May 27, 2021 AGENDA
CITY OF CITRUS HEIGHTS CITY COUNCIL
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

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/83020203503

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.

You are strongly encouraged to observe the City Council meetings on television live on Metro Cable 14, the government affairs channel on the Comcast, Consolidated Communications, and AT&T U-Verse cable systems and replayed on the following Monday at 9:00 a.m. Alternatively, members of the public can view the City Council meeting live webcast at https://www.citrusheights.net/673/Live-City-Council-Meeting-Webcasts.

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.

May 27, 2021 Regular Council Meeting Agenda Packet

Documents:

MAY 27, 2021 AGENDA PACKET.PDF

Documents: Item 10 Draft Amendment To The General Plan Housing Element - Attachment 3
CALL REGULAR MEETING TO ORDER

1. Flag Salute

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

3. Video Statement

APPROVAL OF AGENDA

PRESENTATIONS

4. Proclamation Of The City Of Citrus Heights In Recognition Of Local Business Owner Cecil Dyer

5. Proclamation Of The City Of Citrus Heights Proclaiming May 27, 2021 Orbisculate Day

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.

6. SUBJECT: Approval Of Minutes
   RECOMMENDATION: Approve the Minutes of the Special Meeting of May 12, 2021 and the Regular Meeting of May 13, 2021

7. SUBJECT: San Juan Avenue Complete Streets Project Phase 1 – STPL-5475-046 Award Of Professional Engineering Services Agreement-PN 15-21-001
   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 execute the Professional Services Agreement for the San Juan Rehabilitation and Complete Streets Phase 1 Project

8. SUBJECT: 2020 Accessibility And Drainage Improvements - LPPSB1L-5475(044) Final Acceptance – City PN 20-20-001
   STAFF REPORT: L. Blomquist
   RECOMMENDATION: Adopt Resolution No. 2021-____, a Resolution of the City Council of the City of Citrus Heights, California, Accepting the 2020 Accessibility and Drainage Improvement Project as Complete and Authorizing the City Engineer to Record a Notice of Completion and Release the Contract Retention

9. SUBJECT: Bonita Way/Garry Oak Drive/Twin Oaks Avenue Storm Drain Project Award Of Construction Contract – City PN 30-17-004
   STAFF REPORT: L. Blomquist/ D. Medema
   RECOMMENDATION: Adopt Resolution No. 2021-____, a Resolution of the City Council of the City of Citrus Heights, California, authorizing the City Manager to Execute an Agreement with Lund Construction Company for the Bonita Way/Garry Oak Drive/Twin Oaks Avenue Storm Drain Project
PUBLIC HEARINGS

10. SUBJECT: Draft Amendment To The General Plan Housing Element
STAFF REPORT: C. McDuffee/ C. Kempenaar/ E. Singer
RECOMMENDATION: Staff recommends the following;
   a. Review and Comment on the Revised Draft Amendment to the General Plan
      (Housing Element)
   b. Adopt Resolution No. 2021-____, a Resolution of the City Council of the City of
      Citrus Heights California, Finding that the Adoption of the Amendment to the General
      Plan is Exempt from CEQA per Section 15061(b)(3)a and Adopting the Draft
      Amendment to the General Plan (Housing Element) as Final

DEPARTMENT REPORTS

CITY MANAGER ITEMS

ITEMS REQUESTED BY COUNCIL MEMBERS / FUTURE AGENDA ITEMS

ADJOURNMENT
CITY OF CITRUS HEIGHTS
CITY COUNCIL
Regular Meeting of Thursday, May 27, 2021
Regular Meeting 7:00 p.m.

HOW TO PARTICIPATE:

The City of Citrus Heights welcomes your interest and involvement in the City’s legislative process. If you would like to provide comments to the City Council, 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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May 21, 2021

Amy Van, City Clerk
REGULAR CITY COUNCIL 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

PRESENTATIONS
4. Proclamation of the City of Citrus Heights In Recognition of Local Business Owner Cecil Dyer
5. Proclamation of the City of Citrus Heights Proclaiming May 27, 2021 Orbisculate Day

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.

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PUBLIC HEARING

10. SUBJECT: Draft Amendment to the General Plan Housing Element

STAFF REPORT: C. McDuffee/ C. Kempenaar/ E. Singer
RECOMMENDATION: Staff recommends the following;

a. Review and Comment on the Revised Draft Amendment to the General Plan (Housing Element)

b. Adopt Resolution No. 2021-___, a Resolution of the City Council of the City of Citrus Heights California, Finding that the Adoption of the Amendment to the General Plan is Exempt from CEQA per Section 15061(b)(3)a and Adopting the Draft Amendment to the General Plan (Housing Element) as Final

DEPARTMENT REPORTS

CITY MANAGER ITEMS

ITEMS REQUESTED BY COUNCIL MEMBERS/ FUTURE AGENDA ITEMS

ADJOURNMENT
PROCLAMATION

of the
City of Citrus Heights
In Recognition of Local Business Owner
Cecil Dyer

WHEREAS: Cecil Dyer, local business owner, opened Cecil’s Hair Salon on Greenback Lane in 1996;

WHEREAS: Due to Cecil Dyer’s business acumen and success, he subsequently opened All Welcome Barber Shop on Mariposa Avenue in 2011;

WHEREAS: Cecil Dyer supports and mentors youth in the Citrus Heights community through organizations such as the Boys and Girls Clubs of America;

WHEREAS: Cecil Dyer is a respected leader of the Citrus Heights faith community as a guiding light and minister of true faith at Living Word Christian Fellowship Church;

WHEREAS: Cecil Dyer displays his bravery, hard work, and dedication as a member of the United States Army local veterans community;

WHEREAS: Cecil Dyer’s 25 years of unwavering support of the Citrus Heights community began prior to incorporation and steadfastly continued through to major recent City initiatives such as Measure M; and

WHEREAS: Cecil Dyer is the loving husband of 45 years to Gloria Dyer and proud father of five children.

THEREFORE, BE IT RESOLVED: The City Council of the City of Citrus Heights, does hereby thank and honor Cecil Dyer for his service to the community of Citrus Heights.

IN WITNESS WHEREOF, I have set my hand and caused the seal of the City of Citrus Heights to be affixed this 17th day of May, 2021.

Porsche Middleton, Vice Mayor

ATTEST

Amy Van, City Clerk
PROCLAMATION

of the
City of Citrus Heights
Proclaiming May 28 as
“Orbisculate Day”

WHEREAS, the City of Citrus Heights is a community that celebrates resourcefulness and pragmatism – especially in the face of adversity; and

WHEREAS, our community uniquely understands the importance of nomenclature, as our City was renamed in 1910 by a real estate developer who hoped the vision of citrus groves would attract more people to the area; and

WHEREAS, the community of Citrus Heights recognizes how hard the COVID-19 pandemic has been on those who have lost loved ones; and

WHEREAS, we look to celebrate the spirit of families, connectivity, creativity, and humor; and

WHEREAS, the Krieger family has gained nation-wide recognition for honoring their late father, who died of complications from COVID-19, by working to get his made up word, “orbisculate,” recognized by the dictionary,

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Citrus Heights, does hereby proclaim May 28 as “Orbisculate Day” and do hereby urge all Citrus Heights community members to embrace this new word, which is an intransitive verb meaning to “accidentally squirt citrus juice and/or pulp into one’s eye, as from a grapefruit when using a spoon to scoop out a section for eating.” We honor the Krieger family’s spirit and determination which has earned them nation-wide publicity and we wish them all the best in their mission to get the word orbisculate recognized by the dictionary.

IN WITNESS WHEREOF, we have set our hand and seal this 27th day of May 2021.

STEVE MILLER, MAYOR

ATTEST:

AMY VAN, CITY CLERK
SPECIAL CITY COUNCIL MEETING CALLED TO ORDER

The special council meeting was called to order at 2:00 p.m. by Mayor Miller.

1. Roll Call: Council Members present: Bruins, Daniels, Schaefer, Middleton, Miller
   Council Members absent: None
   Staff present: Jones and Van.

PUBLIC COMMENT

Clerk Van read a public comment submitted by Thomas Scheeler, “Discussion scope should be limited to responsibilities of and possible candidates and selection process for Interim City Manager. Any selection is inappropriate without open Council discussion & public input. I personally believe that we need a change and temporarily bringing back Henry Tingle, given his knowledge of staff, city and issues, is the best option.”

CLOSED SESSION

2. PUBLIC EMPLOYEE APPOINTMENT
   Pursuant to Government Code Section 54957:
   Title: Interim/ Acting City Manager

REPORT OUT OF CLOSED SESSION

There was no reportable action from closed session.

ADJOURNMENT

Mayor Miller adjourned the special meeting at 2:30 p.m.

Respectfully submitted,

Amy Van, City Clerk
CALL REGULAR MEETING TO ORDER

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

1. The Flag Salute was led by Vice Mayor Middleton.

2. Roll Call: Council Members present: Bruins, Daniels, Schaefer, Middleton, Miller
               Council Members absent: None
               Staff present: Anderson, Baxter, Blomquist, Cave, Jones, Lawrence,
                              Medema, McDuffee, Poole, Van, and Zenoni.

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

APPROVAL OF AGENDA

ACTION: On a motion by Vice Mayor Middleton, seconded by Council Member Schaefer the City Council approved the agenda.

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

PRESENTATIONS

4. Proclamation of the City of Citrus Heights Proclaiming National Public Works Week

   Council Member Schaefer read and presented the National Public Works Week Proclamation, which was received virtually by Operations Manager Regina Cave.

5. Proclamation of the City of Citrus Heights Proclaiming May as Building Safety

   Council Member Daniels read and presented the Building Safety Month Proclamation, which was received virtually by Chief Building Official Greg Anderson.

6. Regional Grant Awards for the City of Citrus Heights

   Staff members Operations Manager Poole, City Engineer Blomquist, and Communications Officer Baxter provided an overview of recently awarded grant funding the City received through Sacramento Area Council of Governments (SACOG).

COMMENTS BY COUNCIL MEMBERS AND REGIONAL BOARD UPDATES
Council Member Bruins provided an update from the Sacramento Regional County Sanitation Board. She also shared an update from the Police Activities League (PAL) Board meeting.

Council Member Daniels shared the City has received guidance on the American Rescue Act funding. This guidance outlines how the approximately $16 million dollar funding can be utilized within the City.

Council Member Schaefer shared his support of Alfred Sanchez, a Citrus Heights resident, who provides essential items to homeless individuals within the City.

Vice Mayor Middleton announced the Citrus Heights Chamber of Commerce is hosting a drive-up concert at Sunrise Mall on May 22, 2021 with funds going to a Citrus Heights Grant Relief fund to support local businesses.

Mayor Miller provided an update from the Regional Transit Board meeting. He also provided an update from the Sacramento Transportation Authority meeting.

PUBLIC COMMENT

Robert Wichert addressed the Council regarding the budget cuts to public safety. He reminded the Council that accepting staff recommendations does not always reflect the best interest of Citrus Heights residents.

Arthur Ketterling addressed the Council regarding development plans for Sunrise Mall. Mayor Miller informed him that the environmental review for the Sunrise Tomorrow Project is currently underway.

Lisa addressed the Council regarding budget cuts to public safety. She also addressed the Council regarding the proposed housing for Sylvan Corners.

CONSENT CALENDAR

7. **SUBJECT:** Approval of Minutes  
   **RECOMMENDATION:** Approve the Minutes of the Regular Meeting of April 22, 2021

8. **SUBJECT:** Quarterly Treasurer’s Report  
   **STAFF REPORT:** T. Nossardi  
   **RECOMMENDATION:** Staff recommends the City Council receive and file the Quarterly Treasurer’s Report for the quarter ending March 31, 2021

9. **SUBJECT:** Designation of City Representatives for FEMA and Cal OES  
   **STAFF REPORT:** B. Zenoni/ T. Nossardi  
   **RECOMMENDATION:** Adopt Resolution No. 2021-026, a Resolution of the City Council of the City of Citrus Heights, California, Authorizing the Designation of the Administrative Services Director, Community Development Director, and Chief of Police as the City’s Representatives for FEMA and Cal OES

10. **SUBJECT:** Award of Housing Repair Loan Program Administration Contract to Michael Baker International  
    **STAFF REPORT:** C. McDuffee/ S. Cotter
RECOMMENDATION: Adopt Resolution No. 2021-027, a Resolution of the City Council of the City of Citrus Heights, California, authorizing the City Manager to Execute a Contract with Michael Baker International for Administration of the City’s Housing Repair Loan Program

11. SUBJECT: Adoption of Resolution to Authorize the City of Citrus Heights to Apply for All Available Grants the City is Eligible for Offered by the Department of Resources Recycling and Recovery – CalRecycle

STAFF REPORT: M. Poole

RECOMMENDATION: Adopt Resolution No. 2021-028, a Resolution of the City Council of the City of Citrus Heights, California, Authorizing the Submittal of Applications for all CalRecycle Grants for which the City of Citrus Heights is eligible

12. SUBJECT: Mariposa Avenue Safe Routes to School Phase 4 - ATPSB1L-5475(043), Award of Construction Contract

STAFF REPORT: L. Blomquist

RECOMMENDATION: Adopt Resolution No. 2021-029, a Resolution of the City Council of the City of Citrus Heights, California, authorizing the City Manager to Execute an Agreement with Martin General Engineering, Inc. for the Mariposa Avenue Safe Routes to School Phase 4 Project


STAFF REPORT: M. Poole

RECOMMENDATION: Adopt Resolution No. 2021-030, a Resolution of the City Council of the City of Citrus Heights, California, authorizing the City Manager to execute a professional services agreement with Coastland Civil Engineering, Inc. to provide construction management, inspection and materials testing services for the Mariposa Avenue Safe Routes to School, Phase 4 Project

ACTION: On a motion by Council Member Daniels, seconded by Council Member Bruins, the City Council adopted Consent Calendar Items 7, 8, 9, 10, 11, 12, and 13.

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

REGULAR CALENDAR

14. SUBJECT: Consider Appointment of an Interim/Acting City Manager and Authorize the Necessary Hiring Procedures

RECOMMENDATION: Direct the Appointment of an Interim/Acting City Manager and Approve the Necessary Resolution and/or Contract Depending on the Action of the Council

City Attorney Jones provided information regarding the need to appoint an Interim City Manager until a permanent City Manager is appointed. Retired City Manager, Christopher Boyd, has expressed interest in filling the position of the Interim City Manager. The proposed contract and resolution provided would appoint Boyd as a PERS Retired Annuitant.
PUBLIC COMMENT:

Clerk Van read a public comment from Dr. Jayna Karpinski-Costa, “I am Dr. Jayna Karpinski-Costa and served on this city council for 8 years (2004-2012). After his 31 years of service, I am glad that Mr. Boyd will be able to spend some time with his children. Meanwhile we need an interim City Manager who can step in and help the community transition through post-COVID life as businesses and public venues re-open over the next few months. Henry Tingle was out city manager for 17 years. He led our city on a strong and true path. Under Henry Tingle’s leadership we gained regional recognition, local independence and improved the quality of life of every citizen in this city. I know the community, the neighborhood associations and regional leaders would welcome him back with open arms! You all know he is the best person for this job. I strongly urge you to offer the position to Henry Tingle.”

Clerk Van read a public comment from Thomas Scheeler, “The fact that a potential contract is a possible action makes me concerned that one of the best candidates is not being considered. Mr. Tingle has stated that he was surprised that the Sentinel contacted him on this issue, so unless Council has reached out since that article, I believe that the best candidate is not being considered. I urge that no selection be made until Mr. Tingle is interviewed for this important position. I understand the importance of filling the position but I do not think continuing our current situation is the best for the citizens of Citrus Heights.”

Clerk Van read a public comment from Forrest Allen, “At this time I think that the City council should ask Henry Tingle if he would help us out upon the notice of Mr. Boyd retiring. Henry has done a fine job all these years so might have new ideas to help us out.”

Clerk Van read a public comment from Bill Van Duker, “I support bringing Chris Boyd back as interim City Manager. The work that Chris Boyd has done on behalf of the City is phenomenal. Sunrise Tomorrow, Auburn Boulevard phase 2, general focus on economic development across several fronts, the City staff structure to make it less costly and more efficient are just a few of the things that stand out to me. As one of the leaders who brought Cityhood to the ballot, and co-chaired the "Yes on Measure R" (the incorporation measure), I am passionate about the future of our City. Former Manager Henry Tingle had his strengths, and we have the Police Department, Civic Center and City Hall as monuments to his leadership. But Henry knew, as all who had been involved in the City from the beginning knew, that we would run into deficits toward the end of our 25-year property tax drought. Chris Boyd did not create the deficit. It was there all along. But Chris has done a great job in managing the complexities of tight money, economic downturn, and all of the other issues we have faced in the last 5 years. Chris Boyd is the person who can bring the vision of Sunrise Tomorrow to fruition. Any other interim City Manager would be a caretaker until the new permanent manager is hired, and this opportunity might slip away. Our economic future depends on Sunrise Tomorrow becoming a reality. I believe Chris can do it.”

Clerk Van read a public comment from Kermit Schayltz, “Been a resident or business owner in this community since 1979. Our business supported measure m and this city’s administration. We felt it was a small price to pay to ensure a better quality of life for all of us that live or work here. There has been nothing but transparency in this city’s administration. For anyone from this community to point fingers and make baseless accusations that the present one is totally to blame for whatever financial issues we have will never solve those issues. Financial decisions from the past as well have contributed to the budget issues and now like it or not those of you on the council need to find whatever answers there are that are necessary to correct them. I strongly suggest you retain Chris Boyd to help you find them. The potholes in the roads I can tolerate but an underfunded police department I cannot. Their job requires we give them whatever tools they require, to do a most dangerous job with possible horrific consequences. Discussing salaries that were approved long before
any of this developed is not the solution. Finally, my last thought is this……if I was in the city manager’s job market, I am not sure I would apply after doing my due diligence and seeing how this administration was supported or the lack there of. Might be something we should consider”

Thomas Scheeler addressed the City Council regarding the 12-month contract appointment of an interim City Manager. City Attorney Jones addressed his questions regarding the 960-hour restriction.

