>We need no more homes or condos or apartments, stop over crowding our suburbs and fix the mall!</td>
<td></td>
</tr>
<tr>
<td>Just basic cheap 1-bedroom apartments for poor college students</td>
<td></td>
</tr>
<tr>
<td>Condos/townhomes that are single story for older adults</td>
<td></td>
</tr>
<tr>
<td>Single family home complexes</td>
<td></td>
</tr>
<tr>
<td>No need to build more.</td>
<td></td>
</tr>
<tr>
<td>Older homes brought up to today's sizes our lots are large enough it would bring some class to a gr</td>
<td></td>
</tr>
<tr>
<td>No-frills senior apts. without income restrictions.</td>
<td></td>
</tr>
<tr>
<td>None</td>
<td></td>
</tr>
<tr>
<td>None</td>
<td></td>
</tr>
<tr>
<td>None</td>
<td></td>
</tr>
<tr>
<td>None of the above</td>
<td></td>
</tr>
<tr>
<td>Affordable housing</td>
<td></td>
</tr>
<tr>
<td>Citrus Heights is pretty full of housing and empty strip malls</td>
<td></td>
</tr>
<tr>
<td>I would NOT want to see housing for the homeless</td>
<td></td>
</tr>
<tr>
<td>Mixed-use housing (above shops, say at new Sunrise Mall replacement)</td>
<td></td>
</tr>
<tr>
<td>Many areas of CH are poorly maintained by the homeowners and dirty.</td>
<td></td>
</tr>
</tbody>
</table>
Lack of homes for seniors to purchase. Single story!

Maximizing space by locating multi story lofts and apartments above retail spaces

Insuring home values are not diminished by future developments

I don't want to cater to the homeless and attract more.

Citrus Heights already has a large transient population, the homeless can get a job just like I did

Need to ensure the area is clean and safe before adding additional housing

Getting homeless off the streets and our properties but not making CH haven for the homeless

Making permits more affordable for multi-family properties (in-law quarters...tiny homes...etc.)

All of the above if the State or Federal Governments had programs CH could participate
Consider traffic, parking & school impacts before building

Less high-density housing. Traffic is bad enough on the existing roads.

Lower property taxes.

Owner occupied single family homes

Low income housing for seniors

building no-frills, no income restricted senior housing for moderate incomes

I would like to see Citrus Heights become a high end community.

Permitting timely evction of non-rent paying tenants

Cutting development impact and permit fees.

not the government’s job

Approved AHUs with low permit costs and offer a program to help costs to keep elderly parents home

Q5  Any other comments or suggestions to help the city create more housing opportunities?
(106 responses)

I am glad the Rental Housing Inspection Unit is helping with some of the more rundown properties in the city.

Provide incentives so that Resident renters of Citrus Heights can you chase homes in Citrus Heights.

Get them all projects going, and try to wrap it up as soon as possible. I have heard it might take 10 years. Are you kidding me?

Please don’t build more two and three story homes for families that are densely packed into a lot. Example proposal next to Walmart. This is bad city planning!

Places with housing have different water companies and the usages for water all very different. Water charges can be a surprise to new homeowners and prices should be shown.

fix the city streets, we have lived in our house for 35 years, we have yet to get the streets resurfaced, they are getting really bad, need to come and check it out sometime.

Educate people about home ownership with loan incentive programs. Realtors association offered something similar program that taught how to take care of a house in addition to financial aspects. The ideas is to keep people in their homes and make the “concept” of buying a home less scary.

Most homeless are on drugs or alcohol. Help families affected by covid that normally work. Not people who choose not to work.

Create programs that can help seniors and disabled people qualify for assistance with quality low cost interior and exterior upkeep and repairs. Perhaps forming a group of vetted contractors and, or repair people that citizens could trust to hire.

If we are so focused on more housing and more people, we should take a look at how that impacts earth. Start composting in addition to trash and recycle. Community gardens. Leaving the earth alone and not trying to build in every piece possible. Plant more trees. Nice parks.

Better shops and restaurants will attract better residents and homebuyers.

Create incentives for homeowners to remodel their homes and help keep homes in modern and unkept condition. Reduce building permit fees.

Zero tolerance for homeless persons not willing to get help
Citrus Heights needs to develop an industrial area.

Creating more single family homes to increase the home values of the already established neighborhoods.

Higher incomes and larger homes bring in more taxes to the city which will allow for greater improvement around the city.

Everyone knows what the problems are in regards to housing but I feel like this website/survey/flash vote thing is probably used by more people who own their homes so their roots are probably a bit deeper than people like myself, a renter with shallow roots in the community. I have only lived here 4 years and being that I don't own a home here, my perspective is a lot different but I don't think you're gonna see many responses from people similar to me. but our voices are probably gonna be the most helpful ones. I've lived all across the country and my advice to you is to physically send a group of people out to some of the cities with the cheapest housing markets and figure out how they're different from Citrus Heights and where we can improve.. and while you're in those cities check out what they do for their homeless populations.. Phoenix, Dallas, Georgia... why are there new neighborhood developments popping up in Phoenix every other day? Why does nobody want to do that here?

With available land being limited and walkability being a priority to minimize traffic congestion and air pollution, we should be building multi-story units with loft and apartment living above retail spaces.

More community services for the citizens of Citrus Heights that would improve the Citrus Heights experience. We are not supporting our

Raise our school ratings

Reduce crime. Make our city more attractive. Create and Enforce rules to have home owners to upkeep yards and homes. Get commercial property owners to also keep buildings in nice order. We need more single family homes. And more shopping options

We need to help our veterans first and I (sadly) noticed that they weren't specified on this survey

Would like to see Senior housing, not necessary for health reasons, just nice, comfortable and affordable housing.

lower density; more luxury homes-- let's up our demographics so we can attract higher end business instead of drive thrus, fast foods, tacos and burgers

More housing for our homeless

As stated, we have not lived here long enough to know what needs are in our community. We are aware of many homeless people, and hope that housing AND SERVICES can be put into place to help these individuals and families get housing and some care. Having homeless and mentally ill people on the streets is a danger to the community and to THEM. (I do not believe that all homeless people have mental health issues, but do know that without services and support these individuals will struggle to have safe housing and lives. In today's economy, many are on the verge of being homeless and without means to support their families.)

better accounting of the ADU's for purposes of determining value

I wish there was an open housing development here. Fair Oaks tried to put one in, but it did not get approved. People should not be in such big houses on their own - let's do smaller houses to save the Earth, and share responsibilities - it takes a village!

Not at this time - thanks

The elderly, disabled and veterans should have more housing options in Citrus Heights.

The city is over impacted. Every price of land is being built on

Don't try to compete with Oakland, we actually like less crowding and crime

Are there any ordinances on the books to limit renters and commercially used housing in same neighborhoods? There should be. What about eyesores when rentals are not maintained? I was in real estate for a long time and know how both these conditions ruin previously stable decent neighborhoods.

Building more studio size apts that folks can afford. Mini home subdivision maybe.

Sorry, I don't have much of an opinion on this topic...

Resist pushing LGBT (immoral), Black lives matter propaganda, and other anti capitalism concepts to kids in schools. Just heard we have racism training (optional) from San Juan school district. This is absurd, and will result in good people leaving if this is forced to be taught to our vulnerable children. We will not stand for this!

Revoke the city of Citrus Heights and revert back to the County of Sacramento,
housing opportunities are less of a concern rather than a long term plan to address how Citrus Heights is on track to become the next North Highlands.

When is Citrus Heights going to have a movie theater???

Are tiny homes a viable option?

Streamline approval process.

utilize the empty commercial space for housing, reduce fees, make the permitting process more efficient

I am concerned about over population in Citrus Heights.

No

Be more specific and less generic when assigning zoning type and areas. Protect Citrus Heights from Big Money Land Preditory Companies.

This city needs to implement rent control as soon as possible. The rental and homes for sale prices has gone out of control

Our streets through out community would feel safer with less transient or homeless people living in the alcoves, park and green belt bushes, and creeksides- we want people to feel accountable for their trash and their place in the community. 2nd More designated bike paths throughout the city would encourage local business, mental and physical health, connections!!!

Look to Davis and Folsom

Upgrading existing homes that fall into disrepair. Maintenance standards or subsidies or fines for upkeeped yards and homes.

Incentives for “fixing up the old” vs buying new builds and incentives to builders who take on lots where only one house would fit (an area previously held by a bldg that was torn down or not the exact size as the already established single family homes

Work with the community to rehome the homeless and work with them to identify what brought them to homelessness. Have more people working with the population in the places they receive services.

Better and more comprehensive public transit.

We need to help the homeless and those about to become homeless.

Please consider traffic, parking and school impacts before developing new communities. C.H. is urban; it is not realistic to expect that people won't own cars and need to drive everywhere and park easily (and for free) on a daily basis. This is especially true in CA where parents must work to make ends meet, the school-bus system is failing, and its not safe or practical for young kids to walk to school anymore. Also, there are more young adults living w/parents now than ever before. They too are working and/or going to school, and must have a car to get to where they need to be on-time. Planned communities that prohibit driveway or street parking will exclude this whole demographic. Please consider the REAL needs of the people who live here now rather than building communities for people that “may” want to live here in the future. (e.g. the housing saturated Sunrise Mall plan...)

Brownstone type condos (like Curtis Village) with garages underneath for the back perimeter of the new Sunrise plan

With the traffic problem on Auburn Blvd from Sylvan to Greenback, we don't need any more housing in this area. What we need is more policing to cut down on speeding and noise level from their mufflers is notorious. The only time you see Officer's in our area is when there is an emergency, or Officer's on Greenback to Sunrise and Van Maren. Our corner is alway an accident waiting to happen

I know in the 70’s before I was able to buy a house it really helped me when landlords picked up some of the cost of utilities. From what I remember, it was water and garbage they paid for. I think with the high cost of buying a house we need less expensive homes to be built. Apartments brings crime. Stolen cars, break-ins to cars, Stolen catalytic converter’s, etc. Not safe environment for kids.

Mixing housing and commercial together will help create a more pedestrian city. Also do not want to see exclusive gated communities in Citrus Heights, our city needs to be open access for all incomes.

The owners of the houses, duplexes or whatever need to keep yards ,fields mowed cleaned . Especially since all the fires

Better sidewalks, pedestrian routes, ensure disability access at all sides of intersections, change timing of lights on Greenback to ensure those with disabilities can safely cross, close Farmgate to thru traffic (Especially unnecessary Semi trucks) or install speed bumps to discourage speeders and those that frequently fail to stop at stop signs

affordable housing

Better care being taken of rental properties.

I don't think that we have a big problem when it comes to housing in Citrus Heights. Of course, I own my own home and don't have a mortgage, so am not really "tuned in" to any problems when it comes to rentals or home-ownership. My focus is more on the upkeep on the houses and apartments/condos that are already in existence -- to keep our property values up! CCRs are important and they don't seem always to be enforced!

Create a complete system to facilitate the planning, permitting, construction of Accessory Dwelling Units.
The lack in rentals seemed to occur when those displaced by fires in nearby communities moved into the area. Unfortunately, I think that too many landlords have taken advantage of this and increased rent to a nearly unachievable level. If the city builds more multi-family housing, what will stop the owners of that property from charging just as much, if not more, for rent?

We already have a lot of diversity in our housing, need more high end homes our Police don't even want to live here which is our fault.

Our City is becoming inundated with housing. Cramming multiple houses onto a small lot with no access or planning to accommodate for the cars the households will bring with them just adds more congestion to our City streets. It seems almost every vacant lot is now being "approved" for some type of housing development without regard to how it will impact surrounding neighborhoods.

Curb the over zealous building of eating places. We are saturated with food. Leave room for well planned housing developments.

Provide affordable apartments that are well-maintained so citizens don't have to be homeless.

We were trying to find a home for my mother in law to move her here closer to us from Oklahoma after her husband passed. Unfortunately there were no resources to help a low income adult nice into our community.

Look to Placer County

I believe having mixed housing in all areas would help eliminate congregations of "renter only" areas. I have lived in Citrus Heights as both a renter and a homeowner and I see a great divide in the zoning for duplexes vs only homes areas.

we love our neighborhood (Birdcage), the community and its services and police force. Waz up with the mall?

Years ago there were apts/housing for various income levels for different economic classes within the same working class neighborhoods. The only qualifications were that you could prove you could pay your rent and had a good tenant history. One was not subjected to the indignities of government/HUD oversight of one's finances/assets. Only those who received government subsidy had to prove their financial assistance need. Modest income people/seniors lived in modest mixed/senior apts./housing. Wealthier people chose to live in more luxury. The apts./housing at the modest income levels were basic, well-maintained but nothing fancy. Rent increases were in line with the wages at that level and social security, not like it is today where in four years my rent went from $687 to $934 even though social security increased a fraction of a % and medicare increased. The scariest thing for us modest income seniors is there's no place to go that's more affordable if we are priced out rent-wise.

I think there needs to be a focus on helping home owners spruce up their homes. The housing inventory in the area is aging and many can't afford the necessary things to maintain their home (paint, windows, landscaping, etc)

Between sunrise old auburn twinoaks and antelope freeway there is no food stores within walking distance. Many do not drive please help.

On housing probably not my most up to date knowledge. We have owned our home in a great area over 30 years. Our daughter lives in an apartment, in Citrus heights. I see homes for sale. It seems that if you look, something will show up. California housing prices are high! So hard to be happy with that! But so Happy to live in Citrus heights!!

Clean up the abandoned strip malls, run down properties, hold homeowners accountable for blight/hoarding

Make it easier to build houses or give builders incentives to build more affordable housing

Need senior separate housing units in secure area with common areas for socialization. Need to have transitional housing for homeless in area. Need to clean up encampments. Hire homeless to maintain mini-houses that they can live in until able to transition to apartments. Clean up areas like Sayonara which contribute to blight.