Robert Wichert addressed the Council stating the next City Manager should live in Citrus Heights.

Vice Mayor Middleton made a motion to adopt Resolution 2021-031, a Resolution of the City Council of the City of Citrus Heights, California, Appointing Christopher Boyd as an Interim Appointed Retired Annuitant to the Vacant Position of City Manager Pursuant to Government Code Section 21221(h).

Council Member Bruins seconded the motion.

Council Member Daniels made a substitute motion to postpone the appointment of an Interim City Manager until the May 27, 2021 City Council meeting and contact former City Manager Henry Tingle.

Council Member Schaefer seconded the motion.

Roll call vote:

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

The motion failed on a 2-3 vote.

Council Member Daniels made a substitute motion to amend the proposed contract appointing Christopher Boyd and adding specific language allowing a maximum billing of 40-hours a week, changing the compensation to $99/hour, City Council be allowed to timesheets and expense records, and the termination by the City be changed to a 7-day period.

Council Member Schaefer seconded the motion.

Roll call vote:

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

The motion failed on a 2-3 vote.

ACTION: On a motion by Vice Mayor Middleton, seconded by Council Member Bruins, the City Council Adopted Resolution 2021-031, a Resolution of the City Council of the City of Citrus Heights, California, Appointing Christopher Boyd as an Interim Appointed Retired Annuitant to the Vacant Position of City Manager Pursuant to Government Code Section 21221(h).
AYES: Bruins, Middleton, Miller  
NOES: Daniels, Schaefer  
ABSENT: None

15. **SUBJECT:** Five-Year Capital Improvement Program for Fiscal Years 2021/2022-2025/2026  
**STAFF REPORT:** R. Cave  
**RECOMMENDATION:** Adopt Resolution No. 2021-032 A Resolution of the City Council of the City of Citrus Heights, California, Approving the Five-Year Capital Improvement Program for Fiscal Years 2021/2022-2025/2026

Operations Manager Cave presented the five year Capital Improvement Program (CIP) for Fiscal Years 2021/2022-2025/2026. State law requires the City to prepare a CIP, which covers a five-year planning horizon, and programs funds for two fiscal years. The CIP does not allocate funds, however, it is used as a planning tool utilizing revenue projections as well as outlining secured funding where applicable. Some projects included in the CIP include the annual accessibility and drainage improvements project, Arcade-Cripple Creek Trail Project, and Auburn Boulevard Complete Streets Phase II.

**ACTION:** On a motion by Council Member Bruins, seconded by Council Member Daniels, the City Council Adopted Resolution No. 2021-032 A Resolution of the City Council of the City of Citrus Heights, California, Approving the Five-Year Capital Improvement Program for Fiscal Years 2021/2022-2025/2026.

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

16. **SUBJECT:** Review the Sacramento Stormwater Quality Partnership Program and Authorize FY 21/22 Expenditures  
**STAFF REPORT:** L. Blomquist/ D. Medema  
**RECOMMENDATION:** Adopt Resolution No. 2021-033, a Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Expend Stormwater Funds for the City of Citrus Heights' Shared Cost of Joint Implemented Municipal Separate Storm Sewer System Requirements with the Sacramento Stormwater Quality Partnership

Associate Civil Engineer Medema presented an overview of the Joint Implemented Municipal Separate Storm Sewer System requirements with the Sacramento Stormwater Quality Partnership.

**ACTION:** On a motion by Council Member Daniels, seconded by Vice Mayor Middleton, the City Council Adopted Resolution No. 2021-033, a Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Expend Stormwater Funds for the City of Citrus Heights' Shared Cost of Joint Implemented Municipal Separate Storm Sewer System Requirements with the Sacramento Stormwater Quality Partnership.

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

**DEPARTMENT REPORTS**
Chief Lawrence provided an overview of the Citrus Heights Police Department Project Lifesaver program. This program uses state of the art technology to assist in the location and recovery of residents with Alzheimer’s, Dementia, Autism, and other cognitive disorders. Project Lifesaver coordinates the placement of wristbands for those who are at risk. Citrus Heights Police uses this technology to assist in the recovery of individuals with family or caregivers. The project has fitted 62 clients with wristbands in Citrus Heights and has conducted five successful rescues. This program is free of charge for residents.

CITY MANAGER ITEMS

None

ITEMS REQUESTED BY COUNCIL MEMBERS/ FUTURE AGENDA ITEMS

None

ADJOURNMENT

Mayor Miller adjourned the regular meeting at 8:48 p.m.

Respectfully submitted,

Amy Van, City Clerk
DATE: May 27, 2021

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

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

SUBJECT: San Juan Avenue Complete Streets Project Phase 1 – STPL-5475-046
Award of Professional Engineering Services Agreement-PN 15-21-001

Summary and Recommendation

On August 15, 2019, the Sacramento Area Council of Governments (SACOG) awarded $2,000,000 in State of Good Repair (SGR) program grant funding to complete the design phase of the San Juan Avenue Complete Streets Project (Project) between Madison Avenue and Spicer Drive, and to complete construction to Chesline Drive. Subsequently, on November 16, 2020, the City received Caltrans authorization to proceed with Preliminary Engineering (PE) for the Project.

On March 19, 2021, the General Services Department circulated a Request for Proposals (RFP) for preliminary engineering, environmental documentation, Right-of-Way and final design services. In accordance with required Caltrans “Qualifications Based” selection procedures, Bennett Engineering, was selected as the top ranked consultant.

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 Professional Services Agreement for the San Juan Rehabilitation and Complete Streets Phase 1 Project.

Fiscal Impact

This action will have no impact on the FY 20-21 budget. The Project is included in the approved FY 22-24 budget and the 22-26 Capital Improvement Program (CIP). Funding is proposed as set forth in the Table below.
Background and Analysis

The City submitted a successful funding application to SACOG’s 2019 SGR funding program to begin a major rehabilitation and complete streets project on San Juan Avenue. The funding award provides $2,000,000 in grant funds to design improvements from Madison Avenue to Spicer Drive and construct improvements from Madison Avenue to Chesline Drive. The City received Caltrans authorization to proceed with Preliminary Engineering (PE) for the Project on November 20, 2020.

The City issued an RFP in March 2021, and received four proposals on April 22, 2021. The City used a qualifications based selection process consistent with Caltrans Local Assistance Procedures Manual, Chapter 10, which governs consultant selection. Interviews of the top three ranking consultant teams were conducted on May 5, 2021. Proposals and interviews were evaluated based on the criteria specified in the RFP. As a result of the process, staff found Bennett Engineering to be the most qualified consultant. They provided an in-depth and detailed proposal, introduced a highly qualified team and demonstrated a clear understanding of the work involved in the design and public outreach of the grant funded project.

Staff and the top ranked consultant have fine-tuned the scope and cost for work associated with the Project Approval and Environmental Document (PA/ED) phase of the project to ensure that the services provided meet the City’s needs and that the work will be done cost effectively. Although the RFP solicited proposals for all phases of the Project, only PA/ED funds have been authorized for expenditure at this time. This contract is to award the portion of the Project scope associated with the PA/ED and Right of Way (ROW) phases. The ROW phase will not begin until formal authorization to proceed is received from Caltrans. Staff will continue to fine-tune the scope and fee for future phases of the project. A contract amendment and council approval is needed to authorize work on the final design and construction phases of the Project.

The full scope of the 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 for future phases on the corridor.
Attachments

1) Resolution No. 2021-___, a Resolution of the City Council of the City of Citrus Heights, California, authorizing the City Manager execute a contract with Bennet Engineering to provide professional services for the San Juan Avenue Rehabilitation and Complete Streets Phase 1 Project.

2) Draft Consulting Services Agreement between the City of Citrus Heights and Bennett Engineering for the San Juan Avenue Rehabilitation and Complete Streets Phase 1 Project and Scope of Work
RESOLUTION NO. 2021- ___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH BENNETT ENGINEERING, INC. TO PROVIDE PROFESSIONAL SERVICES FOR THE SAN JUAN AVENUE REHABILITATION AND COMPLETE STREETS PROJECT

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

WHEREAS, Caltrans has authorized the city to proceed with the preliminary engineering and environmental documentation phase of the project;

WHEREAS, the city circulated a request for proposals and in accordance with Caltrans federal procedures for selection of the most qualified consultant. Bennett Engineering was found to be the best qualified to provide the required services;

WHEREAS, the city now desires to enter into a Professional Services Contract with Bennett Engineering in an amount not to exceed $306,500.00 and

WHEREAS, the proposed professional services will be paid for with SACOG SGR grant funds, and Transportation Development Act (TDA) Bike/Ped funds.

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 a contract with Bennett Engineering to provide professional services for the San Juan Complete Streets (SJCS) Project, Phase 1, in a form approved by the City Attorney.

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 27th day of May 2021 by the following vote, to wit:

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

______________________________
Steve Miller, Mayor

______________________________
Amy Van, City Clerk
Consulting Services Agreement between the City of Citrus Heights and CONSULTANT

AGREEMENT TITLE

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ARTICLE I INTRODUCTION

This AGREEMENT is between the following named, hereinafter referred to as, CONSULTANT and the following named, hereinafter referred to as, LOCAL AGENCY:

The name of the “CONSULTANT” is as follows: CONSULTANT NAME
Incorporated in the State of California

The Project Manager for the “CONSULTANT” will be INSERT NAME HERE

The name of the “LOCAL AGENCY” is as follows:
City of Citrus Heights

The Contract Administrator for LOCAL AGENCY will be CITY CONTRACT ADMINISTRATOR NAME

A. The work to be performed under this AGREEMENT is described in Article III Statement of Work and the approved CONSULTANT’s Cost Proposal dated PROPOSAL DATE. The approved CONSULTANT’s Cost Proposal is attached hereto as Attachment No. 1 and incorporated by reference. If there is any conflict between the approved Cost Proposal and this AGREEMENT, this AGREEMENT shall take precedence.

B. CONSULTANT agrees to the fullest extent permitted by law, to indemnify, protect, defend, and hold harmless LOCAL AGENCY, its officers, officials, agents, employees and volunteers from and against any and all claims, damages, demands, liability, costs, losses and expenses, including without limitation, court costs and reasonable attorneys’ and expert witness fees, arising out of any failure to comply with applicable law, any injury to or death of any person(s), damage to property, loss of use of property, economic loss or otherwise arising out of the performance of the work described herein, to the extent caused by a negligent act or negligent failure to act, errors, omissions, recklessness or willful misconduct incident to the performance of this AGREEMENT on the part of CONSULTANT, except such loss or damage which was caused by the sole negligence, or willful misconduct of LOCAL AGENCY, as determined by a Court of competent jurisdiction. The provisions of this section shall survive termination or suspension of this AGREEMENT.

C. CONSULTANT in the performance of this AGREEMENT, shall act in an independent capacity. It is understood and agreed that CONSULTANT (including CONSULTANT’s employees) is an independent contractor and that no relationship of employer-employee exists between the Parties hereto. CONSULTANT’s assigned personnel shall not be entitled to any benefits payable to employees of City.

D. LOCAL AGENCY is not required to make any deductions or withholdings from the compensation payable to CONSULTANT under the provisions of the AGREEMENT, and is not required to issue W-2 Forms for income and employment tax purposes for any of CONSULTANT’s assigned personnel. CONSULTANT, in the performance of its obligation hereunder, is only subject to the control or direction of the LOCAL AGENCY as to the designation of tasks to be performed and the results to be accomplished.

E. Any third party person(s) employed by CONSULTANT shall be entirely and exclusively under the direction, supervision, and control of CONSULTANT. CONSULTANT hereby indemnifies and holds LOCAL AGENCY harmless from any and all claims that may be made against City based upon any
contention by any third party that an employer-employee relationship exists by reason of this AGREEMENT.

F. Except as expressly authorized herein, CONSULTANT's obligations under this AGREEMENT are not assignable or transferable, and CONSULTANT shall not subcontract any work, without the prior written approval of the Local AGENCY. However, claims for money due or which become due to CONSULTANT from City under this AGREEMENT may be assigned to a financial institution or to a trustee in bankruptcy, without such approval. Notice of any assignment or transfer whether voluntary or involuntary shall be furnished promptly to the LOCAL AGENCY.

G. CONSULTANT shall be as fully responsible to the LOCAL AGENCY for the negligent acts and omissions of its contractors and subcontractors or subconsultants, and of persons either directly or indirectly employed by them, in the same manner as persons directly employed by CONSULTANT.

H. No alteration or variation of the terms of this AGREEMENT shall be valid, unless made in writing and signed by the parties authorized to bind the parties; and no oral understanding or agreement not incorporated herein, shall be binding on any of the parties hereto.

I. The consideration to be paid to CONSULTANT as provided herein, shall be in compensation for all of CONSULTANT’s expenses incurred in the performance hereof, including travel and per diem, unless otherwise expressly so provided.

ARTICLE II CONSULTANT’S REPORTS OR MEETINGS

A. CONSULTANT shall submit progress reports at least once a month to the attention of the Project Manager. The report should be sufficiently detailed for the LOCAL AGENCY’s Contract Administrator to determine, if CONSULTANT is performing to expectations, or is on schedule; to provide communication of interim findings, and to sufficiently address any difficulties or special problems encountered, so remedies can be developed.

B. CONSULTANT’s Project Manager shall meet with LOCAL AGENCY’s Contract Administrator, as needed, to discuss progress on the AGREEMENT.

ARTICLE III STATEMENT OF WORK

A. CONSULTANT Services

Subject to the terms and conditions set forth in this Agreement, CONSULTANT shall provide to CITY the services described in the Scope of Work attached as Attachment No. 2, and incorporated herein, at the time and place and in the manner specified therein.

CONSULTANT shall perform all services required pursuant to this Agreement according to the standards observed by a competent practitioner of the profession in which CONSULTANT is engaged. CONSULTANT shall assign only competent personnel to perform services pursuant to this Agreement. In the event that CITY, in its sole discretion, at any time during the term of this Agreement, requests in writing the reassignment of any such persons to ensure CONSULTANT performs services in accordance with the Standard of Performance, CONSULTANT shall, immediately upon receiving CITY’s request, reassign such persons.

ARTICLE IV PERFORMANCE PERIOD

A. This AGREEMENT shall go into effect on April 16, 2020, contingent upon approval by LOCAL
AGENCY, and CONSULTANT shall commence work after notification to proceed by LOCAL AGENCY’S Contract Administrator. The AGREEMENT shall end on June 30, 2022, unless extended by AGREEMENT amendment.

B. CONSULTANT is advised that any recommendation for AGREEMENT award is not binding on LOCAL AGENCY until the AGREEMENT is fully executed and approved by LOCAL AGENCY, which may include a vote by the City Council.

ARTICLE V ALLOWABLE COSTS AND PAYMENTS

A. The method of payment for this AGREEMENT will be based on actual cost plus a fixed fee. LOCAL AGENCY will reimburse CONSULTANT for actual costs (including labor costs, employee benefits, travel, equipment rental costs, overhead and other direct costs) incurred by CONSULTANT in performance of the work. CONSULTANT will not be reimbursed for actual costs that exceed the estimated wage rates, employee benefits, travel, equipment rental, overhead, and other estimated costs set forth in the approved CONSULTANT’S Cost Proposal, unless additional reimbursement is provided for by AGREEMENT amendment. In no event, will CONSULTANT be reimbursed for overhead costs at a rate that exceeds LOCAL AGENCY’s approved overhead rate set forth in the Cost Proposal. In the event, that LOCAL AGENCY determines that a change to the work from that specified in the Cost Proposal and AGREEMENT is required, the AGREEMENT time or actual costs reimbursable by LOCAL AGENCY shall be adjusted by AGREEMENT amendment to accommodate the changed work. The maximum total cost as specified in Paragraph “I” of this Article shall not be exceeded, unless authorized by AGREEMENT amendment.

B. The indirect cost rate established for this AGREEMENT is extended through the duration of this specific AGREEMENT. CONSULTANT’s agreement to the extension of the 1-year applicable period shall not be a condition or qualification to be considered for the work or AGREEMENT award.

C. In addition to the allowable incurred costs, LOCAL AGENCY will pay CONSULTANT a fixed fee of $38,617.03. The fixed fee is nonadjustable for the term of the AGREEMENT, except in the event of a significant change in the scope of work and such adjustment is made by AGREEMENT amendment.

D. Reimbursement for transportation and subsistence costs shall not exceed the rates specified in the approved Cost Proposal.

E. When milestone cost estimates are included in the approved Cost Proposal, CONSULTANT shall obtain prior written approval for a revised milestone cost estimate from the Contract Administrator before exceeding such cost estimate.

F. Progress payments will be made monthly in arrears based on services provided and allowable incurred costs. A pro rata portion of CONSULTANT’s fixed fee will be included in the monthly progress payments. If CONSULTANT fails to submit the required deliverable items according to the schedule set forth in Article III Statement of Work, LOCAL AGENCY shall have the right to delay payment or terminate this AGREEMENT.

G. No payment will be made prior to approval of any work, nor for any work performed prior to approval of this AGREEMENT.

H. CONSULTANT will be reimbursed promptly according to California Regulations upon receipt by
LOCAL AGENCY’s Contract Administrator of itemized invoices in duplicate. Invoices shall be submitted no later than thirty (30) calendar days after the performance of work for which CONSULTANT is billing. Invoices shall detail the work performed on each milestone and each project as applicable. Invoices shall follow the format stipulated for the approved Cost Proposal and shall reference this AGREEMENT number and project title. Final invoice must contain the final cost and all credits due LOCAL AGENCY including any equipment purchased under the provisions of Article XI Equipment Purchase. The final invoice should be submitted within sixty (60) calendar days after completion of CONSULTANT’s work. Invoices shall be mailed to LOCAL AGENCY’s Contract Administrator at the following address:

Agency: City of Citrus Heights
Contract Admin: CITY STAFF CONTRACT ADMINISTRATOR NAME
6360 Fountain Square Drive, Citrus Heights CA 95621

I. The total amount payable by LOCAL AGENCY including the fixed fee shall not exceed $ DOLLAR AMOUNT.

J. For personnel subject to prevailing wage rates as described in the California Labor Code, all salary increases, which are the direct result of changes in the prevailing wage rates are reimbursable.

ARTICLE VI TERMINATION

A. This AGREEMENT may be terminated by LOCAL AGENCY, provided that LOCAL AGENCY gives not less than thirty (30) calendar days' written notice (delivered by certified mail, return receipt requested) of intent to terminate. Upon termination, LOCAL AGENCY shall be entitled to all work, including but not limited to, reports, investigations, appraisals, inventories, studies, analyses, drawings and data estimates performed to that date, whether completed or not.

B. LOCAL AGENCY may temporarily suspend this AGREEMENT, at no additional cost to LOCAL AGENCY, provided that CONSULTANT is given written notice (delivered by certified mail, return receipt requested) of temporary suspension. If LOCAL AGENCY gives such notice of temporary suspension, CONSULTANT shall immediately suspend its activities under this AGREEMENT. A temporary suspension may be issued concurrent with the notice of termination.

C. Notwithstanding any provisions of this AGREEMENT, CONSULTANT shall not be relieved of liability to LOCAL AGENCY for damages sustained by City by virtue of any breach of this AGREEMENT by CONSULTANT, and City may withhold any payments due to CONSULTANT until such time as the exact amount of damages, if any, due City from CONSULTANT is determined.

D. In the event of termination, CONSULTANT shall be compensated as provided for in this AGREEMENT, based on the work performed up to the point of termination. Upon termination, LOCAL AGENCY shall be entitled to all work, including but not limited to, reports, investigations, appraisals, inventories, studies, analyses, drawings and data estimates performed to that date, whether completed or not.

ARTICLE VII COST PRINCIPLES AND ADMINISTRATIVE REQUIREMENTS

A. The CONSULTANT agrees that 48 CFR Part 31, Contract Cost Principles and Procedures, shall be used to determine the allowability of individual terms of cost.
B. The CONSULTANT also agrees to comply with Federal procedures in accordance with 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

C. Any costs for which payment has been made to the CONSULTANT that are determined by subsequent audit to be unallowable under 48 CFR Part 31 or 2 CFR Part 200 are subject to repayment by the CONSULTANT to LOCAL AGENCY.

D. When a CONSULTANT or Subconsultant is a Non-Profit Organization or an Institution of Higher Education, the Cost Principles for Title 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards shall apply.

ARTICLE VIII RETENTION OF RECORD/AUDITS
For the purpose of determining compliance with Gov. Code § 8546.7, the CONSULTANT, Subconsultants, and LOCAL AGENCY shall maintain all books, documents, papers, accounting records, Independent CPA Audited Indirect Cost Rate workpapers, and other evidence pertaining to the performance of the AGREEMENT including, but not limited to, the costs of administering the AGREEMENT. All parties, including the CONSULTANT’s Independent CPA, shall make such workpapers and materials available at their respective offices at all reasonable times during the AGREEMENT period and for three (3) years from the date of final payment under the AGREEMENT. LOCAL AGENCY, Caltrans Auditor, FHWA, or any duly authorized representative of the Federal government having jurisdiction under Federal laws or regulations (including the basis of Federal funding in whole or in part) shall have access to any books, records, and documents of the CONSULTANT, Subconsultants, and the CONSULTANT’s Independent CPA, that are pertinent to the AGREEMENT for audits, examinations, workpaper review, excerpts, and transactions, and copies thereof shall be furnished if requested without limitation.

ARTICLE IX AUDIT REVIEW PROCEDURES
A. Any dispute concerning a question of fact arising under an interim or post audit of this AGREEMENT that is not disposed of by AGREEMENT, shall be reviewed by LOCAL AGENCY’S Chief Financial Officer.

B. Not later than thirty (30) calendar days after issuance of the final audit report, CONSULTANT may request a review by LOCAL AGENCY’S Chief Financial Officer of unresolved audit issues. The request for review will be submitted in writing.

C. Neither the pendency of a dispute nor its consideration by LOCAL AGENCY will excuse CONSULTANT from full and timely performance, in accordance with the terms of this AGREEMENT.

D. CONSULTANT and subconsultant AGREEMENTs, including cost proposals and Indirect Cost Rates (ICR), may be subject to audits or reviews such as, but not limited to, an AGREEMENT audit, an incurred cost audit, an ICR Audit, or a CPA ICR audit work paper review. If selected for audit or review, the AGREEMENT, cost proposal and ICR and related work papers, if applicable, will be reviewed to verify compliance with 48 CFR Part 31 and other related laws and regulations. In the instances of a CPA ICR audit work paper review it is CONSULTANT’s responsibility to ensure federal, LOCAL AGENCY, or local government officials are allowed full access to the CPA’s work papers including making copies as necessary. The AGREEMENT, cost proposal, and ICR shall be adjusted by CONSULTANT and approved by LOCAL AGENCY Contract Administrator to conform
to the audit or review recommendations. CONSULTANT agrees that individual terms of costs identified in the audit report shall be incorporated into the AGREEMENT by this reference if directed by LOCAL AGENCY at its sole discretion. Refusal by CONSULTANT to incorporate audit or review recommendations, or to ensure that the federal, LOCAL AGENCY or local governments have access to CPA work papers, will be considered a breach of AGREEMENT terms and cause for termination of the AGREEMENT and disallowance of prior reimbursed costs.

E. CONSULTANT’s Cost Proposal may be subject to a CPA ICR Audit Work Paper Review and/or audit by the Independent Office of Audits and Investigations (IOAI). IOAI, at its sole discretion, may review and/or audit and approve the CPA ICR documentation. The Cost Proposal shall be adjusted by the CONSULTANT and approved by the LOCAL AGENCY Contract Administrator to conform to the Work Paper Review recommendations included in the management letter or audit recommendations included in the audit report. Refusal by the CONSULTANT to incorporate the Work Paper Review recommendations included in the management letter or audit recommendations included in the audit report will be considered a breach of the AGREEMENT terms and cause for termination of the AGREEMENT and disallowance of prior reimbursed costs.

1. During IOAI’s review of the ICR audit work papers created by the CONSULTANT’s independent CPA, IOAI will work with the CPA and/or CONSULTANT toward a resolution of issues that arise during the review. Each party agrees to use its best efforts to resolve any audit disputes in a timely manner. If IOAI identifies significant issues during the review and is unable to issue a cognizant approval letter, LOCAL AGENCY will reimburse the CONSULTANT at an accepted ICR until a FAR (Federal Acquisition Regulation) compliant ICR (e.g. 48 CFR Part 31; GAGAS (Generally Accepted Auditing Standards); CAS (Cost Accounting Standards), if applicable; in accordance with procedures and guidelines of the American Association of State Highways and Transportation Officials (AASHTO) Audit Guide; and other applicable procedures and guidelines) is received and approved by IOAI.

Accepted rates will be as follows:

a. If the proposed rate is less than one hundred fifty percent (150%) - the accepted rate reimbursed will be ninety percent (90%) of the proposed rate.

b. If the proposed rate is between one hundred fifty percent (150%) and two hundred percent (200%) - the accepted rate will be eighty-five percent (85%) of the proposed rate.

c. If the proposed rate is greater than two hundred percent (200%) - the accepted rate will be seventy-five percent (75%) of the proposed rate.

2. If IOAI is unable to issue a cognizant letter per paragraph E.1. above, IOAI may require CONSULTANT to submit a revised independent CPA-audited ICR and audit report within three (3) months of the effective date of the management letter. IOAI will then have up to six (6) months to review the CONSULTANT’s and/or the independent CPA’s revisions.

3. If the CONSULTANT fails to comply with the provisions of this paragraph E, or if IOAI is still unable to issue a cognizant approval letter after the revised independent CPA audited ICR is submitted, overhead cost reimbursement will be limited to the accepted ICR that was established upon initial rejection of the ICR and set forth in paragraph E.1. above for all rendered services. In this event, this accepted ICR will become the actual and final ICR for reimbursement purposes under this AGREEMENT.
4. CONSULTANT may submit to LOCAL AGENCY final invoice only when all of the following items have occurred: (1) IOAI accepts or adjusts the original or revised independent CPA audited ICR; (2) all work under this AGREEMENT has been completed to the satisfaction of LOCAL AGENCY; and, (3) IOAI has issued its final ICR review letter. The CONSULTANT MUST SUBMIT ITS FINAL INVOICE TO LOCAL AGENCY no later than sixty (60) calendar days after occurrence of the last of these items. The accepted ICR will apply to this AGREEMENT and all other agreements executed between LOCAL AGENCY and the CONSULTANT, either as a prime or subconsultant, with the same fiscal period ICR.

ARTICLE X SUBCONTRACTING

A. Nothing contained in this AGREEMENT or otherwise, shall create any contractual relation between the LOCAL AGENCY and any Subconsultants, and no subagreement shall relieve the CONSULTANT of its responsibilities and obligations hereunder. The CONSULTANT agrees to be as fully responsible to the LOCAL AGENCY for the acts and omissions of its Subconsultants and of persons either directly or indirectly employed by any of them as it is for the acts and omissions of persons directly employed by the CONSULTANT. The CONSULTANT’s obligation to pay its Subconsultants is an independent obligation from the LOCAL AGENCY’s obligation to make payments to the CONSULTANT.

B. The CONSULTANT shall perform the work contemplated with resources available within its own organization and no portion of the work shall be subcontracted without written authorization by the LOCAL AGENCY Contract Administrator, except that which is expressly identified in the CONSULTANT’s approved Cost Proposal.

C. Any subagreement entered into as a result of this AGREEMENT, shall contain all the provisions stipulated in this entire AGREEMENT to be applicable to Subconsultants unless otherwise noted.

D. CONSULTANT shall pay its Subconsultants within Fifteen (15) calendar days from receipt of each payment made to the CONSULTANT by the LOCAL AGENCY.

E. Any substitution of Subconsultants must be approved in writing by the LOCAL AGENCY Contract Administrator in advance of assigning work to a substitute Subconsultant.

ARTICLE XI EQUIPMENT PURCHASE AND OTHER CAPITAL EXPENDITURES

A. Prior authorization in writing by LOCAL AGENCY’s Contract Administrator shall be required before CONSULTANT enters into any unbudgeted purchase order, or subcontract exceeding five thousand dollars ($5,000) for supplies, equipment, or CONSULTANT services. CONSULTANT shall provide an evaluation of the necessity or desirability of incurring such costs.

B. For purchase of any item, service, or consulting work not covered in CONSULTANT’s approved Cost Proposal and exceeding five thousand dollars ($5,000), with prior authorization by LOCAL AGENCY’s Contract Administrator, three competitive quotations must be submitted with the request, or the absence of bidding must be adequately justified.

C. Any equipment purchased with funds provided under the terms of this AGREEMENT is subject to the following:

1. CONSULTANT shall maintain an inventory of all nonexpendable property. Nonexpendable
property is defined as having a useful life of at least two years and an acquisition cost of five thousand dollars ($5,000) or more. If the purchased equipment needs replacement and is sold or traded in, LOCAL AGENCY shall receive a proper refund or credit at the conclusion of the AGREEMENT, or if the AGREEMENT is terminated, CONSULTANT may either keep the equipment and credit LOCAL AGENCY in an amount equal to its fair market value, or sell such equipment at the best price obtainable at a public or private sale, in accordance with established LOCAL AGENCY procedures; and credit LOCAL AGENCY in an amount equal to the sales price. If CONSULTANT elects to keep the equipment, fair market value shall be determined at CONSULTANT’s expense, on the basis of a competent independent appraisal of such equipment. Appraisals shall be obtained from an appraiser mutually agreeable to by LOCAL AGENCY and CONSULTANT, if it is determined to sell the equipment, the terms and conditions of such sale must be approved in advance by LOCAL AGENCY.

2. Regulation 2 CFR Part 200 requires a credit to Federal funds when participating equipment with a fair market value greater than five thousand dollars ($5,000) is credited to the project.

ARTICLE XII STATE PREVAILING WAGE RATES

A. No CONSULTANT or Subconsultant may be awarded an AGREEMENT containing public work elements unless registered with the Department of Industrial Relations (DIR) pursuant to Labor Code §1725.5. Registration with DIR must be maintained throughout the entire term of this AGREEMENT, including any subsequent amendments.

B. The CONSULTANT shall comply with all of the applicable provisions of the California Labor Code requiring the payment of prevailing wages. The General Prevailing Wage Rate Determinations applicable to work under this AGREEMENT are available and on file with the Department of Transportation’s Regional/District Labor Compliance Officer (https://dot.ca.gov/programs/construction/labor-compliance).

These wage rates are made a specific part of this AGREEMENT by reference pursuant to Labor Code §1773.2 and will be applicable to work performed at a construction project site. Prevailing wages will be applicable to all inspection work performed at LOCAL AGENCY construction sites, at LOCAL AGENCY facilities and at off-site locations that are set up by the construction contractor or one of its subcontractors solely and specifically to serve LOCAL AGENCY projects. Prevailing wage requirements do not apply to inspection work performed at the facilities of vendors and commercial materials suppliers that provide goods and services to the general public.

C. General Prevailing Wage Rate Determinations applicable to this project may also be obtained from the Department of Industrial Relations Internet site at http://www.dir.ca.gov.

D. Payroll Records

1. Each CONSULTANT and Subconsultant shall keep accurate certified payroll records and supporting documents as mandated by Labor Code §1776 and as defined in 8 CCR §16000 showing the name, address, social security number, work classification, straight time and overtime hours worked each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker, or other employee employed by the CONSULTANT or Subconsultant in connection with the public work. Each payroll record shall contain or be verified by a written declaration that it is made under penalty of perjury, stating both of the following:
a. The information contained in the payroll record is true and correct.

b. The employer has complied with the requirements of Labor Code §1771, §1811, and §1815 for any work performed by his or her employees on the public works project.

2. The payroll records enumerated under paragraph (1) above shall be certified as correct by the CONSULTANT under penalty of perjury. The payroll records and all supporting documents shall be made available for inspection and copying by LOCAL AGENCY representative’s at all reasonable hours at the principal office of the CONSULTANT. The CONSULTANT shall provide copies of certified payrolls or permit inspection of its records as follows:

   a. A certified copy of an employee's payroll record shall be made available for inspection or furnished to the employee or the employee's authorized representative on request.

   b. A certified copy of all payroll records enumerated in paragraph (1) above, shall be made available for inspection or furnished upon request to a representative of LOCAL AGENCY, the Division of Labor Standards Enforcement and the Division of Apprenticeship Standards of the Department of Industrial Relations. Certified payrolls submitted to LOCAL AGENCY, the Division of Labor Standards Enforcement and the Division of Apprenticeship Standards shall not be altered or obliterated by the CONSULTANT.

   c. The public shall not be given access to certified payroll records by the CONSULTANT. The CONSULTANT is required to forward any requests for certified payrolls to the LOCAL AGENCY Contract Administrator by both email and regular mail on the business day following receipt of the request.

3. Each CONSULTANT shall submit a certified copy of the records enumerated in paragraph (1) above, to the entity that requested the records within ten (10) calendar days after receipt of a written request.

4. Any copy of records made available for inspection as copies and furnished upon request to the public or any public agency by LOCAL AGENCY shall be marked or obliterated in such a manner as to prevent disclosure of each individual's name, address, and social security number. The name and address of the CONSULTANT or Subconsultant performing the work shall not be marked or obliterated.

5. The CONSULTANT shall inform LOCAL AGENCY of the location of the records enumerated under paragraph (1) above, including the street address, city and county, and shall, within five (5) working days, provide a notice of a change of location and address.

6. The CONSULTANT or Subconsultant shall have ten (10) calendar days in which to comply subsequent to receipt of written notice requesting the records enumerated in paragraph (1) above. In the event the CONSULTANT or Subconsultant fails to comply within the ten (10) day period, he or she shall, as a penalty to LOCAL AGENCY, forfeit one hundred dollars ($100) for each calendar day, or portion thereof, for each worker, until strict compliance is effectuated. Such penalties shall be withheld by LOCAL AGENCY from payments then due. CONSULTANT is not subject to a penalty assessment pursuant to this section due to the failure of a Subconsultant to comply with this section.
E. When prevailing wage rates apply, the CONSULTANT is responsible for verifying compliance with certified payroll requirements. Invoice payment will not be made until the invoice is approved by the LOCAL AGENCY Contract Administrator.

F. Penalty

1. The CONSULTANT and any of its Subconsultants shall comply with Labor Code §§1774 and §1775. Pursuant to Labor Code §1775, the CONSULTANT and any Subconsultant shall forfeit to the LOCAL AGENCY a penalty of not more than two hundred dollars ($200) for each calendar day, or portion thereof, for each worker paid less than the prevailing rates as determined by the Director of DIR for the work or craft in which the worker is employed for any public work done under the AGREEMENT by the CONSULTANT or by its Subconsultant in violation of the requirements of the Labor Code and in particular, Labor Code §§1770 to 1780, inclusive.