Parks and open nature areas to promote healthy communities

I moved from Roseville to Citrus Heights because Roseville rents jumped way up a few years ago. I fear the same thing will happen in Citrus Heights. If it does, I don't know where I will go for a safe place to live.

mitigate traffic that the new housing will bring. e.g. commute, noise, etc

Nothing is worse than housing that is packed together, ie. housing packed too close together. I like going to older neighborhoods where there is enough space between homes to park a car, rv, etc, and that gives access to the backyard.

The last thing we need is housing for homeless.

Intégrate upgrading and maintaining streets and road surfaces!

It would be nice to have more mother in law cottages.

With help for homeless, there HAS to be a conditional/mandatory program for sobriety and mental health. Without it, it’s a futile attempt to make a difference.

Repair the streets

Rent controls would be helpful in ensuring landlords do not price working class people out of their homes. Renters need protections to help promote housing stability for workers, and decrease the number of homeless and suffering members of
our community by making housing possible for them. Having a safe, dry, place to sleep for all citizens is the mark of a civilized society, and we fail short in that regard.

thank you for listening

Allow for duplex or multi-housing buildings to be permitted on residential RD-3 through RD-5 zones

Citrus Heights needs to find a way to have corporations operate their businesses here so they can employ people who can afford better quality homes. The City needs to market itself in a more productive way. Also, please fix Auburn Blvd and make it a great place for families.

None at this time

Stop letting the homeless overrun our communities with their crime, trash and drug use.

None

Rebates for homeowners who replaced, windows, sliders, and roofs.

Housing prices and apt rent have reached high prices where C.H. residents are unable to afford living here.

Raze all of the flat top, 70’s style businesses and replace a lot w/either mixed use or housing. Greenback looks very low-rent w/all of the 70’s style ugly buildings.

none

Housing the homeless would create a bigger homeless problem which seems to be getting worse every day in Citrus Heights.

Need to support older home revitalization and provide shelters for homeless.

Clean up Sayonara. Remove ALL of the four plexes and start over. Develop the area in Pacheco Park that all the homeless and drug users live. This is a residential area with kids

Single family homes along greenback and sunrise are wasteful.

More affordable housing will help keep people here, let people move here, and let residents spend more money in the community. Housing needs to be seen as a Human right and, like education and other community services, as an investment in society not a just another business.

Seniors need help with affordable housing. They seem to be the forgotten group of the population when it comes to housing assistance. The senior retirement communities and care home facilities can run thousands a month and the mobile home parks are no longer affordable for seniors on a fixed income. The rent space keeps going up with no additional services for them. I think they’re only choice these days is to die in order to end the stress and anxiety. I’d wish for my city to set an example of how to take care of our seniors. Unfortunately, I think it’s politically correct to focus on the homeless and low income and throwing more and more money at them.

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DATE: December 9, 2020

TO: Members of the Planning Commission

FROM: Eric Singer, Assistant Planner

SUBJECT: GPA-20-02 - Draft Amendment to the General Plan Housing Element

Summary

In November 2000, the City adopted its first General Plan, including its first Housing Element. State law requires that the city update the housing portion of its General Plan on a periodic basis. In 2008, the city adopted an updated General Plan Housing Element for the 2008-2013 Planning Period. In 2013, the city adopted the updated General Plan Housing Element for the 2013-2021 Planning Period. The schedule for this region requires the housing sections of the General Plan to be updated for the 2021-2029 planning period by May 31, 2021.

Every eight years, the State requires that localities update the housing goals and programs of their general plans to reflect changes in the locality. The City of Citrus Heights adopted its first General Plan in the year 2000, including the city's housing goals and programs.

The first housing element cycle the city participated in was in 2002 for the 2002-2008 cycle of review by the state. Being that the housing element was only 2 years old there were only minor changes made to satisfy changes in state law and city direction.

The second housing element cycle the city participated in was in 2008 for the 2008-2013 cycle. Minor changes were made to reflect changes in the housing market as well as changes in state law.

For the third housing element update, the city got "on-cycle" with the state housing plan update calendar by planning for the 2013-2021 period (an eight year period versus the previous five year period).

The city is now in its fourth housing element cycle, which will account for the 2021-2029 period. The updated plan reflects the new housing needs projected by Sacramento Area Council of Governments (SACOG), and the available population and housing data from the U.S. Census Bureau as well as various other agencies.

The city’s Housing Element is comprised of a Policy Document (identifies goals, policies and objectives) and a Background Report (provides the demographic data, trends and analysis that support the Policy Document). In order for Commissioners to see the changes between the 2013
General Plan and the 2021 Draft, the copy of the Draft you have received shows revision marks. Deleted text is shown in strike out and new text is underlined. The following documents comprise the updated Draft copy of the following documents:

1. Policy Documents (Chapters 2 and 3)
2. Population and Housing section of the Background Report (Chapter 2)
3. Vacant, Pending, and Underutilized Land Inventory (Appendix A of the Background Report)

The primary focus of the Draft Amendment is to update data related to housing resources and needs, including some data from the US Census Bureau and the city’s current Regional Housing Needs Allocation. The Sacramento Area Council of Governments (SACOG) prepared a Regional Housing Needs Plan (RHNP) in 2019 that establishes housing needs for each jurisdiction in the region for the 2021-2029 planning period (Attachment 1).

The 2021-2029 RHNA allocation for the City of Citrus Heights requires accommodation of 697 new residential units in the city. This allocation is also broken down further into affordability requirements. The allocation requires the following income breakdown based on State Median Household Income information:

- Very Low Income – 132 Units (19%)
- Low Income – 79 Units (11%)
- Moderate – 144 Units (21%)
- Above Moderate – 342 Units (49%)

Despite the requirement to prove that the city can accommodate these units, there is no requirement that these units are physically constructed; rather we are required to demonstrate that sufficient land is allocated to meet these numbers.

It is believed that the current goals, policies, and actions of the General Plan, and their continued implementation and monitoring, will ensure that the city moves towards accommodating its fair share of regional housing needs.

The Draft includes minor modifications, additions, and deletions for the goals, policies, and actions of the housing portion of the General Plan. The Housing Element Policy Review Table (starting pg. 2-11) includes an analysis of each of the existing goal and objectives as well as a brief analysis determining if the policy should be modified, deleted, or continued. This amendment of the General Plan provides opportunity for comment on the General Plan and the Draft Amendment from the City Council, Planning Commissioners, and the general public.

The amended General Plan must be reviewed by the state Department of Housing and Community Development (HCD). HCD must certify the General Plan meets the requirements of the state housing planning law. HCD has directed the city to “keep what works” and advises “not re-creating the wheel” as we prepare to update our housing portion of the General Plan. HCD has historically been very favorable of the city’s General Plan and Staff anticipates only minor changes to address new HCD requirements and changes in State law.
Background
There are two major policy themes in the General Plan that are explored in the Housing Section. First, the city seeks to address the balance between ownership and rental housing. Currently 56% of the city’s housing stock is owner-occupied and 44% is rental. While the city seeks to provide opportunities for both ownership and rental, a good portion of ownership housing is desired in order to maintain stability and investment in the community. The housing section of the General Plan encourages home ownership for all income groups by endorsing the city’s participation in programs that help families achieve this goal in working with developers to ensure that new housing offers a reasonable level of ownership opportunities.

Secondly, as a mature suburb that is effectively 98% built-out, Citrus Heights faces an increasingly difficult path to creating enough housing to meet the RHNA goals outlined by SACOG. One of the most effective ways to meet that need is by allowing greater production of Accessory Dwelling Units (ADUs). Recently passed State legislation which has been incorporated into the Zoning Code has made it much easier for property owners to build these units by reducing development fees and relaxing development standards. The city has been on the leading edge of these changes by codifying more relaxed standards prior to statewide adoption.

Another policy consideration is a set of actions to preserve the city’s existing housing stock. The city continues to take aggressive code enforcement actions to require the remediation of substandard units thereby helping to preserve these housing resources and protect neighborhoods from blight. In 2019, the city approved the Rental Housing Inspection Program (RHIP) to require regular inspections of the rental housing stock. This program funds several code enforcement officers to ensure rental housing stock is properly maintained. Since a majority of code enforcement complaints are affiliated with rental housing, this has enabled the city’s regular code enforcement team to more proactively respond to ownership housing as well.

The city also continues to provide substantial funding in the form of housing rehabilitation for both owner and renter occupied units and the use of our bonding authority for multi-family rehabilitation. The city’s General Plan promotes safe and well maintained neighborhoods through the Code Enforcement Program, housing programs, and coordination with the community’s neighborhood associations.

The Housing Section of the General Plan also must address several statutory requirements (California Gov’t Code 65585(h)). These include:

- Review and revise the General Plan to ensure that it is effective; that progress is being made toward the goals of the Plan; and that the goals of the Plan remain appropriate;
- Determine the housing needs of the community based on the characteristics of the current population and the Regional Housing Needs as determined by SACOG;
- Identify land available for residential development; and
- Discuss the constraints on the development of housing, and the steps the city has taken to reduce them.

The goals of the General Plan were developed to meet these needs, as were the policies and actions that implement the goals. In addition to presenting the facts and figures behind the General Plan, the Background Report discusses the progress the city has made toward its goals.
Changes Since 2013

Since the Housing Element portion of the General Plan was last updated in 2013, several State laws have impacted Housing Law. Each change in State law has been addressed by the Draft Housing Element Update. Some of the regulatory changes required minor changes whereas other changes require significant changes or analysis to comply with these regulations. The most significant changes are discussed below:

Sites Inventory/Realistic Capacity

State law requires agencies to demonstrate their ability to accommodate their RHNA allocation through a thorough site inventory. Although this requirement is not new since 2013, minor changes on how sites are calculated have been put into place. In both 2008 and 2013, the city conducted the Vacant and Pending Land Inventory. The inventory considers vacant parcels, parcels with pending development, and underutilized parcels.

The city has seen an uptick in new housing over the last several years which is just now moving towards construction. With the pipeline of current projects such as Mitchell Village, Sunrise Pointe, Fair Oaks Senior Affordable Apartments as well as the future Specific Plan of the Sunrise Mall property (Sunrise Tomorrow), the city has identified adequate land to accommodate the required RHNA allocation.

Each site included in the Vacant, Pending, and Underutilized Land Inventory has been reviewed on a case by case basis to determine a realistic development capacity for future development/redevelopment of the site. These numbers are then tabulated and utilized to demonstrate the city’s ability to accommodate its RHNA allocation.

Regional Housing Needs Allocation Default Density

State Housing Law requires agencies to demonstrate they have adequate land available to accommodate affordable housing. The State has developed “default densities” that are considered conducive to producing affordable housing. If a jurisdiction is able to demonstrate they have adequate land available at the default density, the jurisdiction can accommodate their low/very low income RHNA allocation.

Since 2013, “default densities” for urban or coastal communities (San Francisco, Los Angeles, San Diego, etc.) of at least 30 units per acre were also applied unilaterally to all non-urban and coastal communities. For the 2013 update, agencies were able to conduct analyses to determine what minimum density is necessary to support affordable housing, based on local market conditions. Citrus Heights performed this analysis and determined 20 units per acre was still conducive to providing affordable housing.

For the 2021 update, many other regional jurisdictions have adopted the 30 unit per acre “default density.” However after staff conversations with HCD, affordable housing developers, and a more recent affordability analysis prepared by UCLA in conjunction with SACOG (Appendix B), the city still finds that the 20 units per acre density is capable of producing affordable housing. An in-depth analysis is provided within the Background Report, and the full analysis is included as Appendix B (UCLA Affordability Study).
Public Involvement

In drafting the amendment of the General Plan, public input is essential. The General Plan of a city must reflect not only the physical needs of the community, but the needs and desires of those who will be impacted by the actions that stem from the goals and policies of the General Plan. The development of the General Plan as well as the 2008 and 2013 updates involved significant public outreach to incorporate the public’s concerns with the General Plan. To gather public comment on the current draft amendment, the city has:

- Had interviews with affordable housing developers
- Created a Housing Element page on the city’s website
- Created two Housing Element surveys (FlashVote and SurveyMonkey), garnering over 450 responses
- Conducted a Facebook Live information event in conjunction with the surveys

Following the review of the Draft Amendment by the Planning Commission, including any additional input from the public, the document and the Commission’s comments will be forwarded to the City Council for review and direction to forward the plan to HCD for review (HCD review is expected to take about three months). Once HCD has reviewed the plan and provided comments, the plan will be considered for adoption by the City Council.

Due to the length of review period for HCD and the requirement for the Housing Element to be adopted by May 2021, it is requested that the Planning Commission allow revisions as recommended by HCD to the Draft Amendment and allow staff to carry the revised document forward to the City Council for adoption without returning to the Planning Commission.

Environmental Assessment – Exemption

The Citrus Heights General Plan Final Environmental Impact Report (FEIR) was certified in August 2011 (City Council Resolution No. 2011-105). In 2013, the City Council adopted a Negative Declaration which tiered from this prior EIR. The proposed amendment includes only minor policy language modifications and updated demographic data which does not have the potential to impact the environment. Further, each of the parcels identified by the Vacant Land Inventory are either entitled or currently undergoing environmental review.

As a result of these facts, staff recommends that the Planning Commission recommend that the City Council determine that the project is exempt from CEQA under Section 15061 where the amendment is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment.

Public Comments

The city has utilized various public outreach efforts including surveys, website information, Facebook Live event. A summary of the survey responses has been included as Attachment 2. No specific comments on the Policy Document or Background Report have been received on the Draft documents to date.