2. The amount of this forfeiture shall be determined by the Labor Commissioner and shall be based on consideration of mistake, inadvertence, or neglect of the CONSULTANT or Subconsultant in failing to pay the correct rate of prevailing wages, or the previous record of the CONSULTANT or Subconsultant in meeting their respective prevailing wage obligations, or the willful failure by the CONSULTANT or Subconsultant to pay the correct rates of prevailing wages. A mistake, inadvertence, or neglect in failing to pay the correct rates of prevailing wages is not excusable if the CONSULTANT or Subconsultant had knowledge of the obligations under the Labor Code. The CONSULTANT is responsible for paying the appropriate rate, including any escalations that take place during the term of the AGREEMENT.

3. In addition to the penalty and pursuant to Labor Code §1775, the difference between the prevailing wage rates and the amount paid to each worker for each calendar day or portion thereof for which each worker was paid less than the prevailing wage rate shall be paid to each worker by the CONSULTANT or Subconsultant.

4. If a worker employed by a Subconsultant on a public works project is not paid the general prevailing per diem wages by the Subconsultant, the prime CONSULTANT of the project is not liable for the penalties described above unless the prime CONSULTANT had knowledge of that failure of the Subconsultant to pay the specified prevailing rate of wages to those workers or unless the prime CONSULTANT fails to comply with all of the following requirements:
   a. The AGREEMENT executed between the CONSULTANT and the Subconsultant for the performance of work on public works projects shall include a copy of the requirements in Labor Code §§1771, 1775, 1776, 1777.5, 1813, and 1815.
   b. The CONSULTANT shall monitor the payment of the specified general prevailing rate of per diem wages by the Subconsultant to the employees by periodic review of the certified payroll records of the Subconsultant.
   c. Upon becoming aware of the Subconsultant’s failure to pay the specified prevailing rate of wages to the Subconsultant’s workers, the CONSULTANT shall diligently take corrective action to halt or rectify the failure, including but not limited to, retaining sufficient funds due the Subconsultant for work performed on the public works project.
d. Prior to making final payment to the Subconsultant for work performed on the public works project, the CONSULTANT shall obtain an affidavit signed under penalty of perjury from the Subconsultant that the Subconsultant had paid the specified general prevailing rate of per diem wages to the Subconsultant’s employees on the public works project and any amounts due pursuant to Labor Code §1813.

5. Pursuant to Labor Code §1775, LOCAL AGENCY shall notify the CONSULTANT on a public works project within fifteen (15) calendar days of receipt of a complaint that a Subconsultant has failed to pay workers the general prevailing rate of per diem wages.

6. If LOCAL AGENCY determines that employees of a Subconsultant were not paid the general prevailing rate of per diem wages and if LOCAL AGENCY did not retain sufficient money under the AGREEMENT to pay those employees the balance of wages owed under the general prevailing rate of per diem wages, the CONSULTANT shall withhold an amount of moneys due the Subconsultant sufficient to pay those employees the general prevailing rate of per diem wages if requested by LOCAL AGENCY.

G. Hours of Labor

Eight (8) hours labor constitutes a legal day’s work. The CONSULTANT shall forfeit, as a penalty to the LOCAL AGENCY, twenty-five dollars ($25) for each worker employed in the execution of the AGREEMENT by the CONSULTANT or any of its Subconsultants for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any one calendar day and forty (40) hours in any one calendar week in violation of the provisions of the Labor Code, and in particular §§1810 to 1815 thereof, inclusive, except that work performed by employees in excess of eight (8) hours per day, and forty (40) hours during any one week, shall be permitted upon compensation for all hours worked in excess of eight (8) hours per day and forty (40) hours in any week, at not less than one and one-half (1.5) times the basic rate of pay, as provided in §1815.

H. Employment of Apprentices

1. Where either the prime AGREEMENT or the subagreement exceeds thirty thousand dollars ($30,000), the CONSULTANT and any subconsultants under him or her shall comply with all applicable requirements of Labor Code §§ 1777.5, 1777.6 and 1777.7 in the employment of apprentices.

2. CONSULTANTs and subconsultants are required to comply with all Labor Code requirements regarding the employment of apprentices, including mandatory ratios of journey level to apprentice workers. Prior to commencement of work, CONSULTANT and subconsultants are advised to contact the DIR Division of Apprenticeship Standards website at https://www.dir.ca.gov/das/, for additional information regarding the employment of apprentices and for the specific journey-to- apprentice ratios for the AGREEMENT work. The CONSULTANT is responsible for all subconsultants’ compliance with these requirements. Penalties are specified in Labor Code §1777.7.

ARTICLE XIII CONFLICT OF INTEREST

A. During the term of this AGREEMENT, the CONSULTANT shall disclose any financial, business, or other relationship with LOCAL AGENCY that may have an impact upon the outcome of this AGREEMENT or any ensuing LOCAL AGENCY construction project. The CONSULTANT shall also
list current clients who may have a financial interest in the outcome of this AGREEMENT or any ensuing LOCAL AGENCY construction project which will follow.

B. CONSULTANT certifies that it has disclosed to LOCAL AGENCY any actual, apparent, or potential conflicts of interest that may exist relative to the services to be provided pursuant to this AGREEMENT. CONSULTANT agrees to advise LOCAL AGENCY of any actual, apparent or potential conflicts of interest that may develop subsequent to the date of execution of this AGREEMENT. CONSULTANT further agrees to complete any statements of economic interest if required by either LOCAL AGENCY ordinance or State law.

C. The CONSULTANT hereby certifies that it does not now have nor shall it acquire any financial or business interest that would conflict with the performance of services under this AGREEMENT.

D. The CONSULTANT hereby certifies that the CONSULTANT or subconsultant and any firm affiliated with the CONSULTANT or subconsultant that bids on any construction contract or on any Agreement to provide construction inspection for any construction project resulting from this AGREEMENT, has established necessary controls to ensure a conflict of interest does not exist. An affiliated firm is one, which is subject to the control of the same persons, through joint ownership or otherwise.

ARTICLE XIV REBATES, KICKBACKS OR OTHER UNLAWFUL CONSIDERATION

The CONSULTANT warrants that this AGREEMENT was not obtained or secured through rebates, kickbacks or other unlawful consideration either promised or paid to any LOCAL AGENCY employee. For breach or violation of this warranty, LOCAL AGENCY shall have the right, in its discretion, to terminate this AGREEMENT without liability, to pay only for the value of the work actually performed, or to deduct from this AGREEMENT price or otherwise recover the full amount of such rebate, kickback or other unlawful consideration.

ARTICLE XV PROHIBITION OF EXPENDING LOCAL AGENCY, STATE, OR FEDERAL FUNDS FOR LOBBYING

(Include this article in all AGREEMENTs where federal funding will exceed $150,000. If less than $150,000 in federal funds will be expended on the AGREEMENT; delete this article and re-number the subsequent articles.)

A. The CONSULTANT certifies, to the best of his or her knowledge and belief, that:

1. No State, Federal, or LOCAL AGENCY appropriated funds have been paid or will be paid, by or on behalf of the CONSULTANT, to any person for influencing or attempting to influence an officer or employee of any local, State, or Federal agency, a Member of the State Legislature or United States Congress, an officer or employee of the Legislature or Congress, or any employee of a Member of the Legislature or Congress in connection with the awarding or making of this AGREEMENT, or with the extension, continuation, renewal, amendment, or modification of this AGREEMENT.

2. 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 AGREEMENT, the CONSULTANT shall complete and submit Standard Form-LLL, “Disclosure Form to Report Lobbying,” in accordance with its instructions.

B. 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 31 U.S.C. §1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than ten thousand dollars ($10,000) and not more than one hundred thousand dollars ($100,000) for each such failure.

C. The CONSULTANT also agrees by signing this document that he or she shall require that the language of this certification be included in all lower tier subagreements, which exceed one hundred thousand dollars ($100,000), and that all such subrecipients shall certify and disclose accordingly.

ARTICLE XVI NON-DISCRIMINATION CLAUSE AND STATEMENT OF COMPLIANCE

A. The CONSULTANT’s signature affixed herein and dated shall constitute a certification under penalty of perjury under the laws of the State of California that the CONSULTANT has, unless exempt, complied with the nondiscrimination program requirements of Gov. Code §12990 and 2 CCR § 8103.

B. During the performance of this AGREEMENT, CONSULTANT and its subconsultants shall not deny the AGREEMENT’s benefits to any person on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status, nor shall they unlawfully discriminate, harass, or allow harassment against any employee or applicant for employment because of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status. CONSULTANT and subconsultants shall insure that the evaluation and treatment of their employees and applicants for employment are free from such discrimination and harassment.

C. CONSULTANT and subconsultants shall comply with the provisions of the Fair Employment and Housing Act (Gov. Code §12990 et seq.), the applicable regulations promulgated there under (2 CCR §11000 et seq.), the provisions of Gov. Code §§11135-11139.5, and the regulations or standards adopted by LOCAL AGENCY to implement such article. The applicable regulations of the Fair Employment and Housing Commission implementing Gov. Code §12990 (a-f), set forth 2 CCR §§8100-8504, are incorporated into this AGREEMENT by reference and made a part hereof as if set forth in full.

D. CONSULTANT shall permit access by representatives of the Department of Fair Employment and Housing and the LOCAL AGENCY upon reasonable notice at any time during the normal business hours, but in no case less than twenty-four (24) hours’ notice, to such of its books, records, accounts, and all other sources of information and its facilities as said Department or LOCAL AGENCY shall require to ascertain compliance with this clause.

E. CONSULTANT and its subconsultants shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other Agreement.

F. CONSULTANT shall include the nondiscrimination and compliance provisions of this clause in all
subcontracts to perform work under this AGREEMENT.

G. The CONSULTANT, with regard to the work performed under this AGREEMENT, shall act in accordance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. §2000d et seq.). Title VI provides that the recipients of federal assistance will implement and maintain a policy of nondiscrimination in which no person in the United States shall, on the basis of race, color, national origin, religion, sex, age, disability, be excluded from participation in, denied the benefits of or subject to discrimination under any program or activity by the recipients of federal assistance or their assignees and successors in interest.

H. The CONSULTANT shall comply with regulations relative to non-discrimination in federally-assisted programs of the U.S. Department of Transportation (49 CFR Part 21 - Effectuation of Title VI of the Civil Rights Act of 1964). Specifically, the CONSULTANT shall not participate either directly or indirectly in the discrimination prohibited by 49 CFR §21.5, including employment practices and the selection and retention of Subconsultants.

ARTICLE XVII DEBARMENT AND SUSPENSION CERTIFICATION

A. The CONSULTANT’s signature affixed herein shall constitute a certification under penalty of perjury under the laws of the State of California, that the CONSULTANT or any person associated therewith in the capacity of owner, partner, director, officer or manager:

1. Is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any federal agency;

2. Has not been suspended, debarred, voluntarily excluded, or determined ineligible by any federal agency within the past three (3) years;

3. Does not have a proposed debarment pending; and

4. Has not been indicted, convicted, or had a civil judgment rendered against it by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past three (3) years.

B. Any exceptions to this certification must be disclosed to LOCAL AGENCY. Exceptions will not necessarily result in denial of recommendation for award, but will be considered in determining responsibility. Disclosures must indicate the party to whom the exceptions apply, the initiating agency, and the dates of agency action.

C. Exceptions to the Federal Government Excluded Parties List System maintained by the U.S. General Services Administration are to be determined by FHWA.

ARTICLE XVIII DISADVANTAGED BUSINESS ENTERPRISES (DBE) PARTICIPATION

(Include this article in all AGREEMENTs with federal funding. If NO federal funds will be expended on the AGREEMENT; delete this article and re-number the subsequent articles.)

A. This AGREEMENT is subject to 49 CFR Part 26 entitled “Participation by Disadvantaged Business Enterprises in Department of Transportation Financial Assistance Programs”. CONSULTANTs who enter into a federally-funded agreement will assist the LOCAL AGENCY in a good faith effort to
achieve California's statewide overall DBE goal.

B. The goal for DBE participation for this AGREEMENT is _____ Participation by DBE CONSULTANT or subconsultants shall be in accordance with information contained in Exhibit 10-O1: Consultant Proposal DBE Commitment, or in Exhibit 10-O2: Consultant Contract DBE Commitment attached hereto and incorporated as part of the AGREEMENT. If a DBE subconsultant is unable to perform, CONSULTANT must make a good faith effort to replace him/her with another DBE subconsultant, if the goal is not otherwise met.

C. CONSULTANT can meet the DBE participation goal by either documenting commitments to DBEs to meet the AGREEMENT goal, or by documenting adequate good faith efforts to meet the AGREEMENT goal. An adequate good faith effort means that the CONSULTANT must show that it took all necessary and reasonable steps to achieve a DBE goal that, by their scope, intensity, and appropriateness to the objective, could reasonably be expected to meet the DBE goal. If CONSULTANT has not met the DBE goal, complete and submit Exhibit 15-H: DBE Information – Good Faith Efforts to document efforts to meet the goal. Refer to 49 CFR Part 26 for guidance regarding evaluation of good faith efforts to meet the DBE goal.

D. DBEs and other small businesses, as defined in 49 CFR Part 26 are encouraged to participate in the performance of AGREEMENTs financed in whole or in part with federal funds. The LOCAL AGENCY, CONSULTANT or subconsultant shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The CONSULTANT shall carry out applicable requirements of 49 CFR part 26 in the award and administration of DOT-assisted contracts. Failure by the CONSULTANT to carry out these requirements is a material breach of this AGREEMENT, which may result in the termination of this AGREEMENT or such other remedy as the LOCAL AGENCY deems appropriate, which may include, but is not limited to:

1. Withholding monthly progress payments;
2. Assessing sanctions;
3. Liquidated damages; and/or
4. Disqualifying the contractor from future bidding as non-responsible

E. A DBE firm may be terminated only with prior written approval from LOCAL AGENCY and only for the reasons specified in 49 CFR §26.53(f). Prior to requesting LOCAL AGENCY consent for the termination, CONSULTANT must meet the procedural requirements specified in 49 CFR §26.53(f). If a DBE subconsultant is unable to perform, CONSULTANT must make a good faith effort to replace him/her with another DBE subconsultant, if the goal is not otherwise met.

F. Consultant shall not be entitled to any payment for such work or material unless it is performed or supplied by the listed DBE or by other forces (including those of Consultant) pursuant to prior written authorization of the LOCAL AGENCY’s Contract Administrator.

G. A DBE is only eligible to be counted toward the AGREEMENT goal if it performs a commercially useful function (CUF) on the AGREEMENT. CUF must be evaluated on an agreement by agreement basis. A DBE performs a Commercially Useful Function (CUF) when it is responsible for execution of the work of the AGREEMENT and is carrying out its responsibilities by actually performing, managing, and supervising the work involved. To perform a CUF, the DBE must also be responsible, with respect to materials and supplies used on the AGREEMENT, for negotiating
price, determining quality and quantity, ordering the material and installing (where applicable), and paying for the material itself. To determine whether a DBE is performing a CUF, evaluate the amount of work subcontracted, industry practices, whether the amount the firm is to be paid under the AGREEMENT is commensurate with the work it is actually performing, and other relevant factors.

H. A DBE does not perform a CUF if its role is limited to that of an extra participant in a transaction, AGREEMENT, or project through which funds are passed in order to obtain the appearance of DBE participation. In determining whether a DBE is such an extra participant, examine similar transactions, particularly those in which DBEs do not participate.

I. If a DBE does not perform or exercise responsibility for at least thirty percent (30%) of the total cost of its AGREEMENT with its own work force, or the DBE subcontracts a greater portion of the work of the AGREEMENT than would be expected on the basis of normal industry practice for the type of work involved, it will be presumed that it is not performing a CUF.

J. CONSULTANT shall maintain records of materials purchased or supplied from all subcontracts entered into with certified DBEs. The records shall show the name and business address of each DBE or vendor and the total dollar amount actually paid each DBE or vendor, regardless of tier. The records shall show the date of payment and the total dollar figure paid to all firms. DBE prime CONSULTANT’s shall also show the date of work performed by their own forces along with the corresponding dollar value of the work.

K. Upon completion of the AGREEMENT, a summary of these records shall be prepared and submitted on the form entitled, Exhibit 17-F: Final Report-Utilization of Disadvantaged Business Enterprise (DBE) First-Tier Subconsultants, certified correct by CONSULTANT or CONSULTANT’s authorized representative and shall be furnished to the Contract Administrator with the final invoice. Failure to provide the summary of DBE payments with the final invoice will result in twenty-five percent (25%) of the dollar value of the invoice being withheld from payment until the form is submitted. The amount will be returned to CONSULTANT when a satisfactory “Final Report-Utilization of Disadvantaged Business Enterprises (DBE), First-Tier Subconsultants” is submitted to the Contract Administrator.

L. If a DBE subconsultant is decertified during the life of the AGREEMENT, the decertified subconsultant shall notify CONSULTANT in writing with the date of decertification. If a subconsultant becomes a certified DBE during the life of the AGREEMENT, the subconsultant shall notify CONSULTANT in writing with the date of certification. Any changes should be reported to LOCAL AGENCY’s Contract Administrator within thirty (30) calendar days.

M. Any subcontract entered into as a result of this AGREEMENT shall contain all of the provisions of this section.

ARTICLE XIX INSURANCE

Before beginning any services under this Agreement, Consultant, at its own cost and expense, shall procure the types and amounts of insurance specified herein and maintain that insurance throughout the term of this Agreement. The cost of such insurance shall be included in the
Consultant’s bid or proposal. Consultant shall be fully responsible for the acts and omissions of its subcontractors or other agents.

a. **Workers’ Compensation.** Consultant 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 Consultant in the amount required by applicable law. The requirement to maintain Statutory Workers’ Compensation and Employer’s Liability Insurance may be waived by the City upon written verification that Consultant is a sole proprietor and does not have any employees and will not have any employees during the term of this Agreement.

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

i. **General requirements.** Consultant, 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.

ii. **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 Consultant has no owned autos, hired (code 8) and non-owned autos (Code 9). No endorsement shall be attached limiting the coverage.

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

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

2. City, 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 Consultant, including materials, parts, or equipment furnished in connection with such work or operations; or automobiles owned, leased, hired, or borrowed by the Consultant. Coverage can be provided in the form of an endorsement to the Consultant’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.

3. For any claims related to this Agreement or the work hereunder, the Consultant’s insurance covered shall be primary insurance as respects the City, its officers, official, employees, agents, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, agents or volunteers shall be excess of the Consultant’s insurance and non-contributing.
4. The policy shall cover inter-insured suits and include a “separation of Insureds” or “severability” clause which treats each insured separately.

5. Consultant agrees to give at least 30 days prior written notice to City before coverage is canceled or modified as to scope or amount.

c. **Professional Liability Insurance.**

   i. **General requirements.** Consultant, 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 $2,000,000 per occurrence or claim covering the Consultant’s errors and omissions.

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

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

      2. 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.

      3. 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, Consultant must purchase an extended period coverage for a minimum of five (5) years after completion of work under this Agreement.

      4. A copy of the claim reporting requirements must be submitted to the City for review prior to the commencement of any work under this Agreement.

d. **All Policies Requirements.**

   i. **Submittal Requirements.** Consultant shall submit the following to City prior to beginning services:

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

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

   ii. **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.

   iii. **Deductibles and Self-Insured Retentions.** Insurance obtained by the Consultant shall have a self-insured retention or deductible of no more than
iv. **Wasting Policies.** No policy required herein shall include a “wasting” policy limit (i.e. limit that is eroded by the cost of defense).

v. **Waiver of Subrogation.** Consultant hereby agrees to waive subrogation which any insurer or contractor may require from Consultant by virtue of the payment of any loss. Consultant 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 City 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 City for all work performed by the Consultant, its employees, agents, and subcontractors.

vi. **Subcontractors.** Consultant 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 Consultant shall ensure that City, its officers, officials, employees, agents, and volunteers are covered as additional insured on all coverages.

vii. **Excess Insurance.** If Consultant maintains higher insurance limits than the minimums specified herein, City shall be entitled to coverage for the higher limits maintained by the Consultant.

e. **Remedies.** In addition to any other remedies City may have if Consultant fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, City 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 Consultant to stop work under this Agreement and withhold any payment that becomes due to Consultant hereunder until Consultant demonstrates compliance with the requirements hereof; and/or 3) terminate this Agreement.

**ARTICLE XX FUNDING REQUIREMENTS**

A. It is mutually understood between the parties that this AGREEMENT may have been written before ascertaining the availability of funds or appropriation of funds, for the mutual benefit of both parties, in order to avoid program and fiscal delays that would occur if the AGREEMENT were executed after that determination was made.

B. This AGREEMENT is valid and enforceable only if sufficient funds are made available to LOCAL AGENCY for the purpose of this AGREEMENT. In addition, this AGREEMENT is subject to any additional restrictions, limitations, conditions, or any statute enacted by the Congress, State Legislature, or LOCAL AGENCY governing board that may affect the provisions, terms, or funding of this AGREEMENT in any manner.

C. It is mutually agreed that if sufficient funds are not appropriated, this AGREEMENT may be
amended to reflect any reduction in funds.

D. LOCAL AGENCY has the option to terminate the AGREEMENT pursuant to Article VI Termination, or by mutual agreement to amend the AGREEMENT to reflect any reduction of funds.

ARTICLE XXI CHANGE IN TERMS

A. This AGREEMENT may be amended or modified only by mutual written agreement of the parties.

B. CONSULTANT shall only commence work covered by an amendment after the amendment is executed and notification to proceed has been provided by LOCAL AGENCY’s Contract Administrator.

C. There shall be no change in CONSULTANT’s Project Manager or members of the project team, as listed in the approved Cost Proposal, which is a part of this AGREEMENT without prior written approval by LOCAL AGENCY’s Contract Administrator.

ARTICLE XXII CONTINGENT FEE

CONSULTANT warrants, by execution of this AGREEMENT that no person or selling agency has been employed, or retained, to solicit or secure this AGREEMENT upon an agreement or understanding, for a commission, percentage, brokerage, or contingent fee, excepting bona fide employees, or bona fide established commercial or selling agencies maintained by CONSULTANT for the purpose of securing business. For breach or violation of this warranty, LOCAL AGENCY has the right to annul this AGREEMENT without liability; pay only for the value of the work actually performed, or in its discretion to deduct from the AGREEMENT price or consideration, or otherwise recover the full amount of such commission, percentage, brokerage, or contingent fee.

ARTICLE XXIII DISPUTES

Prior to either party commencing any legal action under this AGREEMENT, the parties agree to try in good faith, to settle any dispute amicably between them. If a dispute has not been settled after forty-five (45) days of good-faith negotiations and as may be otherwise provided herein, then either party may commence legal action against the other.

A. Any dispute, other than audit, concerning a question of fact arising under this AGREEMENT that is not disposed of by agreement shall be decided by a committee consisting of LOCAL AGENCY’s Contract Administrator and City Manager, who may consider written or verbal information submitted by CONSULTANT.

B. Not later than thirty (30) calendar days after completion of all deliverables necessary to complete the plans, specifications and estimate, CONSULTANT may request review by LOCAL AGENCY Governing Board of unresolved claims or disputes, other than audit. The request for review will be submitted in writing.

ARTICLE XXIV INSPECTION OF WORK

CONSULTANT and any subconsultant shall permit LOCAL AGENCY, the State, and the FHWA if federal participating funds are used in this AGREEMENT; to review and inspect the project activities and files at all reasonable times during the performance period of this AGREEMENT.
ARTICLE XXV SAFETY

A. CONSULTANT shall comply with OSHA regulations applicable to CONSULTANT regarding necessary safety equipment or procedures. CONSULTANT shall comply with safety instructions issued by LOCAL AGENCY Safety Officer and other LOCAL AGENCY representatives. CONSULTANT personnel shall wear hard hats and safety vests at all times while working on the construction project site.

B. Pursuant to the authority contained in Vehicle Code §591, LOCAL AGENCY has determined that such areas are within the limits of the project and are open to public traffic. CONSULTANT shall comply with all of the requirements set forth in Divisions 11, 12, 13, 14, and 15 of the Vehicle Code. CONSULTANT shall take all reasonably necessary precautions for safe operation of its vehicles and the protection of the traveling public from injury and damage from such vehicles.

ARTICLE XXVI OWNERSHIP OF DATA

A. It is mutually agreed that all materials prepared by CONSULTANT under this AGREEMENT shall become the property of City, and CONSULTANT shall have no property right therein whatsoever. Immediately upon termination, City shall be entitled to, and CONSULTANT shall deliver to City, reports, investigations, appraisals, inventories, studies, analyses, drawings and data estimates performed to that date, whether completed or not, and other such materials as may have been prepared or accumulated to date by CONSULTANT in performing this AGREEMENT which is not CONSULTANT’s privileged information, as defined by law, or CONSULTANT’s personnel information, along with all other property belonging exclusively to City which is in CONSULTANT’s possession. Publication of the information derived from work performed or data obtained in connection with services rendered under this AGREEMENT must be approved in writing by City.

B. Additionally, it is agreed that the Parties intend this to be an AGREEMENT for services and each considers the products and results of the services to be rendered by CONSULTANT hereunder to be work made for hire. CONSULTANT acknowledges and agrees that the work (and all rights therein, including, without limitation, copyright) belongs to and shall be the sole and exclusive property of City without restriction or limitation upon its use or dissemination by City.

C. Nothing herein shall constitute or be construed to be any representation by CONSULTANT that the work product is suitable in any way for any other project except the one detailed in this Contract. Any reuse by City for another project or project location shall be at City’s sole risk.

D. Applicable patent rights provisions regarding rights to inventions shall be included in the contracts as appropriate (48 CFR 27 Subpart 27.3 - Patent Rights under Government Contracts for federal-aid contracts).

E. LOCAL AGENCY may permit copyrighting reports or other agreement products. If copyrights are permitted; the AGREEMENT shall provide that the FHWA shall have the royalty-free nonexclusive and irrevocable right to reproduce, publish, or otherwise use; and to authorize others to use, the work for government purposes.

ARTICLE XXVII CLAIMS FILED BY LOCAL AGENCY’s CONSTRUCTION CONTRACTOR

A. If claims are filed by LOCAL AGENCY’s construction contractor relating to work performed by CONSULTANT’s personnel, and additional information or assistance from CONSULTANT’s
personnel is required in order to evaluate or defend against such claims; CONSULTANT agrees to make its personnel available for consultation with LOCAL AGENCY’S construction contract administration and legal staff and for testimony, if necessary, at depositions and at trial or arbitration proceedings.

B. CONSULTANT’s personnel that LOCAL AGENCY considers essential to assist in defending against construction contractor claims will be made available on reasonable notice from LOCAL AGENCY. Consultation or testimony will be reimbursed at the same rates, including travel costs that are being paid for CONSULTANT’s personnel services under this AGREEMENT.

C. Services of CONSULTANT’s personnel in connection with LOCAL AGENCY’s construction contractor claims will be performed pursuant to a written contract amendment, if necessary, extending the termination date of this AGREEMENT in order to resolve the construction claims.

ARTICLE XXVIII CONFIDENTIALITY OF DATA

A. All financial, statistical, personal, technical, or other data and information relative to LOCAL AGENCY’s operations, which are designated confidential by LOCAL AGENCY and made available to CONSULTANT in order to carry out this AGREEMENT, shall be protected by CONSULTANT from unauthorized use and disclosure.

B. Permission to disclose information on one occasion, or public hearing held by LOCAL AGENCY relating to the AGREEMENT, shall not authorize CONSULTANT to further disclose such information, or disseminate the same on any other occasion.

C. CONSULTANT shall not comment publicly to the press or any other media regarding the AGREEMENT or LOCAL AGENCY’s actions on the same, except to LOCAL AGENCY’s staff, CONSULTANT’s own personnel involved in the performance of this AGREEMENT, at public hearings, or in response to questions from a Legislative committee.

D. CONSULTANT shall not issue any news release or public relations item of any nature, whatsoever, regarding work performed or to be performed under this AGREEMENT without prior review of the contents thereof by LOCAL AGENCY, and receipt of LOCAL AGENCY’S written permission.

E. All information related to the construction estimate is confidential, and shall not be disclosed by CONSULTANT to any entity, other than LOCAL AGENCY, Caltrans, and/or FHWA. All of the materials prepared or assembled by CONSULTANT pursuant to performance of this Contract are confidential and CONSULTANT agrees that they shall not be made available to any individual or organization without the prior written approval of City or except by court order. If CONSULTANT or any of its officers, employees, or subcontractors does voluntarily provide information in violation of this Contract, City has the right to reimbursement and indemnity from CONSULTANT for any damages caused by CONSULTANT releasing the information, including, but not limited to, City’s attorney’s fees and disbursements, including without limitation experts’ fees and disbursements.

ARTICLE XXIX NATIONAL LABOR RELATIONS BOARD CERTIFICATION

In accordance with Public Contract Code §10296, CONSULTANT hereby states under penalty of perjury that no more than one final unappealable finding of contempt of court by a federal court has been issued against CONSULTANT within the immediately preceding two-year period, because of CONSULTANT’s failure to comply with an order of a federal court that orders CONSULTANT to comply with an order of the National Labor Relations Board.
ARTICLE XXX EVALUATION OF CONSULTANT

CONSULTANT’s performance will be evaluated by LOCAL AGENCY. A copy of the evaluation will be sent to CONSULTANT for comments. The evaluation together with the comments shall be retained as part of the AGREEMENT record.

ARTICLE XXXI RETENTION OF FUNDS

A. No retainage will be withheld by LOCAL AGENCY from progress payments due the CONSULTANT. Retainage by the CONSULTANT or subconsultants is prohibited, and no retainage will be held by the CONSULTANT from progress due subconsultants. Any violation of this provision shall subject the violating CONSULTANT or subconsultants to the penalties, sanctions, and other remedies specified in Business and Professions Code §7108.5. This requirement shall not be construed to limit or impair any contractual, administrative, or judicial remedies, otherwise available to the CONSULTANT or subconsultant in the event of a dispute involving late payment or nonpayment by the CONSULTANT or deficient subconsultant performance, or noncompliance by a subconsultant. This provision applies to both DBE and non-DBE CONSULTANT and subconsultants.

ARTICLE XXXII NOTIFICATION

All notices hereunder and communications regarding interpretation of the terms of this AGREEMENT and changes thereto, shall be effected by the mailing thereof by registered or certified mail, return receipt requested, postage prepaid, and addressed as follows:

CONSULTANT:

CONSULTANT FIRM

NAME, Project Manager

ADDRESS

CITY, STATE, ZIP

LOCAL AGENCY:

CITY OF CITRUS HEIGHTS

CITY Contract Administrator

6360 FOUNTAIN SQUARE DRIVE

CITRUS HEIGHTS, CA 95621

ARTICLE XXXIII CONTRACT

The two parties to this AGREEMENT, who are the before named CONSULTANT and the before named LOCAL AGENCY, hereby agree that this AGREEMENT constitutes the entire AGREEMENT which is made and concluded in duplicate between the two parties. Both of these parties for and in consideration of the payments to be made, conditions mentioned, and work to be performed; each agree to diligently perform in accordance with the terms and conditions of this AGREEMENT as evidenced by the signatures below.
ARTICLE XXXIV SIGNATURES

CITY OF CITRUS HEIGHTS

Christopher W. Boyd, City Manager
Date: __________________________

CONSULTANT FIRM NAME

NAME, President
Date: __________________________

Attachments

Attachment 1 – Cost Proposal
Attachment 2 - Scope of Work
San Juan Complete Streets Phase 1 Project
Bennett Engineering Proposed Scope of Work
Submitted 05/17/2021

Purpose: To complete the construction design plans for San Juan Avenue Rehabilitation and Complete Streets (Phase 1) Project, the Project Team is proposing the following Scope of Work:

TASK 1. Project Management and Coordination
Our Project Manager and Team members will be proactive in management of all task work and will work with City’s staff to assure a successful delivery of this project.

Subtask 1.1. Meetings, Field Review, Schedule and Project Coordination
BEN|EN, in coordination with City Project Manager, will develop the Project Development Team (PDT) with representatives from subconsultants and appropriate City staff. BEN|EN will setup and facilitate all PDT, interagency, field review, and other project related meetings and coordination. BEN|EN will provide a project schedule, using Microsoft Project, showing the activities and milestones outlined in our project scope. The schedule will be refined and maintained on a regular basis and as decisions are made throughout the life of the project. Assume 1 PDT meeting per month.

Deliverables: Meeting agendas, minutes, schedule, and sign-in-sheets

Subtask 1.2. Agency Coordination and Funding Documentation
BEN|EN will coordinate with Sacramento Metropolitan Fire Department, Citrus Heights Police Department, Caltrans, utility surveyors, environmental agencies, and other stakeholders. The Project Team will inform the City Project Manager of all coordination efforts with outside agencies prior to any meeting with an outside agency or organization. Any comments arising from stakeholders will be discussed with City prior to incorporating onto plans or specifications. BEN|EN will keep up with funding timelines and will fill out all the funding documents for the City to review and submit to Caltrans or CTC approval.

Deliverables: Meeting agendas, minutes, and sign-in-sheets, documents for funding allocations

Subtask 1.3. Monthly Invoices and Status Reports
A draft status report will be submitted for City approval prior to submittal of the first invoice. BEN|EN will prepare and submit monthly invoices and status reports to the City. The status reports will include project tasks completed, deliverables submitted and budget expenditures for that month invoice. Invoices will include employee rates, expenses per task, and a copy of any subconsultant invoices.

Deliverables: Draft status report, monthly invoices, status reports

Subtask 1.4. Quality Control Plan
BEN|EN will prepare a quality control plan – utilizing both our existing internal controls and the guidelines as set by the City, and we will provide technical resources necessary to ensure that deliverables are complete, and that they meet the City’s requirements. Reviews will be conducted by experienced staff not directly involved with the design or preparation of the deliverables. The review will be documented using a review form indicating the reviewer name, date of review, and the resolution of any comments. This task includes providing quality control reviews for the 65% and 95% PS&E submittals.