In general, there is a wide variety of public opinions about the future of housing in Citrus Heights. Overall, common themes emerged from these efforts:
- An overall preference for development of single family homes with strong support for
  other housing types supported by General Plan Policies

- Continuing to support housing policies related to providing diverse housing types, price
  points, and assistance of those that are at risk

- Housing affordability continues to be important in Citrus Heights, however, recognition
  of the city’s relative affordability as compared to neighboring communities

**State Review/Certification**

The California Department of Housing and Community Development (HCD) must review and
 certify the city’s housing plan. The Draft Amendment will be forwarded to HCD after the City

**Summary and Recommendation**

Staff recommends that the Planning Commission:

1. Hold a public hearing to solicit public comment on the Draft Amendment
2. Review and comment on the Draft Amendment
3. Recommend that the City Council find the project is exempt from CEQA per Section
   15061(b)(3)a
4. Forward the Draft Amendment to the City Council for review and comment
5. Recommend the City Council forward the Draft to HCD for review
6. Defer the future review and approval of the Housing Element to the City Council after
   HCD review and comment

**Exhibits**

A. Redline Draft of Housing Element Policy Document – Chapter 2 Community
   Development
B. Redline Draft of Housing Element Policy Document – Chapter 3 Resource Conservation
C. Draft Housing Element Background Report
   1. Appendix A – Vacant, Pending, and Underutilized Land Inventory
      Heights Affordability Analysis

**Attachments**

1. SACOG Regional Housing Needs Plan Cycle 6 (2021-2029)
2. FlashVote Housing Survey Results
DATE: January 14, 2021

TO: Mayor and City Council Members
   Christopher W. Boyd, City Manager

FROM: Colleen McDuffee, Community Development Director
       Ryan Jones, City Attorney
       Meghan Huber, Economic Development & Communications Manager

SUBJECT: New Sylvan Purchase and Sale Agreement

Summary and Recommendation

The city acquired a strategically located piece of property, known as the New Sylvan property, in September 2019, with the intent to sell for the purpose of developing a project that continues the revitalization of Auburn Blvd. Staff has prepared the land, and marketed for sale to a developer, through an Offering Memorandum that received one response from Woodside Homes to construct a single family detached home community. Staff has worked with Woodside Homes to incorporate deal terms into a final draft Purchase and Sale Agreement for Council consideration.

Staff recommends approval of Resolution No. ___ of the City Council of the City of Citrus Heights which approves the Purchase and Sale Agreement of Sylvan property to Woodside Homes.

Fiscal Impact

If the Purchase and Sale Agreement is approved, this would result in revenue of approximately $4,100,000 for the sale of the property. The final amount could be slightly higher or lower, depending on the number of lots approved for the property. The City will receive the money at the conclusion of the property entitlement process.

Background and Analysis

In September 2019, the city finalized the purchase of the property located at 7137 Auburn Boulevard (former Sylvan Middle School site). The property, now referred to as “New Sylvan”, is strategically located along Auburn Boulevard and its future development will serve as a catalyst for the continued revitalization of the Auburn Boulevard corridor. The city purchased the land not
On December 12, 2019, a study session was held with the City Council, in which staff provided an overview of the Sylvan project. The overview included a presentation of the draft planning goals that are intended to guide the future sale and development of the New Sylvan property. The property was also declared surplus as required by the Surplus Lands Act. The City Council adopted planning and design goals in April 2020, as outlined below:

**Planning Goals**

**Concept Goals**
The Sylvan property is a place of cultural and social significance for Citrus Heights. The development of the property shall meet the following concept goals:

- Represent the city’s continued commitment to reinvest in Sylvan Corners and Auburn Boulevard.
- Support uses compatible with surrounding land uses without detracting from the nearby Stock Ranch retail center.
- Enhance Sylvan Corners as the geographical center of the city and reestablish the area as a cultural and social hub.

**Design Goals**
The Sylvan property is a gateway to the Boulevard and its future development will serve as a catalyst for continued revitalization of the area. Development of the property shall meet the following design goals:

- Activate the area by fronting all buildings, including residential units, outward toward Sylvan Plaza and Auburn Boulevard frontage.
- Include enhanced pedestrian connections to connect the property to nearby businesses, Sylvan Plaza and the adjoining school.
- Provide well-designed parking and service areas to screen these areas from Auburn Boulevard and the Sylvan Plaza.
- Incorporate Sylvan Plaza into the project design.

**Land Use Goals**
The Sylvan property is essential to the continued improvement of the Boulevard. The property may be developed with a variety of land uses which complement the area and the surroundings. Proposed use(s) shall consider the following overall land use goals:

- Consider the property’s adjacency to the school and the cemetery.
- Encourage commercial uses such as cafes with outdoor dining, offices which incorporate outdoor areas and other similar uses that will connect to the public spaces. Prohibit automotive intensive uses such as gas stations and drive-thrus.
Housing types may consist of for-sale and rental units, be a mixed-use concept, or designed for specific needs such as work-force housing, teacher housing, or similar product type.

**Financial Goal**

The city purchased the Sylvan property to play an active role in its future development.

- The development shall be financially feasible and provide long-term fiscal benefits to the city.

The city issued an Offering Memorandum on July 7, 2020 requesting interested developer parties submit project proposals along with company background and other relevant information. A communication plan was designed and executed to ensure promotion and amplification of the opportunity and included onsite signage, e-news and social media, news bureau, CoStar listings, and direct outreach. The Offering Memorandum was open through October 30, 2020.

The city received one response submission to the Offering Memorandum from Woodside Homes. As one of the largest Western US regional homebuilders, Woodside Homes has 63 actively selling communities and a top 10 market rank in the Sacramento region.

**Proposed project of Woodside Homes**

Below are the Woodside Homes Project submission details:

- Single-family, detached for sale homes
- Approximately 69 front-loaded Bungalow lots
  - Typically 40’ wide, 75’ deep
  - $400,000 current market price
- Approximately 24 alley-loaded Cottage lots
  - Typically 35’ wide, 75’ deep

**Entitlement Requirements**

The following entitlements will be required for the proposed project:

- General Plan Amendment & rezone
- Tentative Map
- Development Plans
- Design Review Approvals
- Final Map
- Environmental Approvals
- Affordable Housing Program

If the Purchase and Sale Agreement is approved, Woodside Homes will need to obtain all necessary entitlements. The Purchase and Sale Agreement deals with the terms of purchase only and is not related to project approval. The project will need to be submitted, reviewed and approved prior to any development or construction. The project will need to go through the City’s normal development review process, including compliance with the California Environmental Quality (CEQA).
**California Environmental Quality Act**
Approval of the Purchase and Sale Agreement is not considered a project under CEQA. Should this Agreement be approved, Woodside Homes will submit an application which will require preparation of an environmental document prepared in accordance with CEQA.

**Project Affordable Housing Requirements**
Per the Surplus Lands Act, the project will require 15% of lots to be affordable housing. Based on current project scope, this calculates to approximately 14 Cottages. Note, lot count is subject to change based on final approved project parameters.

**Purchase and Sale Agreement**
Following is a partial summary of the Purchase and Sale Agreement:

- **Purchase Price.** The purchase price for the Property is $50,000.00 per single-family detached residential lot having minimum dimensions of 40’ x 75’ and $30,000.00 per single-family detached residential lot having minimum dimensions of 35’ x 75’ in the Approved Final Map, (the “Purchase Price”). Assuming 69 - 40’ Lots and 24 - 35’ Lots in the Approved Final Map, the Purchase Price shall be $4,170,000.00. The Purchase Price shall be payable in cash or other immediately available funds at the Close of Escrow

- **Deposit.** Within three (3) business days after the Effective Date, as defined in Section 17.16 of the Purchase and Sale Agreement, Buyer shall deposit with Escrow Holder in the Escrow Account, cash or cash equivalent $200,000.00 (the “Initial Deposit”). On or before the end of the Due Diligence Period, which is 90 days after the Effective Date, Buyer shall provide Seller and additional deposit in the sum of $200,000.00 (the “additional deposit”).

- **Payment of Balance of Purchase Price.** Prior to the Close of Escrow, Buyer shall pay into the Escrow Account an amount equal to the Purchase Price, less the Deposit and all accrued interest thereon, which shall be released to Seller at Close of Escrow.

**Project Economic Impact**
Should the project be approved and constructed, significant economic impact metrics would be achieved to further revitalization of Auburn Blvd.

A calculation of estimated property tax generation of 1% of assessed property value based on 79 units at current market and affordable housing prices results in $306,000 annual total property tax generation. (Note: the City receives a weighted average share of .06816)

To calculate economic impact generated from added residents at Sylvan Corners, the IRS provides a calculator to estimate the amount of money one spends on sales and use tax based upon a variety of variables. For a household of 3 with a household income of $95,000 (minimum household income to prequalify for quoted market rate) it is assumed the household spends $15,000 on goods and services that are taxable. This does not include large purchases like vehicles or groceries. With 69 households that would equate into $1,035,000 is taxable sales on an annual basis.
For the subsidized units with a household income of $45,392 (80% of medium household income) it is assumed the household spends $10,345 on goods and services that are taxable. This does not include large purchases like vehicles or groceries. With 23 households that would equate into $238,000 is taxable sales on an annual basis.

This would result in 93 families that would be spending $1,273,000 in spending on taxable items such as clothing, entertainment, dining, and general merchandise (Data Source: Redfin, HDL, Greater Sacramento Economic Council).

Community Outreach
This is an important and visible project to our community. As such, staff has completed community outreach in advance of the January 14 council meeting to inform residents. A news update was released about this potential action in advance of the council meeting on Thursday, January 7, 2021, using a variety of channels including e-news, social media and local news outlets. Direct outreach to adjacent neighbors was also completed Tuesday January 5, 2021.

Attachments
1. Resolution 2021-____ a resolution of the City Council of the City of Citrus Heights, approving the Purchase and Sale Agreement of Sylvan property to Woodside Homes
2. Purchase and Sale Agreement
RESOLUTION NO. 2021-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, APPROVING THE PURCHASE AND SALE AGREEMENT OF SYLVAN PROPERTY TO WOODSIDE HOMES

WHEREAS, the city acquired a strategically located piece of property, known as the New Sylvan property located at 7137 Auburn Blvd., in September 2019 with the intent to sell for the purpose of developing a project that continues the revitalization of Auburn Blvd;

WHEREAS, the Council adopted Planning and Design goals that reflect the city’s vision for the property;

WHEREAS, The City received one response submission to the Offering Memorandum from Woodside Homes that aligns with Planning and Design goals; and

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the City Council of the City of Citrus Heights approves and directs the City Manager to finalize negotiations and execute a Purchase and Sale Agreement to sell the Sylvan property to Woodside Homes in substantially the form of Exhibit A, attached hereto and by this reference incorporated herein, and to execute a Grant Deed and all other necessary and related documents between the City of Citrus Heights and Woodside Homes required to complete the sale of the Sylvan Property.

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 14th day of January 2021, by the following vote, to wit:

AYES: Council Members:
NOES: Council Members:
ABSTAIN: Council Members:
ABSENT: Council Members:

_____________________________  
Steve Miller, Mayor

ATTEST:

___________________________________
Amy Van, City Clerk

Exhibit A: Purchase and Sale Agreement
PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS

This PURCHASE AGREEMENT and JOINT ESCROW INSTRUCTIONS ("Agreement") is dated as of the _____ day of January, 2021 for identification purposes, by and between the City of Citrus Heights, a municipal corporation ("Seller") and Woodside 05N, LP, a California limited partnership ("Buyer"). Seller and Buyer shall be individually referred to herein as a "Party" and collectively referred to herein as the "Parties."

RECITALS

A. Seller owns certain real property consisting of approximately 11.32 gross acres located in the city of Citrus Heights (the “City”), Sacramento county (the “County”), State of California, commonly known as APN 211-0020-025-0000, which real property is depicted on Exhibit 1 and more particularly described in Exhibit 2 (the “Property”). The term “Property” shall also include all of Seller’s rights, title, and interest in and to all entitlements, tentative or final maps, easements, excepting therefrom public easements which are a matter of public record, mineral rights, oil and gas rights, water, water rights, air rights, development rights, and privileges appurtenant to said Property, and all improvements located thereon.

B. Seller desires to sell to Buyer and Buyer desires to purchase from Seller, the Property.

AGREEMENT

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained in this Agreement, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged by the Parties, the Parties hereby agree as follows:

1. INCORPORATION OF RECITALS AND EXHIBITS. The Recitals set forth above and the Exhibits attached to this Agreement are each incorporated into the body of this Agreement as if set forth in full.

2. PURCHASE AND SALE.

2.1 Purchase Price. The purchase price for the Property is Fifty Thousand and No/100ths Dollars ($50,000.00) per single-family detached residential lot having minimum dimensions of 40’ x 75’ (each a “40’ Lot” and collectively, the “40’ Lots”) and Thirty Thousand and No/100ths Dollars ($30,000.00) per single-family detached residential lot having minimum dimensions of 35’ x 75’ (each a “35’ Lot” and collectively, the “35’ Lots”) in the Approved Final Map, defined below (the “Purchase Price”). The 40’ Lots and 35’ Lots shall be individually referred to herein as a “Lot” and collectively herein as the “Lots.” Assuming 69 - 40’ Lots and 24 - 35’ Lots in the Approved Final Map, the Purchase Price shall be Four Million One Hundred Seventy Thousand and No/100ths Dollars ($4,170,000.00). The Purchase Price shall be payable in cash or other immediately available funds at the Close of Escrow.

3. ESCROW HOLDER. All amounts of money paid by Buyer shall be paid into an interest bearing escrow account (the “Escrow Account”) to be established and maintained with First American Title Company, attn: Diane Burton, 4750 Willow Road, Suite 275, Pleasanton, CA 94588 (the “Escrow Holder”).

4. PURCHASE DEPOSIT, PAYMENT, AND INDEPENDENT CONSIDERATION.

4.1 Deposit. Within three (3) business days after the Effective Date, as defined in Section 17.16, Buyer shall deposit with Escrow Holder in the Escrow Account, cash or cash equivalent in the sum of Two Hundred Thousand and No/100ths Dollars ($200,000.00) (the “Initial Deposit”). On or before the end of the Due Diligence Period, defined below, Buyer shall provide Seller and Escrow Holder written
notice of its intent to continue with the transaction (the “Continuation Notice”). If Buyer provides the Continuation Notice, then, within three (3) business days thereafter Buyer shall deposit with Escrow Holder in the Escrow Account cash or cash equivalent in the sum of Two Hundred Thousand and No/100ths Dollars ($200,000.00) (the “Additional Deposit” and together with the Initial Deposit collectively, the “Deposit”). Upon Buyer’s payment of the Additional Deposit, if any, the Deposit shall then become non-refundable except as provided herein and shall be retained in the Escrow Account until the Closing. If the Closing occurs, the Deposit and all accrued interest thereon shall be applicable to the Purchase Price. In the event Buyer does not timely provide the Continuation Notice, Buyer shall be deemed to have disapproved of the due diligence review and this Agreement shall terminate pursuant to Section 15.1 hereof.