Deliverables: Quality Control review forms
TASK 2. Advance Preliminary Engineering and Research

Subtask 2.1. Preliminary Assessment
BEN|EN will perform a field review in efforts to evaluate the following items:
- Preliminary engineering necessary for our environmental review
- An assessment of the project area for our right-of-way constraints and environmental impacts, accessibility requirements, and drainage review.
- Review the current preliminary alignments as identified in the project description

Subtask 2.2. Topographic Surveying and Base Mapping
UNICO will perform detailed (non-aerial) topographic surveys utilizing local National Geodetic Survey (NGS) NAD83 and NAVD88 datums, derived from the California State Plane Coordinate System and Sacramento County benchmarks. UNICO will perform design surveys along San Juan Avenue from the intersection of Madison Avenue to the intersection of Chesline Drive. Along West side of San Juan, UNICO will locate lip of gutter and back of walk, angle points along lip of gutter, streetlight or pole and 10’ around pole to conform bulb out section per preliminary design. Along East side of San Juan, UNICO will locate street improvements such as walks, curbs, gutters, driveways and pavement. UNICO will also locate shoulders, tops and toes of banks, ditches, culverts, fences, walls, signs, all visible utilities such as utility poles, signals, manholes, drain inlets, trees (size and drip), and other relevant features critical to design as shown on preliminary design. Road cross-sections will be located at 50’ intervals or closer, including all curve points, grade breaks and change in directions. The survey will extend 15’ beyond the existing right of way where accessible and 25’ beyond all curb returns on intersecting streets. Measure downs to relevant sewer and drain structures will be performed to include depth, approximate size and flow direction. Special attention to conforms, driveways, ADA access and ADA curb ramps will be given. UNICO will locate all pre-marked USA markings (by others). UNICO will map all topographic features in AutoCAD format to include 1’ contours and 3D surface. UNICO will set durable project control along the corridor for future surveys and construction control.

Deliverables: Topographic AutoCAD Base File, Survey Control Table and Diagram, Point Files, Right of Way and Boundary Base File

Subtask 2.3. Right of Way Mapping / Plats and Legals
UNICO will research record mapping and deed documents for the determination of the existing right of way and parcel boundaries along the project corridor. UNICO has identified approximately 40 parcels that are adjacent to the project right of way. UNICO will perform field surveying of record right of way and property monuments to resolve the right of way and parcel boundaries. UNICO will resolve the boundaries from record and field information and create an overall right of way base map. UNICO will only fully map those certain ten (10) parcels that are determined to be impacted by the project. It is expected that the City will provide current title reports for all impacted parcels to confirm right of way and easement constraints. UNICO will prepare a right of way and boundary LANDNET base file showing all right of way, easements, ownership details, and Parcel Identification APN’s.

Upon determination of right of way acquisition needs, UNICO will prepare plats and legal descriptions as needed for the project. Plats and legal descriptions will be prepared for right of way acquisition and temporary construction easements (TCE). UNICO will prepare preliminary plats and legal descriptions for agency review. Upon approval, UNICO will prepare final signed and stamped plats and legal descriptions. The exact amount and locations will be determined upon design and project needs. For this proposal, UNICO will assume the preparation of ten (10) plats and legal descriptions.

Deliverables: Draft and Final Signed Plats and Legal Descriptions (10)

Subtask 2.4. Preliminary Design Plans, Cost Estimate (35%)
BEN|EN will advance the design from the City Conceptual Drawings and identify all the ROW required for acquisition during this phase. BEN|EN will generate the 35% plans and associated cost estimates for both phase 1A and 1B for the City of Citrus Heights to Review. Plans will include only the layout for each of the two phases.

Deliverables: Preliminary Design Plans, Cost Estimate, for Phase 1A & 1B
Subtask 2.5. Right of Way Exhibit
BEN|EN will generate a ROW exhibit to evaluate the existing ROW and easement impacts for the project. The ROW exhibit will identify the proposed ROW and/or easements required for the project. The City will order and provide any necessary preliminary title reports identified and required during preliminary design.

Deliverables: Right of Way exhibits for Phase 1A & 1B

Subtask 2.6. Utility Verification (Letters A)
BEN|EN will prepare and provide exhibit to accompany the Utility Verification request at the initiation of the project. BEN|EN will then map the existing utilities with information provided by the City and the utility companies and will generated a potholing exhibit to provide to Bess Test Labs. Upon completion of potholing, exhibit showing conflict with existing utilities will be generated.

Subtask 2.7. Conflict Resolution Plan (Letters B)
BEN|EN will send the conflict map along with a request of liability determination to each impacted utility company. Upon completion of NEPA, we will request relocation plans (if necessary) from the utility companies. We will begin the Report of Investigation (ROI) at this time and prepare the draft Notice to Owner (NTO), along with any Utility Agreements (UA) and send to Caltrans District Local Assistance Engineer (DLAE) and District Right of Way Utility Coordinator for review and approval of the ROI, NTO and UA (if applicable). BEN|EN assumes up to 3 field meeting with utility companies to review and verify impact to utilities (if any). Upon resolution of all utility conflicts and we receive concurrence on all liability from utility companies, BEN|EN will fill out the Right of Way Cert (Exhibit 13-A) and submit to Caltrans for review and approval.

Subtask 2.8. Notifying the Owner (Letter C)
BEN|EN will coordinate the delivery of the NTO, which will clearly define the impacted facility, owner’s conflict resolution plan number and date, and estimated completion date and liability percentage. In case City is responsible for any portion of the utility relocation, a Utility Agreement (UA) and Utility Agreement Clauses will be prepared and send to the utility company along with the NTO. The Utility company shall relocate their utility at this point.

TASK 3. Public Outreach and Engagement

Subtask 3.1. Business Owner Engagement
A dedicated project-specific email address (SanJuanCS@CitrusHeights.net) will serve as the primary point of contact for the project and will be established in coordination with City IT staff. BEN|EN will document emails and notify the City of any need to respond to property owners within three business days. When necessary, BEN|EN will also meet with impacted businesses to keep them engage and their concerns addressed.

Assumptions: 10 emails per month, Three (3) Business Owner Engagement Meetings

Subtask 3.2. Property Owner Engagement
BEN|EN will prepare up to ten (10) Property Owner Exhibits to demonstrate the impacts to individual property owners, in support of engagement meeting and ROW coordination meetings. Our team will also prepare for and participate in up to five (5) property owner meetings throughout the process to discuss project impacts and opportunities with key stakeholders identified by the City.


TASK 4. Environmental Documentation
In accordance with California Department of Transportation (Caltrans) guidelines for grant funded projects, this project will require to follow both California Environmental Quality Act (CEQA) and the National Environmental Protection Act (NEPA) process. The following tasks will ensure we meet such requirements:

Subtask 4.1. Project Initiation and Preliminary Environmental Study (PES)
At project initiation, GPA will work closely with the project team to define a project description for the entire segment, while specifically identifying which components are specific to Segment 1A and 1B. GPA will coordinate with the project engineer to delineate a project study area sufficient to support the completion of the Preliminary Environmental Study (PES) Form. The project description will identify the purpose and need, project objectives, project components, location, and timing. Once all the necessary information is gathered and reviewed, GPA will prepare a Draft PES Form. The PES Form will include a reasoned answer for all checklist answers and all information necessary to support conclusions in the document, such as summary of research, maps, and figures for each of the two phases. Once the Draft PES Form has been reviewed and approved by the City, GPA will submit to Caltrans and coordinate for approval and signature. It is anticipated that, due to COVID-19, Caltrans will not require a field review of the project site during the PES process.

Subtask 4.2.  Area of Potential Effects Map (APE)
As a sub-consultant to GPA, InContext will coordinate with GPA’s architectural historians to define the horizontal and vertical Area of Potential Effects (APE) for all of Phase 1. The APE will include all areas that may be directly or indirectly affected by the project. The Draft APE will be prepared by GPA, and will be used to delineate the records search area, solicit concerns from potentially interested parties, and delineate the pedestrian survey area. The APE must be finalized and signed by Caltrans Professionally Qualified Staff (PQS) prior to completing any additional cultural resource documentation.

Subtask 4.3.  Archaeological Survey Report
All cultural resource studies will be prepared in compliance with the First Amended Section 106 Programmatic Agreement among the Federal Highway Administration, the Advisory Council on Historic Preservation, the California State Historic Preservation Officer, and the California Department of Transportation (Caltrans) regarding compliance with Section 106 of the National Historic Preservation Act (PA). Procedural guidelines for the project are provided through Caltrans’ Local Assistance Procedures Manual.

Records Search and Literature Review
InContext will request a single records search be conducted at the North Central Information Center (NCIC) at California State University, Sacramento. The search will be conducted of the Draft APE and a one-quarter-mile radius. The search will include a review of previous cultural resource surveys, previously identified archaeological sites and historic-period resources, as well as resources listed or determined eligible for listing on the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), California State Historical Landmarks (SHI), California Points of Interest (POI), and Local Surveys. Copies of all resource documentation will be requested; copies of previous surveys will be requested as deemed appropriate. The records search will also include a request to the Native American Heritage Commission (NAHC) to check their Sacred Lands file for information regarding known traditional or cultural lands within the project area or vicinity. Literature review will consist of a desktop search of online sources and in-house archaeological, ethnographic, and historical sources.

Native American Outreach
InContext will conduct background research to identify potentially interested parties as defined by Section 106 and California Native American Tribes as defined by Public Resources Code Sections 20180.3.1 and 21080.3.2 (aka AB52). The NAHC will be asked to provide a list of Native American Contacts for the project area appropriate for Section 106 and AB52, in the event AB52 is ultimately triggered. Upon receipt of the requested information from the NAHC, InContext will draft a letter on behalf of the City to send to Tribes and potentially interested parties. The letter will notify the Tribes of the project; include a written summary of the project, a map illustrating the location and general features of the project, a summary of research conducted to date, and a request for information or concerns.

Two weeks after the letters are sent, InContext will follow up with phone calls and/or emails to ensure the addressees received and understood the content of the letters and to inquire if they have concerns, information, or want to formally consult with the City. InContext will review all responses received from Tribes and potentially interested parties and recommend to the City an appropriate approach for any follow-up actions that may be
warranted for further consultation. Once all outreach has been completed, InContext will provide a log documenting all outreach efforts and responses to be attached to the Historic Property Survey Report (HPSR).

**Field Survey**

InContext will conduct a pedestrian survey of areas not previously and adequately surveyed within the Draft APE. The survey will be conducted to determine if the APE contains any surface manifestation of prehistoric or historic-period archaeological sites. All archaeological resources identified as result of the records search and survey will be documented (as appropriate) with text, drawings, and photographs, on appropriate Department of Parks and Recreation (DPR) forms.

**Archaeological Survey Report**

InContext will prepare an Archaeological Survey Report (ASR) to Caltrans specifications. The report will document the methods and results of the cultural resources investigation and provide an assessment of archaeological sensitivity for the APE. A Draft ASR will be submitted to the City for review and approval prior to submittal for Caltrans Professionally Qualified Staff (PQS) review.

**Subtask 4.4. Historic Resources Evaluation Report**

As part of the development of this scope of work, GPA reviewed the Project Conceptual Plan included as Attachment A of the City’s RFP. The Conceptual Plan shows at least 11 private parcels would be affected by ROW acquisition. At least 8 of these parcels appear to contain buildings that are 45 years or older, based on Sacramento County Assessor data. Based on Google aerial and street view imagery, it appears at least 4 of these properties may be exempt from evaluation under Attachment 4 of the Section 106 PA, and up to 4 properties may require evaluation to determine if they are eligible for listing in the NRHP and therefore considered a historic property as defined by Section 106.

If there are properties in the APE that require evaluation to determine if they are a historic property for Section 106 and NEPA or historical resource for CEQA, a Historic Resources Evaluation Report (HRER) will be required. Preliminary review of the project plans suggests there may be up to 4 properties requiring evaluation in the project area (or approximately 2 properties per segment). The HRER will discuss all previously evaluated built environment historic properties within the APE that were identified in the research/records search, and include NRHP and CRHR evaluations for all built environment resources within the APE that were identified in the field survey and cannot be screened under Attachment 4 of the Section 106 PA. All evaluations will be recorded on DPR forms.

**Subtask 4.5. Historic Property Survey Report**

A HPSR will be prepared by GPA; the HPSR will summarize all identification efforts for built environment and archaeological resources. The HPSR will present the results of the cultural resources identification efforts and include the results of background research, interested parties and Native American consultation efforts, and field survey. Findings from the HRER and ASR and will be reported in the HPSR, and the reports will be attached to the HPSR. Following City review and approval of the HPSR package, GPA will submit to Caltrans PQS and coordinate as necessary for approval of the document.

**Subtask 4.6. Community Impact Assessment Memorandum**

The project is located in a developed area of the City; the roadway is adjacent to a number of land uses, including churches, schools, homes, and businesses. According to the City’s RFP, it is anticipated that a small amount of ROW would be required from approximately 11 adjacent parcels to complete the project. The exact amount of ROW is currently unknown. Based on this information, GPA expects Caltrans would require a Community Impact Assessment (CIA) Memorandum to address any impacts related to the transfer of ROW. GPA would prepare a CIA Memorandum to meet all Caltrans requirements.

**Subtask 4.7. CEQA Categorical Exemption/Notice of Exemption**

Based on the information provided, GPA assumes that the project will be covered under CEQA CE Section 15301 (c), which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible
or no expansion of use beyond what is existing; this includes existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities.

GPA will prepare the CEQA CE/Notice of Exemption (NOE) form and supporting memorandum to support the City in meeting its lead agency responsibilities. GPA will prepare a NOE for the City’s use in documenting the categorical exemption after project approval. The NOE will include all elements as required pursuant to CEQA Guidelines Section 15062 and will include supporting documentation demonstrating the project’s compliance with the requirements of a CEQA CE. GPA will file the NOE with the County Clerk’s Office and pay applicable fees.

**Subtask 4.8. Phase 1 Environmental Site Assessment (ESA) (for Phase 1A & 1B)**

We propose to perform research to estimate the existing potential for impacts to the project Site (i.e., levels of hazardous materials/wastes warranting regulatory cleanup action) from the presence of hazardous materials/wastes on, or within, the vicinity of the Site. For the purposes of this Phase I ESA, the “vicinity” of the Site is defined as properties located within ¼-mile of the Site. The guidelines used for the definition of hazardous materials/wastes are presented in the California Code of Regulations, Title 22. The Phase I ESA will be performed in general accordance with American Society for Testing and Materials (ASTM) Designation E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

The scope of services for the Phase I ESA is presented as follows.

- Perform a reconnaissance of the Site to assess conditions for the presence, or make visual observations of indicators of the potential existing presence, of hazardous materials, hazardous wastes, or soil and/or groundwater impacts on the Site. These indicators include, but are not limited to, 55-gallon drums, USTs and aboveground storage tanks, chemical containers, waste storage and disposal areas, industrial facilities, discolored surficial soils, electrical transformers that may contain polychlorinated biphenyls (PCBs), and areas conspicuously absent of vegetation. **Client would be responsible for providing us with a site plan clearly depicting the site boundaries. Client would also be responsible for obtaining permission to enter the Site prior to our visit.** If access is unavailable to any portions of the Site, our ability to complete the assessment described herein may be hindered. Provisions for a survey of wetlands delineation, asbestos, lead-based paint, lead in drinking water, radon gas, and methane gas are not provided in this scope of services.
- Perform a visual survey of the adjacent properties from the Site and from public thoroughfares to observe general types of land use surrounding the Site.
- Review the Standard Environmental Records Sources: Federal and State referenced in American Society for Testing and Materials (ASTM) Designation E 1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process to obtain information regarding the potential presence of hazardous materials/wastes on the Site or on properties located within the approximate minimum search distance specified for each source.
- Review reasonably ascertainable regulatory agency files the Site and/or properties in the vicinity of the Site whose environmental conditions might potentially impact the Site. The sources for these files may include the Sacramento County Environmental Management Department and the Regional Water Quality Control Board.
- Review pertinent and reasonably ascertainable information sources to evaluate physiographic, geologic, and hydrogeologic conditions in the vicinity of the Site.
- Review and interpret reasonably ascertainable historical aerial photographs to obtain information concerning the historical use of the Site and adjacent properties.
- Review United States Geological Survey (USGS) topographic maps to obtain information relative to the topography of the Site, as well as previous development and uses of the Site and properties located in the vicinity of the Site.
- Review documents provided by Client at Client’s discretion. Potentially useful documents may include geotechnical, geologic, and environmental reports, Site plans, plot plans, and correspondence with regulatory agencies.
- Conduct interviews by telephone or in writing with present and past tenants/owners of the Site to evaluate activities conducted at the Site with regard to the use, generation, storage, or disposal of
The names and telephone numbers of the contacts for the above interviews are to be provided by Client.

- Prepare a report summarizing the findings of the Phase I ESA which will qualitatively describe the potential for environmental impairment of the Site. If necessary, the report will also provide recommendations for additional environmental services.

**Subtask 4.9. ADL Survey - (Phase 1A) (Optional)**

The scope of services for the ADL Survey is presented as follows:

- We assume encroachment permits are not required or have been obtained by others.
- Advance ten soil borings along the shoulders of San Juan Avenue at approximate 500 foot intervals using hand-auger sampling equipment. Soil samples will be collected at depth intervals of 0 to 1 and 1 to 2 feet from each boring. Soil samples will be collected from the hand auger and transferred to Ziploc® re-sealable plastic bags. The soil samples will be field homogenized and subsequently labeled, placed in an ice chest, and delivered to the analytical laboratory under standard chain-of-custody documentation. The borings will be backfilled with the excavated soil materials. General soil types encountered in the borings will be noted on the daily field log.
- Perform quality assurance/quality control procedures during the field exploration activities. These procedures will include decontamination of sampling equipment before each sample is collected, and providing chain-of-custody documentation for each soil sample submitted to the laboratory. The soil sampling equipment will be decontaminated between each sample by washing the equipment with an Alconox® solution followed by a double rinse with deionized water. The rinseate water will be discharged to ground surface areas within the right-of-way which do not slope to drainage inlets or surface water bodies.
- Analyze each soil sample for total lead following EPA Test Method 6010B (20 samples).
- Analyze samples with total lead concentrations between 50 and 1,000 milligrams per kilogram (mg/kg) for soluble lead using the WET method, EPA Test Method 7000, where necessary (assume 8 samples).
- Analyze soil samples with total lead concentrations greater than 1,000 mg/kg for TCLP soluble lead, where necessary (assume 2 samples).
- Prepare a report to present our findings and conclusions. The report will include the following:
  - Introduction/project description
  - Vicinity Map and Site Plan showing boring locations
  - Investigative methods
  - Investigative results and field observations
  - Statistical analysis of the data
  - Conclusions and recommendations
  - Appendices including laboratory reports and chain-of-custody documentation

**TASK 5. Right of Way Services**

**Subtask 5.1. Permit to Enter Coordination**

BEN|EN will prepare exhibits calling out generic work to be performed on property to facilitate the Permit to Enter (PTE) process with the City, we anticipate at least 3 additional PTE exhibits for Phase 1A.

**Deliverables:** PTE Exhibits with generic language with line work on exhibit.

**Subtask 5.2. Waiver Valuations and Right of Way Acquisition**

**Waiver Valuations**

Based on the City request, Interwest will be completing a waiver valuation instead of a summary appraisal report for particular parcels if we anticipate that the fair market value will be below $10,000 and, as applicable, up to $25,000. No condemnation can be utilized using Waiver Valuations.

**ACQUISITION: SETTLEMENTS AND CLOSINGS**
1. **Review Plans.** Review project plans to become familiar with the project and its impacts on various properties.

2. **Verify Conformance.** Verify that any legal descriptions, plat maps, right of way plans, surveys and appraisals correspond and are accurate.

3. **Offer Letter.** Prepare and present the written offer letter to the property owner, along with the appraisal summary of value, purchase agreement, deeds, escrow instructions, brochure and agent’s business card upon the initiation of negotiations, after review and approval by City’s representative. Submit all legal documents for City’s legal counsel to review when language is added, deleted or revised.

4. **Acquisition and Negotiation.** Conduct negotiations for the acquisition of each parcel in accordance with all federal and state policies and procedures, including making the initial purchase offer in person when the owner resides in the project area, if possible. Offers to out-of-area owners will be sent via certified mail with a return receipt.

5. **Administrative Settlement Recommendations.** Provide City with a written recommendation and support documentation for all counter offers and proposed settlement terms for review and approval.

6. **Open and Monitor Escrows.** Coordinate with the selected title company and open escrows on all purchases. Interwest monitors escrows, reviews all escrow documents, requests funds, ensures that City receives title insurance policies in the amount of the purchase cost of the land/improvements, and clears title to all properties acquired.

7. **City and Owner Liaison.** Provide liaison duties between City and property owners.

8. **Contact Documentation.** Thoroughly document contact with property owners and/or their representatives, indicating attendees, time and place of meetings. Documentation includes thorough diaries and copies of all correspondence and emails. Diaries are updated immediately after each contact, if possible, and are housed in a permanent acquisition file.

9. **Parcel Files.** Establish and maintain an accurate and complete working file for each parcel in a professional and standard format. Additionally, all pertinent project files are maintained in electronic formats and provided to City at completion of the project.

10. **Meetings.** Attend any required or additional meetings, as deemed necessary by City to communicate progress and discuss project issues.

11. **Close-Out Acquisition File.** Complete a final quality assurance/quality control review on the file for close-out, provide final status reports to City and deliver final files to City upon completion of the project. Additionally, City will receive a flash drive with all pertinent project data stored in systematically organized project folders.

**Subtask 5.3. Caltrans Right of Way Certification**

Interwest will coordinate with Bennett, City of Citrus Heights, and Caltrans to prepare the Right of Way Certification, as required by Chapter 13, Section 13.10 of the Caltrans Local Assistance Procedures Manual. Our process includes the following:

1. **Coordination.** Coordinate with Caltrans Local Assistance or Local Programs to ensure that project requirements are underway. This includes ensuring that Bennett has completed all necessary documents to begin the certification process, (e.g., the E-76 application for Construction/Right of Way).

2. **Assembly.** Assemble the Right of Way Certification (1, 2, 3 or 3W) binder with all appropriate documentation to be provided by our team, including documentation showing possession of the necessary right of way, utility notices and agreements, relocation plans and costs, and necessary environmental clearance support.

3. **Drafting.** Draft the Right of Way Certification form segmenting the different project land rights acquired along with any Relocation Assistance Program documentation, as applicable, supporting the proper handling of displacees.

4. **Delivery.** Package and deliver a hard copy of the certification directly to Caltrans District Office and provide an electronic copy to City of Citrus Heights.

5. **Revisions.** Interwest will coordinate revisions between Caltrans and Citrus Heights, as necessary, and work with the client to ensure that all schedules of right of way certifications are met before the project proceeds to construction.
Deliverables: Appraisal Reports and ROW Acquisition support for up to 10 properties. Completion of ROW Certification for Caltrans (Exhibit 13-B).

Assumptions: City will provide the preliminary title reports (PTR)

TASK 6. Plans, Specifications, and Estimates (PS&E)

BEN|EN will provide two separate PS&E packages as follows:

1. Phase 1A: San Juan Avenue from Madison to Chesline Dr
2. Phase 1B: San Juan Avenue from Chesline Dr to Spicer Dr

Each package will include the corresponding electrical design. The electrical design will be based on the following:

Y&C will obtain electronic base plan and as-built signal and lighting plans from BES. Y&C will verify as-built plans in the field. Y&C will use VISUAL software to layout ultimate street lights on San Juan Avenue from Madison Avenue to Spicer Drive. Based on the obtained information, Y&C will prepare traffic signal and lighting PS&E for both Phase 1A (Madison to Chesline) and Phase 1B (Chesline to Spicer) projects. The PS&E will include traffic signal modifications (upgrading to video detection) at the San Juan Ave/Madison Ave and San Juan Ave/Chesline Drive intersections, street light installation where curb, gutter, and sidewalks are constructed, and installation of empty conduits for future fiber optic signal interconnect. All electrical plans will be included with the roadway plans for all the submittals.

Subtask 6.1. 65% PS&E

BEN|EN will prepare and submit 65% plans, specifications and estimates to the City for review and comment. Electrical plans will also be submitted to SacDOT for review. Previous review comments received from the City will be tabulated; responses will be addressed and incorporated on the project plans as necessary. The Project Team will include a complete set of construction drawings including but not limited to the following:

- Title Sheet
- Legend/Abbreviations
- Typical Cross Sections
- Roadway Layout
- Construction and Grading Details
- Drainage Profiles
- Utility Relocation Plans
- Retaining Wall Profiles
- Pavement Delineation Plans
- Traffic Signal Plans
- Lighting/Electrical Plans
- Fiber Optic Interconnect Plans

Deliverables: pdf and six (6) copies of Plans (three (3) 11”x17” and three (3) 22”x34”), Specifications and Estimate. Technical memorandum for Traffic Signal Upgrades, Water Quality Memo, and Drainage Design Memo.

Assumptions: CHWD and SASD will request relocation of their facilities be included with the project PS&E.

Subtask 6.2. 95% PS&E

BEN|EN will prepare and submit 95% plans, specifications and estimates to the City for review and comment. Previous review comments received from the City will be tabulated; responses will be addressed and incorporated on the project plans as necessary.

Deliverables: pdf and six (6) copies of Plans (three (3) 11”x17” and three (3) 22”x34”), Specifications and Estimate.

Subtask 6.3. Final PS&E
BEN|EN will prepare and submit plans, specifications and estimates to the City for final review. Previous review comments received from the City will be tabulated; responses will be addressed and incorporated on the project plans as necessary. Upon verification of all comments incorporated into the Final submittal, our team will provide a stamped PS&E copy. Additional revisions to Final PS&E set will be done as part of an amendment if required at this phase of the project.

*Deliverables:* Final plan submittal will be stamped and signed by a CA registered PE and include pdf and six (6) copies of Plans (three (3) 11”x17” and three (3) 22”x34”), Specifications and Estimate. Technical memorandum for Traffic Signal Upgrades, Water Quality Memo, and Drainage Design Memo.

**Subtask 6.4. Request for Authorization Documents**
BEN|EN will also prepare the LAPM (Exhibit 3A) Request for Authorization for construction funding documentation that is in full compliance with Caltrans Local Assistance, for City review and approval.

*Deliverables:* LAPM 3A and other required forms

Bidding Assistance and Construction Support will be provided at a later date and is not included as part of this Scope.
CITY OF CITRUS HEIGHTS
CITY COUNCIL STAFF REPORT
MEMORANDUM

DATE: May 27, 2021

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

FROM: Leslie Blomquist, City Engineer

SUBJECT: 2020 Accessibility and Drainage Improvements - LPPSB1L-5475(044)
Final Acceptance – City PN 20-20-001

Summary and Recommendation

On July 9, 2020, the City Council awarded a contract to Sierra National Construction, Inc. (SNC) for the 2020 Accessibility and Drainage Improvement Project (Project). The contractor has completed all work and the Project has been field accepted by staff.

Staff recommends the City Council approve Resolution No. 2021-___, a Resolution of the City Council of the City of Citrus Heights, California Accepting the 2020 Accessibility and Drainage Improvement Project as complete and authorizing the City Engineer to record a Notice of Completion and release the contract retention.

Fiscal Impact

There is no fiscal impact associated with this action. The total construction cost was within the Council approved budget of $758,044.35 and is summarized below:

<table>
<thead>
<tr>
<th>Project Component</th>
<th>Actual Costs ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Original Contract Amount</td>
<td>659,169.00</td>
</tr>
<tr>
<td>Contract Change Orders (5)</td>
<td>61,399.27</td>
</tr>
<tr>
<td>Final Contract Amount</td>
<td>720,568.27</td>
</tr>
</tbody>
</table>

The project was funded with Community Development Block Grant (234), Senate Bill 1 Local Partnership Program (206-350), and Storm Water Utility (209) funds.

Background and Analysis

The Project constructed accessibility and drainage upgrades throughout the city including:

- 13,541 square feet of sidewalk
- 3,114 linear feet of curb and gutter
- 3 storm drain manholes
SNC has completed all work and the Project has been field accepted by staff. The Project is ready for Final Acceptance.

This project aligns with the City Council 3-year strategic goal to ‘Maintain Public Infrastructure and Enhance Alternative Modes of Transportation.’

**Attachments**

1) Resolution No. 2021-___, a Resolution of the City Council of the City of Citrus Heights, California Accepting the 2020 Accessibility and Drainage Improvement Project as complete and authorizing the City Engineer to record a Notice of Completion and release the contract retention.
RESOLUTION NO. 2021-___


WHEREAS, on July 9, 2020, the City Council of the City of Citrus Heights, California, authorized the award of a construction contract to Sierra National Construction, Inc. for the 2020 Accessibility and Drainage Project (Project);

WHEREAS, the project was funded with Community Development Block Grant (234), Senate Bill 1 Local Partnership Program (206-350), and Storm Water Utility (209) funds; and

WHEREAS, Sierra National Construction, Inc. has successfully completed all work.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the City Council of the City of Citrus Heights that the 2020 Accessibility and Drainage Project is hereby accepted as complete.

BE IT FURTHER RESOLVED AND ORDERED that the City Engineer is hereby authorized to record a Notice of Completion for the 2020 Accessibility and Drainage Project with the Sacramento County Recorder and to release the contract retention after the 35-day lien period.

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 27th day of May 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: May 27, 2021

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

FROM: Leslie Blomquist, City Engineer
Dirk Medema, Associate Civil Engineer

SUBJECT: Bonita Way/Garry Oak Drive/Twin Oaks Avenue Storm Drain Project
Award of Construction Contract – City PN 30-17-004

Summary and Recommendation

On May 6, 2021, the city opened bids for the Bonita Way/Garry Oak Drive/Twin Oaks Avenue Storm Drain Project (Project). After evaluating the bids, staff has determined Lund Construction Company (Lund) submitted the lowest responsive and responsible base bid.

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 to execute an agreement with Lund Construction Company for the Bonita Way/Garry Oak Drive/Twin Oaks Avenue Storm Drain Project.

Fiscal Impact

Lund’s base bid for the Project is $1,257,024.00. This bid is based upon estimated quantities, which may vary due to actual field conditions. Ultimately, the Contractor is paid for actual work completed based upon the unit price bid, which may require the approval of a change order. Change orders for amounts less than 15% of the total contract price shall require prior written approval of the City Manager. Change orders for amounts equal to or greater than 15% of the total contract price shall require prior written approval of the City Council.

This recommended action results in no fiscal impact to the current or Fiscal Year (FY) 2021/2022 budget, nor the 2021/2022 Capital Improvement Program (CIP). The full funding for the project is outlined in the tables below:
Table No 1. – Estimated Project Costs

<table>
<thead>
<tr>
<th>Project Component</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recommended Contract Award</td>
<td>1,257,024.00</td>
</tr>
<tr>
<td>15% Contingency</td>
<td>188,553.60</td>
</tr>
<tr>
<td>Construction Contract Sub Total</td>
<td>1,445,557.60</td>
</tr>
<tr>
<td>Construction Management</td>
<td>97,300.00</td>
</tr>
<tr>
<td>Grand Total</td>
<td>1,542,857.60</td>
</tr>
</tbody>
</table>

Table No 2. – Project Funding

<table>
<thead>
<tr>
<th>Source Fund</th>
<th>Fund No.</th>
<th>FY 2021/2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stormwater Utility Fund</td>
<td>209</td>
<td>1,542,857.60</td>
</tr>
<tr>
<td>Totals</td>
<td></td>
<td>1,542,857.60</td>
</tr>
</tbody>
</table>

Background and Analysis

On January 25, 2018, staff presented the Neighborhoods 8, 9, and 10 Storm Drainage Master Plan Study (8910 SDMP) to the City Council. The study was the second comprehensive effort toward development of a formal drainage capital improvement program in the City. In November 2011, the City Council received the first drainage capital improvement program; Neighborhoods 6 & 7 Storm Drainage Master Plan Study. The 8910 SDMP provided a prioritized list of projects with estimated implementation costs and construction schedules.

The Project is the 11th on the 8910 SDMP project list and is intended to eliminate localized flooding and drainage problems for residences along Bonita Way, Dow Avenue, and Old Auburn Road between Dow Avenue and Mariposa Creek. During the development of the Project, staff also became aware of locations of localized flooding and drainage problems in Neighborhoods 6 & 7 that had not been addressed in the 6/7 Storm Drainage Master Plan Study, which were subsequently added to the Project. The Project will replace existing under-sized ditches and construct a new storm drain system on Bonita Way, Dow Avenue, and Old Auburn Road. The Project will also replace an under-sized storm drain with a larger pipe and additional inlet at 8004 Garry Oak Drive, as well as construct ditch improvements, sidewalk, curb & gutter, storm drain inlet, and replace a failing storm drain with a new storm drain pipe at Twin Oaks Avenue.

The project was advertised on April 9, 2021, and construction bids were received and read aloud on May 6, 2021. A total of four bids were received and after a thorough analysis, staff has determined that Lund’s bid of $1,257,024.00 (Base Bid) was the lowest responsive and responsible bid.

The bid proposal documents identified the total Base Bid price as the basis for comparison and award of a contract. However, the bid package included an Additive Alternate (AA), which provides for beneficial infiltration of storm water while maintaining normal discharge of higher flow events. However, the items included in the AA are not required and carries some risk.
associated with the construction and long term maintenance, and therefore is not recommended for inclusion in the contract.

The complete bid results are shown in the following table:

<table>
<thead>
<tr>
<th>Bidder</th>
<th>Base Bid</th>
<th>Additive Alternate*</th>
<th>Total Bid</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lund Construction Company</td>
<td>$1,257,024.00</td>
<td>$64,616.00</td>
<td>$1,321,640.00</td>
</tr>
<tr>
<td>Caggiano General Engineering</td>
<td>$1,260,814.00</td>
<td>$16,400.00</td>
<td>$1,277,214.00</td>
</tr>
<tr>
<td>McGuire &amp; Hester</td>
<td>$1,653,051.00</td>
<td>$102,500.00</td>
<td>$1,755,551.00</td>
</tr>
<tr>
<td>Garney Pacific, Inc.</td>
<td>$1,695,793.00</td>
<td>$180,000.00</td>
<td>$1,845,793.00</td>
</tr>
</tbody>
</table>

* Not recommended for inclusion in the contract award

The final engineer’s estimate for the base bid of the construction of this project was $1,300,000.

This item aligns with the City Council’s three-year strategic planning goal to “maintain public infrastructure and enhance alternative modes of transportation”.

**Attachments**

1. Resolution 2021-____ a Resolution of the City Council of the City of Citrus Heights, California, authorizing the City Manager to execute an agreement with Lund Construction Company for the Bonita Way/Garry Oak Drive/Twin Oaks Avenue Storm Drain Project
RESOLUTION NO. 2021-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH LUND CONSTRUCTION COMPANY FOR CONSTRUCTION OF THE BONITA WAY/GARRY OAK DRIVE/TWIN OAKS AVENUE STORM DRAIN PROJECT

WHEREAS, the City Council of the City of Citrus Heights, California, wishes to construct the Bonita Way/Garry Oak Drive/Twin Oaks Avenue Storm Drain Project (Project);

WHEREAS, the Project will eliminate drainage deficiencies along residential streets;

WHEREAS, bids for the project were received, opened and read aloud on May 6, 2021, and Lund Construction Company was determined to be the lowest responsive, responsible bidder for the Project; and

WHEREAS, sufficient Stormwater Utility Funds (Fund 209) have been budgeted for the Project.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the City Council of the City of Citrus Heights as follows,

1. The City Council awards the Bonita Way/Garry Oak Drive/Twin Oaks Avenue Storm Drain Project to Lund Construction Company, who has been identified as the lowest responsive and responsible bidder in the May 6, 2021 bid opening.