4.2 Payment of Balance of Purchase Price. Prior to the Close of Escrow, Buyer shall pay into the Escrow Account in cash or cash equivalent an amount equal to the Purchase Price, less the Deposit and all accrued interest thereon, plus the amount of the Independent Consideration, defined below (the “Purchase Price Balance”), which shall be released to Seller at Close of Escrow.

4.3 Independent Consideration. The Deposit includes the amount of One Hundred and No/100ths Dollars ($100.00) (the “Independent Consideration”) as independent consideration for Seller’s performance under this Agreement and shall be retained by Seller in all instances. The Independent Consideration shall be non-refundable to Buyer as independent consideration for the rights and options extended to Buyer under this Agreement including, without limitation, the right and option to terminate the Agreement as provided in this Agreement. The Independent Consideration shall be released to Seller immediately following Buyer’s deposit of such funds into Escrow. In all instances under this Agreement in which Buyer elects to terminate or is deemed to have terminated the Agreement and the Deposit is returned to Buyer as provided in this Agreement, Seller shall retain the Independent Consideration when the Deposit is returned to Buyer. The Independent Consideration shall not be applicable towards the Purchase Price or treated as consideration given by Buyer for any purpose other than stated in this Section 4.3. Buyer and Seller expressly acknowledge and agree that (i) the Independent Consideration plus Buyer’s agreement to pay the costs provided in this Agreement has been bargained for as consideration for Seller’s execution and delivery of this Agreement and for Buyer’s review, inspection, and termination rights during the Due Diligence Period and (ii) such consideration is adequate for all purposes under any applicable law or judicial decision.

5. ESCROW AND CLOSING.

5.1 Opening Escrow. Within three (3) business days after the Effective Date the Parties shall open an escrow (the “Escrow”) with Escrow Holder by the Parties depositing into Escrow: (i) the fully executed Agreement, or executed counterparts thereof and (ii) the Initial Deposit. Escrow Holder shall perform all Escrow and title services in connection with this Agreement. The date such fully executed Agreement and the Initial Deposit are received by Escrow Holder shall be deemed the “Opening of Escrow” and Escrow Holder shall advise Buyer and Seller (and other parties identified in Section 17.8) of such date in writing. This Agreement shall serve as escrow instructions. Any supplemental escrow instructions submitted by Escrow Holder shall be in writing signed by both Buyer and Seller. In the event there is a conflict between any provisions contained in such supplemental escrow instructions and the provisions of this Agreement, the provisions of this Agreement shall control.

5.2 Closing Date. Close of Escrow shall occur ten (10) days after the later of: (i) January 31, 2022 or (ii) satisfaction of the Buyer’s Conditions to Close, defined below; provided, however, in no event later than March 31, 2023 (the “Outside Closing Date”). The terms “Close of Escrow,” “Close Escrow,” and “Closing” shall refer to and mean the date on which the Grant Deed transferring title to the Property to Buyer is recorded in the Official Records of the County (the “Official Records”).
6. CONDITIONS PRECEDENT TO CLOSING.

6.1 Escrow Fees/Prorations. Seller and Buyer shall allocate and pay the Escrow, title, and closing costs as follows: (a) Seller shall pay the cost for title insurance equal to the premium for an ALTA Standard Owner's Policy in the amount of the Purchase Price; (b) Buyer shall pay the cost for ALTA extended coverage, if requested by Buyer, and any binder or endorsements requested by Buyer; (c) Seller shall pay any documentary transfer tax required by law; (d) recording costs shall be paid for by Buyer; (e) Escrow Holder’s escrow fees and all other customary escrow fees and costs shall be divided equally between Seller and Buyer; and (f) Buyer and Seller shall each pay their own legal and professional fees and fees of other consultants incurred by Buyer and Seller, respectively. Real property taxes and any assessments shall be prorated as of the Close of Escrow on the basis of thirty-day months. Seller’s portion of such taxes and assessments may be paid using the proceeds from the Close of Escrow or by a reduction in the cash amount paid at the Close of Escrow.

6.2 Closing Documents. The Parties shall deposit the following with Escrow Holder prior to Close of Escrow:

6.2.1 Seller’s Documents. Seller shall deposit:

6.2.1.1 The grant deed conveying fee title to the Property to Buyer subject only to the Permitted Exceptions (the “Grant Deed”);

6.2.1.2 An affidavit or qualifying statement, which satisfies the requirements of Paragraph 1445 of the Internal Revenue Code of 1986, as amended, and the regulations thereunder (the “Non-Foreign Affidavit”); and

6.2.1.3 An executed assignment of the rights, title, and interests of Seller in and to the entitlements and related matters in the Property as set forth in Exhibit 3 (the “Assignment to Buyer of Entitlements”).

6.2.2 Buyer’s Documents. Buyer shall deposit:

6.2.2.1 The Purchase Price Balance, plus Buyer’s share of the closing costs, and escrow fees and charges.

6.2.3 Additional Documents. The Parties shall also deposit such additional documents and/or instructions as necessary to comply with the terms hereof.

6.3 Closing. Upon the Close of Escrow, Escrow Holder shall: (i) record the Grant Deed in the Official Records; (ii) pay any transfer taxes; (iii) instruct the County recorder to deliver the Grant Deed to Buyer following Close of Escrow; (iv) distribute to Seller, or as Seller may instruct, the cash proceeds of the transaction, less Seller’s escrow and cash charges; (v) deliver to Buyer the Title Policy, defined below, subject only to the Permitted Exceptions; (vi) deliver to Buyer the executed Non-Foreign Affidavit; (vii) deliver to Buyer the executed Assignment to Buyer of Entitlements; and (viii) perform all other actions necessary to carry out the terms of this Agreement.

6.4 Buyer’s Conditions to Close. Buyer’s obligations hereunder to Close Escrow and purchase the Property are expressly conditioned upon the satisfaction of the following conditions (“Buyer’s Conditions to Close”). Any approval to be given by Buyer shall be given, or not given, in the sole and absolute discretion of Buyer. Buyer’s Conditions to Close are inserted for the sole benefit of Buyer and may be waived by Buyer giving notice thereof in writing to Seller.

6.4.1 Title. The Escrow Holder is ready, able, and willing to issue the Title Policy insuring title to the Property vested in Buyer subject only to the Permitted Exceptions.
6.4.2 **Seller's Performance.** Seller shall not be in breach of the terms of this Agreement.

6.4.3 **Tenancies.** Title to the Property is free and clear of all tenancies, licenses, use agreements, orchard keepers contracts, service contracts, and other rights or claims of possession.

6.4.4 **Representations and Warranties.** All representations and warranties made by Seller continue to be correct and are correct as of the Close of Escrow.

6.4.5 **No Agreements Binding on the Property.** During the pendency of Escrow, Seller shall have maintained the Property in substantially its current condition and shall not have further encumbered the Property or entered into, modified, or terminated any agreement binding upon or inuring to the benefit of the Property or the owner thereof which shall extend beyond the Close of Escrow without obtaining the prior written consent of Buyer.

6.4.6 **Entitlements.** Prior to the Close of Escrow, Buyer shall have obtained the Entitlements consistent with Section 7.4 below.

6.4.7 **Environmental Permits.** Prior to the Close of Escrow, Buyer shall have obtained the Environmental Permits consistent with Section 7.5 below.

6.4.8 **Mutually Acceptable Affordable Housing Program.** Prior to the Close of Escrow, Buyer and Seller shall have agreed upon a Mutually Acceptable Affordable Housing Program consistent with Section 7.6 below.

6.5 **Seller's Conditions to Close.** Seller's obligations hereunder to Close Escrow are expressly conditioned upon the satisfaction of the following conditions ("Seller's Conditions to Close"). Any approval to be given by Seller shall be given, or not given, in the sole and absolute discretion of Seller. Seller's Conditions to Close are inserted for the sole benefit of Seller and may be waived by Seller giving notice thereof in writing to Buyer.

6.5.1 **Buyer's Obligations.** Buyer shall not be in breach of the terms of this Agreement.

6.5.2 **Representations and Warranties.** All representations and warranties made by Buyer continue to be correct and are correct as of the Close of Escrow.

7. **ACTIONS PENDING CLOSING.**

7.1 **Condition of Title/Preliminary Title Report.** Within five (5) business days after the Effective Date, Escrow Holder shall prepare and deliver to Buyer a preliminary title report (the "Preliminary Report") for the Property. Upon receipt of the Preliminary Report together with complete and legible copies of all underlying documents identified or described as exceptions to title shown therein, Buyer shall have ten (10) business days within which to notify Seller in writing of Buyer's disapproval of any exception to title disclosed in the Preliminary Report ("Disapproved Exception"), except that all monetary encumbrances, excluding the lien of any real estate taxes and assessments which are not yet due and payable, shall be deemed Disapproved Exceptions. In the event the Preliminary Report is supplemented (a "Supplement"), Buyer shall have ten (10) business days after receipt of such Supplement together with complete and legible copies of all additional underlying documents described therein within which to notify Seller of any Disapproved Exception arising from any new matter shown in the Supplement. Any matter disclosed in the Preliminary Report or any Supplement that is not disapproved in writing within the above stated time frame will be deemed an "Approved Exception." The term "Permitted Exceptions" shall mean all exceptions appearing on the Preliminary Report, which are: (i) standard printed exceptions in the Title Policy; (ii) non-delinquent general and special real property taxes
and assessments (including any improvement bonds constituting a lien not yet due and payable); (iii) any Approved Exceptions; or (iv) any other liens, easements, encumbrances, covenants, conditions, and restrictions of record approved, or waived if a Disapproved Exception, by Buyer pursuant to this Section. Seller shall use its best commercially reasonable efforts to remove or cause the Escrow Holder to endorse over the Disapproved Exceptions, or shall notify Buyer and Escrow Holder of its election to not do so. The failure of Seller to notify Buyer and Escrow Holder of its election shall be deemed Seller’s election not to remove or cause the Escrow Holder to endorse over the Disapproved Exceptions. If, despite Seller’s commercially reasonable efforts to remove or to cause the Escrow Holder to endorse over a Disapproved Exception, Seller is unable to do so, or Seller elects to not do so, Seller will give Buyer notice of same within ten (10) business days after receipt of Buyer’s Disapproved Exception(s), and Buyer shall then have the option, within five (5) business days to: (i) terminate this Agreement by written notice to Seller and Escrow Holder, in which case this Agreement shall terminate pursuant to Section 15.1, and the Parties shall have no further obligation to one another except those of Section 8 of this Agreement or (ii) waive its objection to the Disapproved Exception in question by so notifying Seller and Escrow Holder and proceed to Close of Escrow. Notwithstanding anything to the contrary set forth herein, if Seller fails to cure any Monetary Title Defect which is not caused by the activities of Buyer which can be cured by the payment of money, Buyer shall have the right at its sole option to cause such amount to be paid and deduct such amount from the Purchase Price. As used in this paragraph, the term “Monetary Title Defect” shall only include deeds of trust, mortgages, and any other security instruments recorded or filed against the Property or any part thereof, and judgments, mechanics, and materialmen’s liens recorded or filed against the Property or any part thereof that are not caused by the activities of Buyer.

7.2 Title Policy. Buyer’s obligation to proceed to Close of Escrow shall be conditioned upon the commitment by Escrow Holder to issue an ALTA Standard Owner's Policy of Title Insurance, or, at Buyer’s written request and at Buyer's additional cost, an ALTA Extended Owner’s Policy of Title Insurance showing title to the Property vested in Buyer with liability equal to the Purchase Price, subject only to the Permitted Exceptions (the “Title Policy”). Buyer acknowledges that its election to purchase an ALTA Extended Owner’s Policy of Title Insurance will require a survey and Buyer agrees that Buyer is responsible for all costs in completing such survey and there will be no delay in Closing related to or arising from the completion of such survey.

7.3 Phase I Environmental Questionnaire. Buyer shall provide Seller a Phase I Environmental Questionnaire as part of Buyer’s investigation of the Property. Seller agrees to complete the Phase I Environmental Questionnaire and return the same to Buyer within five (5) days after Seller’s receipt thereof.

7.4 Entitlements. Prior to the Close of Escrow, Buyer shall, at Buyer’s sole cost and expense, use good faith, commercially reasonable efforts to obtain the following: (i) City approval of a tentative map for the Property consistent with Buyer’s intended development thereof (anticipated to have 69 – 40’ Lots and 24 – 35’ Lots), with conditions of approval reasonably acceptable to Buyer together with the expiration of all applicable and legally valid periods for the filing of an administrative appeal, judicial challenge, referendum petition, or request for reconsideration (each an “Entitlement Challenge”) having expired without the filing of an Entitlement Challenge, or if an Entitlement Challenge is filed or otherwise arises, that such Entitlement Challenge is resolved on terms satisfactory to Buyer in its reasonable discretion (the “Approved Tentative Map”); (ii) City approval of a general plan amendment for the Property consistent with the Approved Tentative Map; (iii) City approval of a zoning change for the Property consistent with the Approved Tentative Map; (iv) City approval of Buyer’s conceptual architectural plans for the homes to be constructed on the Property; (v) City approval of Buyer’s grading plans, subdivision improvement plans, and right-of-way landscape plans (collectively, the “Improvements Plans”) for the Property (such that permits for the Improvement Plans are ready to be issued to Buyer subject only to Buyer’s payment of the standard fees associated therewith and Buyer’s submittal of a valid WDID number for the project to be constructed on the Property); and (vi) City approval of a final map consistent with the Approved Tentative Map and its conditions together with the expiration of all applicable and legally valid periods for the filing of an Entitlement Challenge having expired without the filing of an Entitlement Challenge, or if an Entitlement Challenge is filed or otherwise arises, that such Entitlement Challenge is
resolved on terms satisfactory to Buyer in its reasonable discretion (the “Approved Final Map”) (collectively, items (i) through (vi) inclusive are referred to herein as the “Entitlements”).

7.5 Environmental Permits. Prior to the Close of Escrow, Buyer at Buyer’s sole cost and expense, shall use good faith, commercially reasonable efforts to process all environmental permit applications related to Buyer’s intended development of the Property (including, but not limited to, a Section 404 Discharge Permit for the Property with the Army Corps of Engineers and Section 1600 Streambed Alteration Permit for the Property with the California Department of Fish and Wildlife), each consistent with the Entitlements, such that they are ready to be issued to Buyer subject only to Buyer’s payment of the standard fees associated therewith (collectively, the “Environmental Permits”). Buyer may elect, in its sole discretion, to pay the applicable fees and obtain the Environmental Permits prior to Close of Escrow.

7.6 Mutually Acceptable Affordable Housing Program. Prior to the Close of Escrow, Buyer and Seller shall use good faith, commercially reasonable efforts to negotiate a mutually acceptable affordable housing program applicable to the Property and Buyer’s intended development of the Property (the “Mutually Acceptable Affordable Housing Program”).

8. INVESTIGATION OF THE PROPERTY DURING THE DUE DILIGENCE PERIOD. Within five (5) business days after the Effective Date, Seller shall, without representation or warranty of any kind as to the accuracy, applicability, or usefulness thereof, provide Buyer with complete copies of all studies, reports, agreements, documents, plans, permits, and entitlements in Seller’s possession concerning the Property and its improvement and development including, but not limited to, all engineering drawings, soils reports, earthquake studies, site history investigations, toxic or hazardous materials investigations or reports, planning studies, and title reports in Seller’s possession, copies of the current year’s tax bills related to the Property, and copies of all City resolutions and approval conditions pertaining to the Property (collectively, the “Due Diligence Materials”). Buyer shall have until 5:00 p.m. California time on the date that is ninety (90) days after the Effective Date (the “Due Diligence Period”) to review the Due Diligence Materials, the Feasibility Studies (as defined below), and to determine, in Buyer’s sole and absolute discretion, the suitability of the Property for Buyer’s use and development (collectively, the “Feasibility Matters”). Without in any way limiting the generality of the foregoing, Buyer shall make such investigations and inquiries as Buyer deems reasonable and necessary to satisfy itself as to the Feasibility Matters, which may include verification of the completion or accuracy of the Due Diligence Materials, any governmental land regulations, zoning ordinances, architectural and design approvals, development costs, financial and market feasibility, the status of the entitlements for the Property, the amount and terms of any bonds, assessments, infrastructure fees, school fees, park fees, and any special taxes, fees, districts, and improvement obligations affecting the Property, the environmental conditions of the Property, and all aspects of the physical condition of the Property.

8.1 Access and Studies. At any time during the Due Diligence Period, Buyer, its agents, employees, consultants, contractors, subcontractors, and representatives shall have the right to enter upon all portions of the Property for the purpose of conducting such investigations, inspections, and tests of the Property and preparing such maps and surveys as Buyer deems necessary in order to determine the condition and suitability of the Property including, but not limited to, the Feasibility Matters and for all other purposes related to Buyer's acquisition and development of the Property. Without limiting the foregoing, Buyer shall have the right to perform a complete environmental audit of the Property, soils tests on any portion of the Property, and any other technical studies which may in Buyer's sole discretion be helpful in obtaining development approval for the Property (collectively, the “Feasibility Studies”). The Feasibility Studies may include environmental assessments, environmental impact reports, traffic studies, noise studies, water quality and availability studies, archeological and paleontological studies, seismic and slope stability studies, and other studies which may be necessary or appropriate in Buyer’s sole discretion for Buyer to completely evaluate the condition of the Property.

8.1.1 Indemnity. Buyer hereby agrees to indemnify and hold Seller harmless from and against any and all loss, expense, claim, damage, and injury to persons or the Property (including attorney’s fees and post judgment collection costs) to the extent arising from or related
to the exercise of Buyer's access rights under Section 8.1 by Buyer and its employees, consultants, engineers, authorized agents, and subcontractors onto the Property in connection with the performance of any investigation of the Property as contemplated herein.

8.1.2 Liens. Buyer will exercise its rights of access under this Section 8 in such a manner as to keep the Property free of materialmen's and mechanics' liens. If such a lien is recorded on the Property, Buyer may dispute such lien, provided that within ten (10) days after Buyer receives notice from Seller that such lien was recorded, Buyer will, at its sole cost, cause the effect of the lien to be removed from the Property. Upon such removal, at its sole cost, Buyer shall take whatever actions it deems necessary to pay, compromise, contest, litigate, or otherwise dispose of such third-party claim in a manner that keeps the Property and all portions thereof free of all claims.

8.1.3 Effects of Investigation. Notwithstanding anything set forth in this Agreement to the contrary, Buyer shall have no liability for diminution in value of the Property resulting from negative facts learned or disclosed to Buyer concerning the Property as a result of Buyer's due diligence activities.

9. RISK OF LOSS. If prior to Close of Escrow any damage or casualty occurs to the Property which results in a loss of value of the Property in excess of $25,000 or materially interferes with Buyer's intended use of the Property, Buyer may, at its option, within ten (10) business days after Buyer's receipt of Seller's notice of the damage or casualty, elect either to: (i) terminate this Agreement, in which event all funds deposited into Escrow by Buyer which are held by Escrow Holder or have been released from Escrow shall be immediately returned to Buyer, the Parties shall share equally the expenses of canceling Escrow, and neither Party shall have any further rights or obligations hereunder except those obligations which expressly survive the termination of this Agreement or (ii) continue this Agreement in effect, in which event upon the Close of Escrow, Seller shall assign to Buyer and Buyer shall be entitled to any compensation, award, or other payments or relief resulting from such damage or casualty. Any damage or casualty that occurs after the Close of Escrow shall be the sole responsibility of Buyer.

10. REPRESENTATIONS, WARRANTIES, AND COVENANTS.

10.1 Seller's Representations, Warranties, and Covenants. In addition to the representations, warranties, and covenants of Seller contained in other sections of this Agreement, Seller hereby represents, warrants, and covenants to Buyer that the statements below in this Section, all of which shall survive the Closing, are each true as of the Effective Date, and, if to Seller's knowledge any such statement becomes untrue related to the Property prior to Closing, Seller shall so notify Buyer in writing and Buyer shall have three (3) business days thereafter to determine if Buyer wishes to proceed with the Closing. If Buyer determines it does not wish to proceed, then the terms of Section 15.3 shall apply.

10.1.1 Identity. Seller has the requisite right, capacity, power, and authority to enter into and carry out the terms of this Agreement without consent from any other party. Whenever phrases such as "to Seller's actual knowledge" or "Seller has no knowledge" or similar phrases are used in the representations and warranties in this Section 10.1, they will be deemed to refer exclusively to matters within the current actual (as opposed to constructive) knowledge of Christopher Boyd, City Manager and Colleen McDuffee, Community Development Director (collectively, "Seller's Representative"). No duty of inquiry or investigation on the part of Seller or Seller's Representative will be required or implied by the making of any representation or warranty which is so limited to matters within Seller's actual knowledge, and in no event shall Seller's Representative have any personal liability therefor.

10.1.2 Ownership; Encumbrances. Seller owns the Property in fee simple. Seller has not alienated, encumbered (other than the Approved Exceptions), transferred, leased, assigned, or otherwise conveyed its interest in the Property or any portion thereof, nor entered into any
agreement to do so, nor shall Seller do so prior to the Close of Escrow (except for any deed of trust or other voluntary monetary encumbrance which shall be removed at Close of Escrow).

10.1.3 **Solvency.** Seller is not bankrupt or insolvent under any applicable federal or state standard, has not filed for protection or relief under any applicable bankruptcy or creditor protection statute and has not been threatened by creditors with an involuntary application of any applicable bankruptcy or creditor protection statute, and has not made a general assignment for the benefit of creditors.

10.1.4 **No Development Impediments.** Other than any conditions disclosed in any soils report or other documents provided by Seller to Buyer, to Seller's current actual knowledge, as of the Effective Date, Seller is not aware of any reason why the Property cannot be developed for residential use (e.g., zoning restrictions, flood plain limitations, building, development, construction, utility, or public health moratoria, etc.), and to Seller's knowledge, the Property does not contain any physical impediments to the development of the Property including, but not limited to, surface or subsurface deposits of garbage or other refuse or debris, any excavations or pits that have been completely or partially filled, or any unnatural surface or subsurface soil condition.

10.1.5 **Hazardous Substances.** To Seller's current actual knowledge, without a duty to investigate, there are no Hazardous Substances, or storage tanks containing Hazardous Substances, in, on, under, about, or within the Property. To Seller's current actual knowledge, there are no pending or threatened litigation, proceedings, or investigations before or by any administrative agency in which any person or entity alleges the presence, release, threat of release, placement on or in the Property or within the Property, or the generation, transportation, storage, treatment, or disposal at the Property or within the Property, of any Hazardous Substance. For purposes of this Agreement, the term "Hazardous Substances" means any matter which, as of the date of this Agreement, has been determined by any regulation, order, or rule, or any proposed regulation, order, or rule, promulgated by any governmental agency of appropriate jurisdiction, to constitute hazardous waste or hazardous substance or petroleum product under any federal, state, or local statute, law, rule, regulation, ordinance, or enactment of any governmental authority.

10.1.6 **Pending Disputes.** As of the Effective Date, to Seller's current actual knowledge, without a duty to investigate, there are no disputes, litigation, or proceedings pending or threatened concerning or related to the Property or to the obligations or rights of Seller in and to the Property.

10.1.7 **No Liens or Encumbrances Not of Record.** To Seller's current actual knowledge, without a duty to investigate, as of the Close of Escrow, there are no liens or encumbrances on, or claims to, or covenants, conditions, restrictions, easements, rights of way, or other matters affecting the Property, except as indicated in the Preliminary Report.

10.1.8 **No Agreements Binding on the Property.** During the pendency of Escrow, Seller shall have maintained the Property in substantially its current condition and shall not have further encumbered the Property, or entered into, modified, or terminated any agreement binding upon or inuring to the benefit of the Property or the owner thereof which shall extend beyond the Close of Escrow without obtaining the prior written consent of Buyer. The Property is not subject to any written agreement between Seller and any third-party for the transfer or sale of the Property to a third-party. Seller will not transfer or encumber the Property during the term of this Agreement except as provided in this Agreement.

10.1.9 **Existing Agreements.** To Seller's current actual knowledge, without a duty to investigate, there are no existing material defaults by Seller under any agreements, documents, covenants, conditions, restrictions, or any other documentation relating to the Property.
10.1.10. **Conflicting Documents.** Neither the execution and delivery of this Agreement and the documents and instruments, referenced herein, nor the occurrence of the obligations set forth herein, nor the consummation of the transaction contemplated herein, nor compliance with the terms of this Agreement and the documents and instruments referenced herein conflict with or result in the material breach of any terms, conditions, or provisions of, or constitute a default under any bond, note, or other evidence of indebtedness or any contract, indenture, mortgage, deed of trust, loan, partnership agreement, lease, or other agreement or instrument to which Seller is a party or affecting the Property.

10.1.11. **Leases.** Seller will not enter into any leases or other agreements affecting or relating to the rights of any party with respect to the possession of the Property which shall extend beyond the Close of Escrow without the written consent of Buyer.

10.1.12. **Feasibility Documents.** The documents delivered to Buyer pursuant to Section 8 are all of the documents owned by or under the control of Seller pertaining to the condition of the Property, and, to Seller’s current actual knowledge, without a duty to investigate, there are no material inaccuracies in the information contained in such documents.

10.2. **Buyer’s Representations, Warranties, and Covenants.** In addition to the representations, warranties, and covenants of Buyer contained in other sections of this Agreement, Buyer hereby represents, warrants, and covenants to Seller that the statements below in this Section are each true as of the Effective Date, and, if to Buyer’s actual knowledge any such statement becomes untrue prior to Closing, Buyer shall so notify Seller in writing and Seller shall have three (3) business days thereafter to determine if Seller wishes to proceed with Closing. If Seller determines it does not wish to proceed, then the terms of Section 15.2 shall apply.

10.2.1. **Identity.** Buyer is a California limited partnership, lawfully in existence and in good standing, and registered with the State of California. Buyer has the full right, capacity, power, and authority to enter into and carry out the terms of this Agreement.

10.2.2. **Solvency.** Buyer is not bankrupt or insolvent under any applicable federal or state standard, has not filed for protection or relief under any applicable bankruptcy or creditor protection statute, and has not been threatened by creditors with an involuntary application of any applicable bankruptcy or creditor protection statute.

11. **CONDEMNATION.** If prior to Close of Escrow, any portion of the Property is taken by any entity by condemnation or with the power of eminent domain, or if the access thereto is reduced or restricted thereby (or is the subject of a pending taking which has not yet been consummated), Seller shall notify Buyer of such fact together with any information in Seller’s possession or control related to such condemnation. In such event, Buyer shall have the right, in Buyer’s sole discretion, to terminate this Agreement and the relevant Escrow upon written notice to Seller and Escrow Holder not later than five (5) business days after receipt of Seller’s notice thereof. If this Agreement and Escrow are so terminated, then the terms of Section 15.1 shall apply. Alternatively, Buyer may proceed to consummate the relevant transaction provided for herein at Buyer’s sole election, in which event Seller shall assign and turn over, and Buyer shall be entitled to receive and keep, any and all awards made or to be made in connection with such condemnation or eminent domain, and the Parties shall proceed to the Close of Escrow pursuant to the terms hereof, without any reduction in the Purchase Price.
12. **LIQUIDATED DAMAGES.** BUYER AND SELLER EACH AGREE THAT IN THE EVENT OF A MATERIAL DEFAULT OR BREACH HEREUNDER BY BUYER WHEREUPON BUYER FAILS OR REFUSES TO COMPLETE THE PURCHASE CONTEMPLATED IN THIS AGREEMENT, THE DAMAGES TO SELLER WOULD BE EXTREMELY DIFFICULT AND IMPRACTICABLE TO ASCERTAIN, AND THAT THEREFORE, IN THE EVENT OF A MATERIAL DEFAULT OR BREACH BY BUYER, THE DEPOSIT (AS THE SAME MAY HAVE BEEN PAID AS OF THE DATE OF SUCH MATERIAL DEFAULT OR BREACH PURSUANT TO THE TERMS HEREOF) SHALL SERVE AS LIQUIDATED DAMAGES FOR SUCH MATERIAL BREACH OR DEFAULT BY BUYER. THE PARTIES AGREE THAT THE AMOUNT OF THE DEPOSIT IS A REASONABLE ESTIMATE OF THE DAMAGES TO SELLER OCCASIONED BY SUCH BREACH, INCLUDING COSTS OF NEGOTIATING AND DRAFTING THIS AGREEMENT, COSTS OF COOPERATING IN SATISFYING CONDITIONS TO CLOSING, COSTS OF SEEKING ANOTHER BUYER, OPPORTUNITY COSTS IN KEEPING THE PROPERTY OUT OF THE MARKETPLACE, AND OTHER COSTS INCURRED IN CONNECTION HEREWITH. ACCORDINGLY, DELIVERY TO AND RETENTION OF THE DEPOSIT BY SELLER SHALL BE SELLER’S SOLE AND EXCLUSIVE REMEDY AGAINST BUYER IN THE EVENT OF SUCH A MATERIAL DEFAULT OR BREACH BY BUYER, AND SELLER WAIVES ANY AND ALL RIGHT TO SPECIFIC PERFORMANCE OR DAMAGES IN EXCESS OF THE LIQUIDATED AMOUNT.

Seller’s Initials: _______

Buyer’s Initials: _______

13. **BROKERS.** Should the Close of Escrow occur, Buyer agrees to pay a real estate commission to Sean Corcoran and TRI Commercial Real Estate by way of separate written agreement. Notwithstanding the foregoing, each Party agrees to indemnify, defend, protect, and hold the other harmless from and against all liabilities, costs, damages, and expenses including, without limitation, attorney’s fees, resulting from any claims or fees or commissions, based upon agreements by it, if any, to pay a broker’s commission or finder’s fee.

14. **ASSIGNMENT.** The Parties hereto may not assign their respective rights or delegate their respective obligations hereunder without the prior written consent of the other Party provided; however, without further consent Buyer may assign its rights to a commonly controlled affiliate of Buyer or to a third-party with which Buyer enters into a land banking option arrangement.

15. **TERMINATION.** In addition to any other provisions in this Agreement that apply in the event of termination:

15.1 **Termination by Buyer Prior to Expiration of Due Diligence Period.** If Buyer elects to terminate this Agreement for any reason provided in this Agreement prior to the expiration of the Due Diligence Period, then: (i) this Agreement shall terminate and all rights Buyer may have had to acquire the Property shall automatically expire; (ii) Escrow Holder shall immediately return the Deposit and all accrued interest thereon to Buyer (without additional instruction from Seller); and (iii) Buyer and Seller will have no further obligation to each other related to the Property or this Agreement except as may have arisen from Buyer’s exercise of its right of access under Section 8.1 and each of its subparts.

15.2 **Termination for Other Than Seller’s Default After the Expiration of the Due Diligence Period.** If Buyer elects to terminate this Agreement for any reason other than Seller’s default or a failure of Buyer’s Conditions to Close after expiration of the Due Diligence Period but prior to Closing, then: (i) this Agreement shall terminate and all rights Buyer may have had to acquire the Property shall automatically expire; (ii) the terms of Section 12 shall apply; (iii) Buyer will pay any Escrow cancellation charges and the Escrow will be terminated; and (iv) Buyer and Seller will have no further obligation to each other related to the Property or this Agreement except as may have arisen from Buyer’s exercise of its right of access under Section 8.1 and each of its subparts.
15.3 Termination Due to Seller's Default. If Seller defaults, then Buyer may elect to: (i) have the Deposit and all accrued interest thereon immediately returned to Buyer and Seller will immediately reimburse Buyer for its actual out-of-pocket costs, fees, expenses, and damages or (ii) seek specific performance. In no event shall Buyer be entitled to recover lost profits or appreciation or other consequential damages.

15.4 Termination For Failure of Buyer's Condition to Close. If Buyer elects to terminate this Agreement for failure of a Buyer's Condition to Close, then: (i) this Agreement shall terminate and all rights Buyer may have had to purchase the Property shall automatically expire; (ii) Escrow Holder or Seller, as the case may be, shall immediately return the Deposit and all accrued interest thereon to Buyer (without additional instruction from Seller); and (iii) Buyer and Seller will have no further obligation to each other related to the Property or this Agreement except as may have arisen from Buyer's exercise of its right of access under Section 8.1 and each of its subparts.

16. BANKRUPTCY; INSOLVENCY. In addition to any other grounds for default under this Agreement, the existence of any of the following shall constitute a material default under this Agreement. It shall be a material default by a Party if: (a) that Party shall voluntarily be adjudicated as bankrupt or insolvent; (b) that Party shall seek, consent to, or not contest the appointment of a receiver or trustee for itself or for all or any part of its property; (c) that Party shall file a petition seeking relief under the bankruptcy, arrangement, reorganization, or other debtor relief laws of the United States, any state, or any other competent jurisdiction; (d) that Party shall make a general assignment for the benefit of its creditors; (e) a petition is filed against that Party seeking relief under the bankruptcy, arrangement, reorganization, or other debtor relief laws of the United States, any state, or any other competent jurisdiction, and such petition is not dismissed within sixty (60) days immediately following the date of such filing; or (f) a court of competent jurisdiction enters an order, judgment, or decree appointing, without that Party’s consent, a receiver or trustee for that Party, or for all or any part of that Party’s property; and such petition, order, judgment, or decree is not discharged or stayed within sixty (60) days immediately following its entry.

17. MISCELLANEOUS.

17.1 Attorney's Fees. If any Party employs counsel to enforce or interpret this Agreement, including the commencement of any legal proceeding whatsoever (including insolvency, bankruptcy, arbitration, mediation, declaratory relief, or other litigation), the prevailing Party shall be entitled to recover its reasonable attorney’s fees and court costs (including the service of process, filing fees, court and court reporter costs, investigative fees, expert witness fees, and the costs of any bonds, whether taxable or not), and shall include the right to recover such fees and costs incurred in any appeal and/or efforts to collect or otherwise enforce any judgment in its favor in addition to any other remedy it may obtain or be awarded. Any judgment or final order issued in any legal proceeding shall include reimbursement for all such attorney’s fees and costs.

17.2 Interpretation. This Agreement has been negotiated at arm’s length and each Party has been represented or has had the opportunity to be represented by independent legal counsel in this transaction. Accordingly, each Party hereby waives any benefit under any rule of law or legal decisions that would require interpretation of any ambiguities in this Agreement against the Party drafting it.

17.3 Counting of Days. If a Party is required to complete the performance of an obligation under this Agreement by a date certain and such date is a Saturday, Sunday, or federal bank holiday (collectively, a “Nonbusiness Day”), then the date for the completion of such performance will be the next succeeding day that is not a Nonbusiness Day.

17.4 Successors. Except as provided to the contrary in this Agreement, this Agreement shall be binding on and inure to the benefit of the Parties and their successors and assigns. The terms of this Section 17.4 shall survive the Close of Escrow and shall not merge with the Grant Deed.
17.5 **Governing Law and Arbitration.** This Agreement shall be construed and interpreted in accordance with the laws of the State of California. If requested by either Party within thirty (30) days of the commencement of any action, any action brought to interpret or enforce this Agreement shall be determined by final binding arbitration in accordance with the rules of the American Arbitration Association and the Federal Arbitration Act provided, however, a Party may file an action in an appropriate court to seek a notice of pendency of action or other immediate relief. During the pendency of the arbitration proceeding, each Party shall pay one-half of the cost thereof. Upon the conclusion of the arbitration proceeding, the losing Party shall pay all of the remaining unpaid costs of the proceeding and reimburse the prevailing Party for any such costs previously paid by the prevailing Party. Such reimbursement shall be included in any judgment or final order issued in the arbitration proceeding. Except as otherwise required by law, each Party shall exercise its best efforts to keep the arbitration proceeding and the testimony and evidence presented therein confidential.

17.6 **Integrated Agreement; Modifications.** This Agreement contains all the agreements of the Parties concerning the subject matter hereof and cannot be amended or modified except by a written instrument executed and delivered by the Parties. This Agreement upon full execution supersedes all prior oral and written agreements between the Parties. There are no representations, agreements, arrangements, or understandings, either oral or written, between or among the Parties hereto relating to the subject matter of this Agreement that are not fully expressed herein. In addition, there are no representations, agreements, arrangements, or understandings, either oral or written, between or among the Parties upon which any Party is relying in entering this Agreement that are not fully expressed herein.

17.7 **Severability.** If any term or provision of this Agreement is determined to be illegal, unenforceable, or invalid in whole or in part for any reason, such illegal, unenforceable, or invalid provision or part thereof shall be stricken from this Agreement, and any such provision shall not affect the legality, enforceability, or validity of the remainder of this Agreement. If any provision or part thereof of this Agreement is stricken in accordance with the provisions of this Section, then the stricken provision shall be replaced, to the extent possible, with a legal, enforceable, and valid provision that is in keeping with the intent of the Parties as expressed herein.

17.8 **Notices.** Any delivery of this Agreement, notice, modification of this Agreement, collateral or additional agreement, demand, disclosure, request, consent, approval, waiver, declaration, or other communication that either Party desires or is required to give to the other Party or any other person shall be in writing. Any such communication may be served personally, transmitted by facsimile, email (provided that any notice submitted by email shall be confirmed by delivery sent within one (1) business day thereafter of a copy of such notice by another method of delivery under this Section 17.8), nationally recognized overnight delivery service (e.g., Federal Express), or sent by prepaid, first class mail, return receipt requested to the Party’s address as set forth below:

**To Seller:** City of Citrus Heights  
Attn: Christopher W. Boyd, City Manager  
6360 Fountain Square Drive  
Citrus Heights, CA 95621  
Fax: (916) 725-5779  
Phone: (916) 725-2448  
Email: cboyd@citrushights.net

**To Buyer:** Woodside 05N, LP  
Attn: Jim Bayless  
111 Woodmire Road, Suite 190  
Folsom, CA 95630  
Fax: (916) 588-4906  
Phone: (916) 850-1716  
Email: jimb@woodsidehomes.com
With copy to: Woodside Group, LLC
Attn: Legal Department
460 West 50 North, Suite 200
Salt Lake City, UT 84101
Fax: (801) 413-1761
Phone: (801) 869-3950
Email: legalnotices@woodsidehomes.com

To Escrow Holder: First American Title Company
Attn: Diane Burton
4750 Willow Road, Suite 275
Pleasanton, CA 94588
Fax: (866) 648-7806
Phone: (925) 201-6603
Email: dburton@firstam.com

Any such communication shall be deemed effective upon personal delivery, confirmed receipt of notice transmitted by facsimile during regular business hours, two (2) days after transmitting the notice by a nationally recognized overnight delivery service, or three (3) days after mailing in accordance with this Section. Any notice or document sent by email shall be deemed delivered on the date of transmission provided that (a) such e-mail is delivered by 5:00 p.m. California time and (b) a copy of such notice or document is sent by another method of delivery under this Section 17.8 within one (1) business day after transmission. Any Party may change its address by notice to the other Party. Each Party shall make an ordinary, good faith effort to ensure that it will accept or receive notices that are given in accordance with this Section, and that any person to be given notice actually receives such notice. If a Party consists of more than one person, notice given in accordance with this Section shall constitute proper notice given to each constituent person of such Party.

17.9 Time. Time is of the essence to the performance of each and every obligation under this Agreement.

17.10 Notice of Default. No Party shall be in default under this Agreement unless written notice of the alleged default is provided to the defaulting Party by the non-defaulting Party, which shall provide the defaulting Party five (5) days from receipt of such notice to cure the alleged default. If said default cannot be cured within five (5) days, the defaulting Party shall be granted such time as is commercially reasonable to cure said default so long as commercially reasonable efforts to cure the alleged default are commenced within five (5) days after receipt of the notice and thereafter diligently pursued to completion.

17.11 Reasonable Consent and Approval. Except as otherwise provided in this Agreement, whenever a Party is required or permitted to give its consent or approval under this Agreement, such consent or approval shall not be unreasonably withheld, conditioned, or delayed.

17.12 Further Assurances. The Parties shall at their own cost and expense execute and deliver such further documents and instruments and shall take such other actions as may be reasonably required or appropriate to carry out the intent and purposes of this Agreement.

17.13 Waivers. Any waiver by any Party shall be in writing and shall not be construed as a continuing waiver. No waiver will be implied from any delay or failure to take action on account of any default by any Party. Consent by any Party to any act or omission by another Party shall not be construed as consent to any other subsequent act or omission or to waive the requirement for consent to be obtained in any future or other instance.
17.14 **Signatures/Counterparts.** This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. For purposes of this Agreement, facsimiles or scans sent by email in accordance with Section 17.8 shall be considered originals. Any one of such completely executed counterparts shall be sufficient proof of this Agreement.

17.15 **Joint and Several Liability.** To the extent any Party consists of more than one person, each constituent person of such Party shall be jointly and severally liable for the performance or satisfaction of such Party's obligations under this Agreement.

17.16 **Date and Delivery of Agreement.** Notwithstanding anything to the contrary contained in this Agreement, the Parties intend that this Agreement shall be deemed effective, and delivered for all purposes under this Agreement, and for the calculation of any statutory time periods based on the date this Agreement between the Parties is fully executed by all the Parties hereto (the “Effective Date”).

17.17 **Representations on Authority of Parties.** Each person signing this Agreement represents and warrants that he or she is duly authorized and has legal capacity to execute and deliver this Agreement. Each Party represents and warrants to the other that the execution and delivery of this Agreement and the performance of such Party’s obligations hereunder have been duly authorized, and that this Agreement is a valid and legal agreement binding on such Party and enforceable in accordance with its terms.

17.18 **Not an Offer.** Delivery of unsigned copies of this Agreement is solely for the purpose of review by the Party to whom it is delivered, and neither such delivery nor any prior communications between the Parties, whether oral or written, shall in any way be construed as any offer by that Party, nor in any way imply that the Party is under any obligation to enter the transaction which is the subject of this Agreement. The signing of this Agreement by Buyer constitutes an offer which shall not be deemed accepted by Seller unless and until Seller has signed this Agreement and delivered a duplicate original to Buyer.

17.19 **IRC Section 1031 Tax Deferred Exchange.** The Parties agree that if either Party is able to secure a tax benefit through a 1031 Tax Deferred Exchange, the Parties shall reasonably cooperate in order to complete the requirements of such an exchange, provided that neither of the Parties are delayed in the Close of Escrow, additional expense incurred, otherwise adversely affected thereby, and provided Buyer is not required to take title to any other real property. All fees and costs due to any accommodator or facilitator are to be paid by the Party requesting the exchange. The Party requesting such an exchange shall be solely responsible for ensuring that this Agreement remains in full force and effect, and that the Party consenting to the interim transfer is not adversely affected thereby, and for the legal sufficiency of the tax deferred exchange.

[Remainder of page intentionally left blank.]
IN WITNESS WHEREOF, this Agreement is executed to be effective as of the Effective Date.

<table>
<thead>
<tr>
<th>BUYER</th>
<th>SELLER</th>
</tr>
</thead>
</table>
| **WOODSIDE 05N, LP,**  
a California limited partnership | **CITY OF CITRUS HEIGHTS,**  
a municipal corporation |
| By: WDS GP, Inc.,  
a California corporation | By: ___________________________ |
| Its: General Partner | Name: ___________________________ |
| By: ___________________________  
Scott Hoisington | Its: ___________________________ |
| Its: Vice President | Date: ___________________________ |
| Date: ___________________________ |
EXHIBIT 2
LEGAL DESCRIPTION OF THE PROPERTY

BEING LOCATED IN THE CITY OF CITRUS HEIGHTS AND BEING ALL THAT PORTION OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 26, TOWNSHIP 10 NORTH, RANGE 6 EAST M.D.M., AND BEING DESCRIBED AS FOLLOWS:
ALL OF THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 91 OF SURVEYS AT PAGE 10 ON FILE IN THE OFFICE OF THE RECORDER, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA;

EXCEPTION 1
EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT THE SOUTHWEST CORNER OF AFORESAID RECORD OF SURVEY SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY OF AUBURN BOULEVARD.
THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING SIX (6) COURSES:

1. NORTH 00°31'32" WEST 397.07 FEET;
2. NORTH 00°28'32" WEST 120.90 FEET;
3. SOUTH 89°59'31" EAST 164.00 FEET;
4. SOUTH 00°01'16" WEST 423.94 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF AUBURN BOULEVARD;
5. ALONG THE NORTHWESTERLY RIGHT OF WAY OF AUBURN BOULEVARD ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 760.00 FEET HAVING A CENTRAL ANGLE OF 01°30'47" WITH A ARC LENGTH OF 20.07 FEET SUBTENDED BY A CHORD OF SOUTH 55°28'46" WEST 20.07 FEET;
6. SOUTH 65°39'34" WEST 156.76 FEET TO THE POINT OF BEGINNING.

EXCEPTION 2
ALSO EXCEPTING THEREFROM THAT PORTION OF SAID RECORD OF SURVEY THAT PORTION TRANSFERRED TO SYLVAN CEMETERY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF AFORESAID RECORD OF SURVEY IN BOOK 91 PAGE 10, BEING COMMON TO THE SOUTHEAST CORNER OF THE RECORD OF SURVEY IN BOOK 18 AT PAGE 25, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY OF AUBURN BOULEVARD.

THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING NINE (9) COURSES:

1. ALONG THE WESTERLY RIGHT OF WAY OF AUBURN BOULEVARD SOUTH 00°30'50" EAST 27.86 FEET;
2. LEAVING SAID RIGHT OF WAY NORTH 85°06'08" WEST 68.11 FEET;
3. NORTH 84°19'35" WEST 81.94 FEET;
4. NORTH 78°30'46" WEST 19.35 FEET;
5. NORTH 87°15'24" WEST 10.27 FEET;
6. NORTH 84°38'29" WEST 28.86 FEET;
7. SOUTH 89°51'39" WEST 10.14 FEET;
8. NORTH 77°53'57" WEST 10.75 FEET TO A POINT ON THE COMMON LINE BETWEEN RECORD OF SURVEY IN BOOK 91 AT PAGE 10 AND RECORD OF SURVEY IN BOOK 18 AT PAGE 25;
9. ALONG SAID COMMON LINE NORTH 88°49'27" EAST 227.81 FEET TO THE POINT OF BEGINNING.
CONTAINING: 493,266.75 SQUARE FEET OR 11.32 ACRES +/-

BASIS OF BEARING FOR THIS DESCRIPTION IS IDENTICAL TO THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 91 OF SURVEYS AT PAGE 10 ON FILE IN THE OFFICE OF THE RECORDER, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

END OF DESCRIPTION

PREPARED BY: WARREN CONSULTING ENGINEERS, INC.
1117 WINDFIELD WAY, STE. 110
EL DORADO HILLS, CA 95762
EXHIBIT 3
ASSIGNMENT TO BUYER OF ENTITLEMENTS

Reference is hereby made to (a) that certain real property located in Sacramento County, California, and described in more detail as the “Property” in that certain PURCHASE AGREEMENT and JOINT ESCROW INSTRUCTIONS (the “Agreement”) between Seller and Buyer (as such parties are defined below) dated as of January ____, 2021, (b) to the improvements located respectively thereon, and (c) to the rights, privileges, and entitlements respectively incident thereto.

For good and valuable consideration, receipt of which is hereby acknowledged, the undersigned (“Seller”), does hereby give, grant, bargain, sell, transfer, assign, convey, and deliver to WOODSIDE 05N, LP, a California limited partnership (“Buyer”), all of Seller’s right, title, and interest in all assets, rights, materials, and/or claims used, owned, or held solely in connection with the use, management, development, or enjoyment of the Property including, without limitation: (i) the tentative map and final map and all entitlements, subdivision agreements, and other agreements relating solely to the development of the Property; (ii) all plans, specifications, maps, drawings, and other renderings relating solely to the Property; (iii) all warranties, claims, and any similar rights relating solely to and benefiting the Property or the assets transferred hereby; (iv) all development rights solely benefiting the Property; (v) all rights, claims, or awards solely benefiting the Property; (vi) all personal property located on or about the Property; and (vii) all rights to receive a reimbursement, credit, or refund from the applicable agency or entity of any deposits or fees paid in connection with the development of the Property except as provided otherwise in the Agreement (collectively, the “Assigned Rights”).

Seller represents that to the best of its actual knowledge, without investigation, it is not aware of any material defaults under the Assigned Rights, and that all rights related to the Property are hereby assigned to Buyer. No rights in or under the Assigned Rights have been assigned or transferred to any other person or entity other than as set forth in this assignment. To the best of Seller’s actual knowledge, Seller has not done any act or omitted to do any act, nor will do or omit to do any act, which might prevent Buyer from, or limit Buyer in, realizing any of the benefits of the Assigned Rights. Seller is not prohibited under any agreement with any other person or any judgment or decree from executing and delivering this assignment.

Seller hereby covenants that it will, at any time and from time to time upon written request therefore, execute and deliver to Buyer, its nominees, successor, and/or permitted assigns, any new or confirmatory instructions and do and perform any other acts which Buyer, its nominees, successors, and/or assigns, may reasonably request in order to fully transfer possession and control of, and protect the rights of Buyer, its nominees, successors, and/or assigns in, all the assets of Seller intended to be transferred and assigned hereby.

This ____ day of ______________, 2021

SELLER:

City of Citrus Heights,
a municipal corporation

By: ______________________

Name: _______________________

Its: _______________________

Date: _______________________

#24722v3
Sylvan Corners PSA.12.8.20
DATE: January 14, 2021

TO: Mayor and City Council Members
    Christopher W. Boyd, City Manager

FROM: Amy Van, City Clerk

SUBJECT: City Board and Commission Appointments

Summary and Recommendation

Several Planning Commission and Construction Board of Appeals appointments are expiring or are vacant. The city accepted applications for a period of one month. The city received a total of 13 applications (some individuals have applied for multiple positions): 13 for the Planning Commission, and 2 for the Construction Board of Appeals. Applications and a link to the video interviews were distributed to the City Council for review.

Staff recommends Council Members Bret Daniels and Tim Schaefer nominate one regular member to serve on the Planning Commission whose appointments are subject to ratification by the City Council.

Staff further recommends the City Council, by majority vote, appoint individuals for the remaining at-large appointments to the Planning Commission and Construction Board of Appeals.

Fiscal Impact

There is no fiscal impact associated with this item.

Background and Analysis

The City Council formed the Planning Commission and Construction Board of Appeals to assist the city in the information gathering, and deliberative process. Board and commission members are members of the public appointed by the Council.

Planning Commission

Pursuant to Citrus Heights Municipal Code Section 2-270 each member of the City Council shall nominate one regular member of the Planning Commission, whose appointment is subject to
ratification by the City Council. It further states, the Council shall, by majority vote, appoint two at-large members of the Planning Commission.

There are four appointments to be made to the Planning Commission as follows:

<table>
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<tr>
<th>Position</th>
<th>Nominated By</th>
<th>Term</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regular Member</td>
<td>Council Member Bret Daniels</td>
<td>4 years</td>
</tr>
<tr>
<td>Regular Member</td>
<td>Council Member Tim Schaefer</td>
<td>4 years</td>
</tr>
<tr>
<td>At-Large</td>
<td>City Council</td>
<td>2 years</td>
</tr>
<tr>
<td>At-Large</td>
<td>City Council</td>
<td>2 years</td>
</tr>
</tbody>
</table>

The following individuals submitted an application for appointment (applicants are listed by City Council District for informational purposes only):

**Planning Commission Applicants by City Council District**

**City Council District 1**
- Talaya Turner Mike

**City Council District 2**
- Robert Giovati
- Michael Nishimura

**City Council District 3**
- Tracy Ewing
- David Hall
- Thomas Scheeler (incumbent applying for reappointment)
- Marcus Bergman
- Michael Retzlaff
- Kevin Miles Jr.

**City Council District 4**
- Kody Tickner
- James Remick
- Paul Makhnovskiy
- Douglas Broomell

**Term Limits**
Pursuant to Citrus Heights Municipal Code Section 2-271 members of the Planning Commission shall not serve more than eight consecutive years on the commission. An individual who has previously served eight consecutive years on the commission is eligible for re-appointment to the commission after two years have passed.
The following current Commission Member has applied for re-appointment:

<table>
<thead>
<tr>
<th>Name</th>
<th>Previous Term</th>
<th>Eligibility for Re-appointment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thomas Scheeler</td>
<td>1/10/19 – 12/31/20 (2 years, At-Large)</td>
<td>Regular or At-Large</td>
</tr>
</tbody>
</table>

Construction Board of Appeals
Pursuant to Citrus Heights Municipal Code Section 2-302 the Council shall, by majority vote, appoint five at-large members of the Construction Board of Appeals.

There are three appointments to be made to the Construction Board of appeals as follows:

<table>
<thead>
<tr>
<th>Position</th>
<th>Term</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regular Member (3 positions)</td>
<td>4 years</td>
</tr>
</tbody>
</table>

The City only received two applications for appointment; therefore, staff will continue to recruit for the third position that will remain vacant until filled. Applications were received from the following individuals:

Marcus Bergman  
Pavel Makhnovskiy

Attachments
Applications were distributed to the City Council under separate cover.
CITY OF CITRUS HEIGHTS
CITY COUNCIL STAFF REPORT
MEMORANDUM

DATE: January 14, 2021

TO: Mayor and City Council Members
Christopher W. Boyd, City Manager

FROM: Amy Van, City Clerk

SUBJECT: Appointments to Regional Boards and Committees

Summary and Recommendation

Citrus Heights City Council Members represent the City on various regional boards and committees throughout Sacramento County as part of their duties as council members. Each January, the Mayor makes appointments to regional boards and local committees. Four of the regional boards require appointments to be made by a formal motion of the City Council. The Mayor will then propose all other appointments for 2021 as shown on Attachment 5.

Staff recommends the City Council adopt the following:

a) Resolution No. 2021 - ___ A Resolution of the City Council of the City of Citrus Heights, California, Appointing a Citrus Heights Member to Serve as the Representative on the Sacramento Metropolitan Air Quality Management District (SMAQMD) Board of Directors, and Appointing a Member to Serve as the Alternate;

b) Resolution No. 2021 - ___ A Resolution of the City Council of the City of Citrus Heights, California, Appointing a Citrus Heights Member to Serve as the Representative on the Sacramento Regional County Sanitation District (SRCSD) and Sacramento Area Sewer District (Sasd) Boards of Directors, and Appointing a Member to Serve as the Alternate;

c) Resolution No. 2021 - ___ A Resolution of the City Council of the City of Citrus Heights, California, Appointing a Citrus Heights Member to Serve as the Representative on the Sacramento Transportation Authority (STA), and Appointing a Member to Serve as the Alternate; and

d) Resolution No. 2021 - ___ A Resolution of the City Council of the City of Citrus Heights, California, Appointing a Citrus Heights Member to Serve as a Director to the Sacramento Area Council of Governments (SACOG) Board of Directors, and Appointing a Member to Serve as the Alternate.
**Fiscal Impact**

Stipends associated with the regional boards and committees are issued to appointed representatives directly by the regional agency and have no fiscal impact to the City.

**Attachments**

1) Resolution No. 2021 - ___ A Resolution of the City Council of the City of Citrus Heights, California, Appointing a Citrus Heights Member to Serve as the Representative on the Sacramento Metropolitan Air Quality Management District (SMAQMD) Board of Directors, and Appointing a Member to Serve as the Alternate;

2) Resolution No. 2021 - ___ A Resolution of the City Council of the City of Citrus Heights, California, Appointing a Citrus Heights Member to Serve as the Representative on the Sacramento Regional County Sanitation District (SRCSD) and Sacramento Area Sewer District (SASD) Boards of Directors, and Appointing a Member to Serve as the Alternate;

3) Resolution No. 2021 - ___ A Resolution of the City Council of the City of Citrus Heights, California, Appointing a Citrus Heights Member to Serve as the Representative on the Sacramento Transportation Authority (STA), and Appointing a Member to Serve as the Alternate; and

4) Resolution No. 2021 - ___ A Resolution of the City Council of the City of Citrus Heights, California, Appointing a Citrus Heights Member to Serve as a Director to the Sacramento Area Council of Governments (SACOG) Board of Directors, and Appointing a Member to Serve as the Alternate

5) 2021 Proposed List of Regional Board/Committee Appointments
RESOLUTION NO. 2021- ___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, APPOINTING A CITRUS HEIGHTS MEMBER TO SERVE AS THE REPRESENTATIVE ON THE SACRAMENTO METROPOLITAN AIR QUALITY MANAGEMENT DISTRICT (SMAQMD) BOARD OF DIRECTORS, AND APPOINTING A MEMBER TO SERVE AS THE ALTERNATE

WHEREAS, the Sacramento Metropolitan Air Quality Management District jurisdiction is comprised of the County of Sacramento and its incorporated cities, and their mission is to achieve clean air goals by leading the region in protecting public health and the environment through innovative and effective programs, dedicated staff, community involvement, and public education;

WHEREAS, the City of Citrus Heights recognizes that it has an important role in helping to improve air quality to protect the public health;

WHEREAS, Health & Safety Code Section 40980(e)(1) requires that the members of the governing Board who are mayors or city council members shall be selected by the City Selection Committee if the District only contains one county; and

WHEREAS, Health & Safety Code Section 40980(e)(2) requires that subsequent appointments to represent a single city with the district on the SMAQMD Board shall be made by the city council of that city at a regularly scheduled city council meeting, consistent with state notice requirements.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Citrus Heights declares the following:

• The City of Citrus Heights appoints Bret Daniels to serve as the City’s representative on the SMAQMD Board of Directors.

• The City of Citrus Heights appoints Tim Schaefer to serve as the City’s alternate representative on the SMAQMD Board of Directors.

PASSED AND ADOPTED this 14th day of January 2021, by the following vote, to wit:

AYES: Council Members:
NOES: Council Members:
ABSTAIN: Council Members:
ABSENT: Council Members:

__________________________________
Steve Miller, Mayor

ATTEST:

________________________________
Amy Van, City Clerk
RESOLUTION NO. 2021-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, APPOINTING A CITRUS HEIGHTS MEMBER TO SERVE AS THE REPRESENTATIVE ON THE SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT (SRCSD) AND SACRAMENTO AREA SEWER DISTRICT (SASD) BOARDS OF DIRECTORS, AND APPOINTING A MEMBER TO SERVE AS THE ALTERNATE

WHEREAS, the Sacramento Regional County Sanitation District (SRCSD) was formed in 1973 and provides regional wastewater conveyance and treatment services to residential, industrial and commercial customers throughout Sacramento County and the cities of Citrus Heights, Elk Grove, Folsom, Rancho Cordova, Sacramento and West Sacramento;

WHEREAS, the Sacramento Area Sewer District (SASD) was formed in 1978 and is a sewer utility providing service to more than one million people in the Sacramento region. Wastewater that is collected in their system flows into the SRCSD interceptor system, where it is conveyed to the Sacramento Regional Wastewater Treatment Plan;

WHEREAS, pursuant to Health and Safety Code Section 4730.11 and 4730.12 the Districts are governed by Boards comprised of representatives from the respective governing bodies of the jurisdictions served by SRCSD and SASD; and

WHEREAS, each City Council must designate (by a vote) the member(s) of their Council to become a director on the SRCSDS Board and SASD Board, as well as specifying alternates.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Citrus Heights declares the following:

• The City of Citrus Heights appoints Jeannie Bruins to serve as the City’s representative on the SRCSD and SASD Boards of Directors.

• The City of Citrus Heights appoints Bret Daniels to serve as the City’s alternate representative on the SRCSD and SASD Boards of Directors.

PASSED AND ADOPTED this 14th day of January 2021, by the following vote:

AYES: Council Members:
NOES: Council Members:
ABSTAIN: Council Members:
ABSENT: Council Members:

__________________________________
Steve Miller, Mayor

ATTEST:

__________________________________
Amy Van, City Clerk

Printed on Recycled Paper
RESOLUTION NO. 2021 - ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, APPOINTING A CITRUS HEIGHTS MEMBER TO SERVE AS THE REPRESENTATIVE ON THE SACRAMENTO TRANSPORTATION AUTHORITY (STA), AND APPOINTING A MEMBER TO SERVE AS THE ALTERNATE

WHEREAS, the Sacramento Transportation Authority (STA) was created in 1988 when Sacramento County’s electorate approved Measure A, pursuant to Public Utilities Code Section 131240;

WHEREAS, the STA is comprised of the County of Sacramento and its incorporated cities; and

WHEREAS, the City of Citrus Heights is entitled to one Council Member and alternate who shall be appointed by and serve during his/her term of office at the pleasure of the City Council.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Citrus Heights declares as follows:

- The City of Citrus Heights appoints Steve Miller to serve as the City’s representative on the STA Board of Directors.

- The City of Citrus Heights appoints Bret Daniels to serve as the City’s alternate representative on the STA Board of Directors.

PASSED AND ADOPTED on this 14th day of January 2021, by the following vote, to wit:

AYES: Council Members:
NOES: Council Members:
ABSTAIN: Council Members:
ABSENT: Council Members:

____________________________________
Steve Miller, Mayor

ATTEST:

____________________________________
Amy Van, City Clerk
RESOLUTION NO. 2021 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, APPOINTING A CITRUS HEIGHTS MEMBER TO SERVE AS DIRECTOR TO THE SACRAMENTO AREA COUNCIL OF GOVERNMENTS (SACOG) BOARD OF DIRECTORS, AND APPOINTING A MEMBER TO SERVE AS THE ALTERNATE.

WHEREAS, the City of Citrus Heights is a member of the Sacramento Area Council of Governments (SACOG); and

WHEREAS, the City of Citrus Heights is entitled to one Director and Alternate seat who shall be a Mayor or a City Council member appointed by the City Council.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Citrus Heights declares as follows:

- The City of Citrus Heights appoints Porsche Middleton to serve as SACOG Director
- The City of Citrus Heights appoints Jeannie Bruins to serve as Alternate SACOG Director.

BE IT FURTHER RESOLVED that the City Clerk is directed to send a copy of this resolution to SACOG within ten days after adoption.

PASSED AND ADOPTED on this 14th day of January 2021, by the following vote, to wit:

AYES: Council Members:
NOES: Council Members:
ABSTAIN: Council Members:
ABSENT: Council Members:


____________________________________
Steve Miller, Mayor

ATTEST:

____________________________________
Amy Van, City Clerk
<table>
<thead>
<tr>
<th>Functional Area</th>
<th>Agency</th>
<th>Meeting Schedule</th>
<th>Special Requirements (if any)</th>
<th>Mayor’s Appointment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Law Enforcement</td>
<td>County Criminal Justice Cabinet</td>
<td>Full Cabinet meets on the 2&lt;sup&gt;nd&lt;/sup&gt; Thursday, four (4) times per year (Jan/Apr/July/Oct) Superior Court House, 720 9th Street, Dept. 46 8:00 – 10:00 a.m.</td>
<td>(Normally must be Mayor – Police Chief may be appointed by Mayor)</td>
<td>Chief Lawrence</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>Sacramento Metropolitan Cable Television Commission</td>
<td>Quarterly in March, June, September, December; 2:30 PM at the County Board of Sups. Chambers. No January meeting.</td>
<td></td>
<td>T. Schaefer P. Middleton (Alternate)</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>Sacramento Local Agency Formation Commission (LAFCo)</td>
<td>1&lt;sup&gt;st&lt;/sup&gt; Wed. of the month; 5:30 PM at County Board of Sups. Chambers</td>
<td>The Mayor or their designee of the City of Citrus Heights will serve as the appointment to LAFCO. Current appointment is City of Folsom ending 12/31/2020</td>
<td></td>
</tr>
<tr>
<td>Library</td>
<td>Sacramento Public Library Authority (JPA)</td>
<td>4&lt;sup&gt;th&lt;/sup&gt; Thur. of the month; 3:00 p.m. at County Board of Sups. Chambers</td>
<td></td>
<td>T. Schaefer S. Miller (Alternate)</td>
</tr>
<tr>
<td>Wastewater</td>
<td>Sacramento Area Sewer District (Meets with Regional Sanitation District)</td>
<td>2&lt;sup&gt;nd&lt;/sup&gt; &amp; 4&lt;sup&gt;th&lt;/sup&gt; Wed. of the month; 9:30 AM at County Board of Sups. Chambers</td>
<td></td>
<td>J. Bruins B. Daniels (Alternate)</td>
</tr>
<tr>
<td>Wastewater</td>
<td>Sacramento Regional County Sanitation District (Meets with County Sanitation District)</td>
<td>2&lt;sup&gt;nd&lt;/sup&gt; &amp; 4&lt;sup&gt;th&lt;/sup&gt; Wed. of the month; 9:30 AM at County Board of Sups. Chambers</td>
<td></td>
<td>J. Bruins B. Daniels (Alternate)</td>
</tr>
<tr>
<td>Transportation</td>
<td>Sacramento Transportation Authority (STA) *</td>
<td>2&lt;sup&gt;nd&lt;/sup&gt; Thurs. of the month; 1:30 PM at County Board of Sups. Chambers</td>
<td></td>
<td>S. Miller B. Daniels (Alternate)</td>
</tr>
<tr>
<td>Transportation</td>
<td>Sacramento Area Council of Governments (SACOG) * (JPA)</td>
<td>3&lt;sup&gt;rd&lt;/sup&gt; Thurs. of the month; 9AM at SACOG offices</td>
<td></td>
<td>P. Middleton J. Bruins (Alternate)</td>
</tr>
<tr>
<td>Transportation</td>
<td>Regional Transit (RT)</td>
<td>2&lt;sup&gt;nd&lt;/sup&gt; &amp; 4&lt;sup&gt;th&lt;/sup&gt; Mon. of the month; 6:00 PM at the RT Auditorium – 1400 29&lt;sup&gt;th&lt;/sup&gt; Street – Room 114.</td>
<td></td>
<td>S. Miller T. Schaefer (Alternate)</td>
</tr>
<tr>
<td>Air Quality</td>
<td>Sacramento Metropolitan Air Quality Management District (SMAQMD) *</td>
<td>4&lt;sup&gt;th&lt;/sup&gt; Thurs. of the month; 9:30 AM at the County Board of Sups. Chambers. No Nov/Dec meetings.</td>
<td></td>
<td>B. Daniels T. Schaefer (Alternate)</td>
</tr>
<tr>
<td>Homelessness</td>
<td>Sacramento Steps Forward Homelessness Policy Council</td>
<td>Board will meets quarterly.</td>
<td></td>
<td>P. Middleton</td>
</tr>
</tbody>
</table>

* Indicates a resolution is required to be adopted confirming the appointment(s).
### Liaisons to Local Entities

<table>
<thead>
<tr>
<th>Appointment Opportunity</th>
<th>Meeting Schedule</th>
<th>Special Requirements (if any)</th>
<th>Mayor’s Appointment</th>
</tr>
</thead>
</table>
| **Education & Community Programs (San Juan Unified School District & Sunrise Park & Recreation District)** | Meets as needed | | S. Miller  
T. Schaefer |
| **Sacramento Metropolitan Fire District** | Meets as needed | | B. Daniels  
P. Middleton |
| **Inter-governmental Relations** | Meets as needed | | S. Miller  
B. Daniels |
| **Sunrise MarketPlace** | Meeting schedule published regularly | (Must be Mayor (for Mayors’ & Board Chair Forum) & Mayor plus alternate for Core Group) | S. Miller  
P. Middleton |
| **Mayors’ & Board Chair Forum Collaborative** | | | S. Miller  
P. Middleton |

### Council Ad Hoc Subcommittees

<table>
<thead>
<tr>
<th>Functional Area</th>
<th>Subject Matter</th>
<th>Mayor’s Appointment</th>
</tr>
</thead>
</table>
| **Finance/Admin.** | Budget, Investments, Miscellaneous Finance, Human Resources, Risk Management & Information Technology | J. Bruins  
S. Miller |
| **Quality of Life (General Service, Community Development, Neighborhood Enhancement, Economic Development & Redevelopment)** | General Plan, Zoning, Code Enforcement, Volunteer Programs, CDBG, Housing, REACH (Focus on CDBG Priorities), Economic Development/Redevelopment – (Focus on Innovation Fund), Engineering, Capital Improvement Projects, Solid Waste, Lighting and Landscaping Districts, Public Works | J. Bruins  
P. Middleton |

Updated 1-7-2021