2. The City Manager is hereby authorized to execute an agreement with Lund Construction Company in the amount of $1,257,024.00 (Base Bid) for the Bonita Way/Garry Oak Drive/Twin Oaks Avenue Storm Drain Project, and that a copy of the Agreement is available and on file in the City Clerk’s office and is incorporated herein by reference and made a part of this Resolution.

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 27th day of May, 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: May 27, 2021

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

On January 7, 2021, City Council directed staff to submit the Draft Housing Element to HCD for review. On March 12, 2021, staff received a review letter (Attachment 2) from HCD with required modifications to the Draft to comply with state law. Since that time staff has worked closely with HCD to address the required modifications. On April 27, 2021 staff submitted the completed Draft to HCD for formal review. On May 11, 2021 staff received a letter (Attachment 3) determining that the Draft met most of the legal requirements; however, two minor changes were required. Since receipt of this letter staff has met with HCD staff and made minor changes to address these comments which are included in the Draft attached to this Staff Report.

Staff recommends the City Council take the following actions:

1. Review and comment on the revised Draft Amendment to the General Plan (Housing Element)
2. Adopt Resolution 2021-__ a resolution of the City Council of the City of Citrus Heights California, finding that the adoption of the amendment to the General Plan is exempt from CEQA per Section 15061(b)(3) and adopting the Draft Amendment to the General Plan (Housing Element) as final.
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.

City Council reviewed the Draft Housing Element on January 7, 2021 and directed staff to submit the Draft to HCD for review. On March 12, 2021, HCD submitted a letter identifying required changes to the Draft to ensure consistency with state law (Attachment 2).

Since that time staff has worked with HCD staff to update the draft to comply with state law. In order for Council Members to visualize the changes since the January City Council Review, the attached Draft shows revision marks in track changes format. The following documents comprise the updated Draft:

1. General Plan Policy Documents (Chapters 2 and 3)
2. Background Report
   • Population and Housing section
   • Vacant, Pending, and Underutilized Land Inventory (Appendix A)
   • 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, address changes in state law and address the city’s current Regional Housing Needs Allocation (RHNA).

HCD Review of January Draft

On March 12, 2021 HCD submitted a letter identifying changes (findings) required to the Draft to comply with State law (Attachment 2). Since that time staff has worked with HCD staff to address all comments in the letter. A brief summary of each comment and proposed changes in response is provided below.

Affirmatively Furthering Fair Housing

Assembly Bill 686, signed in 2018, establishes new requirements to Government Code Section 65583 requiring cities and counties to take deliberate actions to foster inclusive communities through fair and equal housing choice by establishing policies to address disparities in housing needs, access to opportunity, and patterns of racial and ethnic segregation, a process referred to as affirmatively furthering fair housing (AFFH). Housing Elements are now required to include or address the following five components:

• Inclusive and Equitable Outreach: Housing elements must make a diligent effort to equitably include all community stakeholders in the housing element participation process.
Subject: Draft Amendment to the General Plan Housing Element  
Date: May 27, 2021  
Page | 3

- **Fair Housing Assessment**: All housing elements must include an assessment of fair housing. This assessment should include an analysis of the following four fair housing issues: integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk.

- **Analysis of Sites Inventory**: Local jurisdictions must evaluate and address how particular sites available for housing development will meet the needs of households at all income levels. The housing element must analyze and conclude whether the identified sites improve or exacerbate conditions for fair housing.

- **Identification of Contributing Factors**: Based on findings from the previous steps, housing elements must identify, evaluate, and prioritize the contributing factors related to fair housing issues.

- **Priorities, Goals, and Actions to AFFH**: Local jurisdictions must adopt fair housing goals and actions that are significant, meaningful, and sufficient to overcome identified patterns of segregation and affirmatively further fair housing. The housing element should include metrics and milestones for evaluating progress and fair housing results.

Fair housing issues in Citrus Heights are primarily related to small, concentrated areas of poverty within areas of high diversity. An analysis of Fair Housing impediments is included as Appendix C. Contributing factors to fair housing in Citrus Heights include: (1) limited public and private investments in specific neighborhoods; and (2) an abundance of single-family housing. The city has woven policy actions addressing fair housing into numerous policies contained within the draft including:

- Investment in Low Resource Areas such as Sayonara Drive, Auburn Boulevard, the New Sylvan Property, the Antelope Crossing Special Planning Area, and identification of Green Zones;

- Development of policies and amendments to the General Plan that address an abundance of Single-Family Housing including the Small Lot Housing Ordinance, allowing residential uses in commercial zones, promotion of Accessory Dwelling Units (ADUs) and the development of the Pre-Approved Accessory Dwelling Unit Program (PRADU), and development of the Sunrise Tomorrow Specific Plan.

**Land Inventory**

State law requires agencies to demonstrate their ability to accommodate their RHNA allocation through a thorough site inventory. As a result, the city updated its Vacant and Pending Land Inventory. After initial review, HCD requested the city make changes to its unit estimates for the Sunrise Mall parcels, as well as provide analysis to show that the large sites listed in the inventory can realistically accommodate the low-income unit requirement. Staff revised the Vacant Land Inventory and sent it to HCD on April 8, 2021. These changes are reflected in the attached Draft.
Program Implementation Table

The Housing Element update is required to include a schedule of actions that will help achieve the goals and objectives of the housing element. This table should include a description of the city’s role in implementing the actions, definitive timelines, quantification of objectives, and any other agencies responsible for implementation. HCD also requested that the city include additional programs that assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households. Staff provided an updated policy table to HCD which included all requested policies on April 27, 2021.

State Review/Certification

After reviewing and approving the proposed draft amendment during the January 7, 2021 meeting, City Council directed staff to forward the draft amendment to HCD for review. Upon completion of their review, HCD provided comments to staff.

Staff worked directly with HCD to incorporate the required revisions in order to bring the updated Housing Element to City Council for final review and adoption included as Exhibit A(1-6). On May 11, 2021, staff received a letter stating two additional minor findings required revision. Staff made the required revisions in compliance with HCD’s comments and the Housing Element will meet all standards upon approval and submittal by the Council.

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.

Staff recommends the City Council find the updated Draft 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.

Exhibits

A. Resolution 21-__ A Resolution of the City Council of the City of Citrus Heights California finding that the adoption of the amendment to the General Plan is exempt from CEQA per Section 15061(b)(3)a and adopting the Draft Amendment to the General Plan (Housing Element) as final.

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

1. January 7, 2021 City Council Staff Report (without attachments)
2. Housing and Community Development Review Letter dated March 12, 2021
3. Housing and Community Development Review Letter dated May 11, 2021
RESOLUTION NO. 2021 - ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS, FINDING THE ADOPTION OF THE AMENDMENT TO THE GENERAL PLAN IS EXEMPT FROM CEQA PER SECTION 15061(B)(3)A AND ADOPTING THE DRAFT AMENDMENT TO THE GENERAL PLAN (HOUSING ELEMENT) AS FINAL

WHEREAS, on December 9, 2020, the City Planning Commission unanimously recommended that the City Council direct Staff to submit the Draft Housing Element of the General Plan to HCD for its initial review; and;

WHEREAS, on January 7, 2021, the City Council held a public hearing to review and consider the Planning Commission’s recommendation to accept the CEQA determination and direct Staff to forward the Draft Housing Element of the General Plan to the State Department of Housing and Community Development (HCD) for its initial review;

WHEREAS, on March 12, 2021, HCD issued a memo requesting additional information, analysis and revisions to the Draft Housing Element of the General Plan;

WHEREAS, on March 26, 2021, City staff resubmitted to HCD the Housing Element of the General Plan with revisions and additions for informal review;

WHEREAS, on May 11, 2021, HCD reviewed the Draft Housing Element of the General Plan and issued a letter with two minor findings;

WHEREAS, City staff worked directly with HCD to address the two minor findings and incorporated required edits into the Draft Housing Element of the General Plan; and

WHEREAS, on May 27, 2021, the City Council held a public hearing to take final action wherein public testimony was taken on the project and the CEQA determination.

NOW, THEREFORE, the Citrus Heights City Council hereby resolves as follows:

1. The proposed amendments to the Housing Element of the General Plan are exempt from CEQA per Section 15061(B)(3)A of the California Environmental Quality Act; and

2. The City Council does hereby adopt a General Plan Update as shown in Exhibits A-1 through A-3 as final.

PASSED AND ADOPTED by the City Council of the City of Citrus Heights, California, this 27th day of May 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

Exhibit A1: Draft of General Plan Housing Element – Chapter 2 Community Development  
Exhibit A2: Draft of General Plan Housing Element – Chapter 3 Resource Conservation  
Exhibit A3: Draft Housing Element Background Report
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>
<thead>
<tr>
<th>Current Land Use/Zoning</th>
<th>Vacant Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential*</td>
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<tr>
<td>Commercial**</td>
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<tr>
<td>Total Land Area</td>
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Notes:
- * Based on Vacant Land and Pending Development Inventory (2007), City of Citrus Heights
- ** Based on Sacramento County Assessor Data
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.
City of Citrus Heights General Plan Land Use Map

Legend
- City Limits
- Corridor Overlay
  - 100-year flood plain
  - Very Low Density Residential
  - Low Density Residential
  - Medium Density Residential
  - High Density Residential
  - General Commercial
  - Business Professional
  - Industrial
  - Open Space
  - Public

Map 1- Land Use Map

Last Updated January 23, 2019
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**

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<td>Corridor Transition Overlay</td>
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</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
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.
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.
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.
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.
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.
Chapter 2 - Community Development

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.
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 wayfinding 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
Chapter 2 - Community Development

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.
Chapter 2 - Community Development

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.
Chapter 2 - Community Development

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

Legend:
- Freeway
- Roadways
- Creeks
- Railroad
- City of Citrus Heights
- Other Cities
- County Boundary
- Corridor Appropriate for Aesthetic Improvements
- Intersection Appropriate for Aesthetic Improvements
- Gateway Appropriate for Signs and Monuments

Source: City of Citrus Heights
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 2010-2020, 58.56% of the City’s housing stock was owner-occupied and 42.44% was renter-occupied. The rental proportion has decreased/increased by 12% from 2000-2010 - 2010-2020. Since 2002-2010, 395-172 (8492%) new single family units have been constructed, whereas 78-15 (49%) 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 2015 the City assisted over 150 single-family households and 80 mobile homes in rehabilitating 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 2021-2029 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 – 2021-2029 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>
<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>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low</td>
<td>446132</td>
<td>4817</td>
<td>21.19%</td>
<td>3218</td>
<td>18%</td>
</tr>
<tr>
<td>Low</td>
<td>49279</td>
<td>4310</td>
<td>15.11%</td>
<td>1935</td>
<td>19%</td>
</tr>
<tr>
<td>Moderate</td>
<td>130144</td>
<td>1418</td>
<td>19.21%</td>
<td>2125</td>
<td>15%</td>
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<tr>
<td>Above Moderate</td>
<td>318342</td>
<td>4043</td>
<td>46.49%</td>
<td>4026</td>
<td>25%</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 2012-2021-2021-2029, 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
Optimize remaining development opportunities.

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

Programs that are intended to affirmatively further fair housing in the City of Citrus Heights for the 2021-2029 Housing Element planning period are marked with a *.

**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. Conduct outreach and provide information at City Hall and on the City’s website about resources available 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 resources to promote 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 Continue to support development of secondary dwelling units, cluster housing, work/live units, co-op housing, transitional housing, supportive housing, and other innovative housing types as allowed by the Zoning Code, with the goal of permitting 100 total ADUs over the 2021-29 planning period. Continue to meet with developers, including nonprofits, to discuss the City’s zoning and other resources as part of Action 28.7C.*

B. Update the Zoning Code to bring Agricultural Worker Housing into compliance with all current State requirements pursuant to Health and Safety code 17021.5.

B. C. Implement the City’s Pre-Approved Accessory Dwelling Unit program, with the goal of permitting 100 total ADUs over the 2021-29 planning period.*

Policy 25.2: Strive to meet the City’s fair share housing allocation based on the Regional Housing Needs Assessment.

Action A. Develop Maintain and update 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. Continue to encourage mixed use development along the City’s major corridors, with the goal of creating at least 349 housing units within mixed-use zones. Continue to meet with...
developers, including nonprofits and community stakeholders to discuss opportunities under the City’s zoning and other resources as part of Program 28.7C.*

B. The City will adopt a Specific Plan for the Sunrise Mall site by January 2022 including policies that promote and require residential uses for the overall plan development. Residential development in the Specific Plan shall be encouraged to be at densities of at least 20 units per acre and shall include design standards such as reduced parking and setbacks and increased building heights as compared to existing zoning. Site planning should include logical phases or developable areas of 50-150 units of varying housing typologies. The City will routinely coordinate with property owners and implement CEQA streamlining afforded by the Specific Plan.*

B.C. Pursue funding to incentivize and promote housing within the City’s three identified “Green Zones” for the SACOG Green Means Go Pilot Project, with the goal of achieving 25-35% of the city’s overall RHNA requirement within these zones.*

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, with the goal of entitling 50% more of these facilities over the 2021-29 housing period than were entitled during the 2013-2021 period.*

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.
Chapter 2 - Community Development

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.

Actions 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 for all income levels, including extremely low income, with the goal of entitling at least 50% more affordable housing projects within the 2021-29 planning period than the 2013-21 period.*

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.*

G. Analyze the parking requirements for studio and one-bedroom apartments in the Zoning Code to ensure they
are not a constraint or disincentive to housing development.

H. Create an application streamlining process in compliance with SB35.

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, which issues over 4,000 corrections for housing violations per year, leading to better housing conditions within the community.

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 Critical Repair Program for lower income homeowners, including mobile home and manufactured homes.

D. Investigate the feasibility of converting mobile home parks to resident owned or similar ownership. Support parties interested in converting mobile home parks to resident owned or similar ownership. Provide resources and technical assistance to mobile home park owners and residents to evaluate the potential for partnerships to achieve resident ownership in mobile home parks.

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.
Chapter 2 - Community Development

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.

D. If preservation of an “at-risk” development cannot be accomplished, work with the owners to ensure proper federal, state, and local 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), with the goal of replacing the 35 units outlined within the replacement plan. This includes the implementation of the Sayonara Housing Replacement Plan and the continued support of the Sayonara Center, which provides the community with opportunities for education, recreation, and meal support.*

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.

C. Update Reasonable Accommodation section of Zoning Code to comply with Government Code Section 65583(c)(3).

D. Update Zoning Code to modify required design features and parking requirements for Emergency Shelters in compliance Government Code Section 65583(a)(5).

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.
Chapter 2 - Community Development

C. Provide CDBG funds and other resources as available to help finance the City’s fair share of homeless services.

D. Update the Zoning Code to allow Transitional and Supportive Housing by right in all zones that allow residential development, including commercial, in compliance with AB 101 and 2162.

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, including supporting efforts to reduce the potential for displacement as outlined in Policy 25.9C. *

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 programs to support telephone counseling and mediation services, including the Renter’s Help Line, which provides multi-lingual counseling for both tenants and landlords. *

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 (including Extremely Low Income) and those with special needs, including developmental disabilities. Meet with developers, including nonprofits and service providers and community stakeholders every two years to promote the City’s resources, including available sites, zoning, various incentives and opportunities and financial and other available resources to develop action plans for developing affordable units in the planning period.

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 Conduct an analysis of locally adopted ordinances and revise if necessary that potentially impact the cost and supply of housing.

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, with the goal of entitling the required 211 low- and very-low income units within the 2021-29 planning period.

Policy 28.9: Implement policy actions to help Affirmatively Further Fair Housing for all segments of the community.

Actions A. The city will pursue place-based strategies to accomplish Fair Housing goals, including targeting funding for housing projects and rehabilitation efforts within low resource areas like Sayonara Drive and SACOG-identified “Green Zones” to achieve 25-35% of the City’s Very-Low and Low-Income RHNA requirement. This is supported by Policy Actions 25.3C, 25.5, 26.2D, and 27.1F.
B. The city will foster and encourage housing mobility by providing a variety of housing types (including mixed-use developments, ADUs, special needs facilities, etc.) at all income levels in order to achieve the city’s very-low and low-income RHNA requirement of 211 units within the Planning Period. This is supported by Policy Actions 25.1A and B, 25.3A and B, 26.2D, and 28.8A.

C. The city will continue its efforts to reduce displacement risk by providing grant funding for resources such as the Renter’s Help Line, which provides multi-lingual counseling and mediation services to tenants and landlords. The city will continue to ensure all Federal and State anti-discrimination laws are being enforced, and identify hazardous living conditions through the city’s Rental Housing Inspection Program which issues corrections for upwards of 4,000 violations per year. The city will continue to support its current purchasing policy which gives preference to local businesses, and continue to fund programs such as Activate Auburn which provides grants to small businesses for needed improvements as well as matching grant funding and technical assistance. The city will continue to grant first right of return to existing residents in any units that are marked for rehabilitation or replacement. Additionally, the city will continue to educate residents on all fair housing resources that are available. This is supported by Policy Actions 26.3A and 28.3A, B, and C.

D. The city will work to create more housing opportunities within higher resource areas by enhancing low resource areas and creating potential for greater economic outcomes. One example of the city’s efforts includes the proposed Sunrise Mall Specific Plan, which has the potential to eliminate its surrounding neighborhood’s low resource status by creating greater economic opportunities via increased housing, retail, commercial, office, and recreational facilities. The city’s goal is to achieve at least 349 units of housing within the 100-acre site, 50 units of which would be considered low- or very-low income. This is primarily supported by Policy Action 25.3A and B.

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.
LEGEND

- Arterial with Transit Enhancements
- Arterial
- Major Collector
- Local

2 Number of Through Lanes

- City of Citrus Heights
- County Boundary
- Creeks
- Railroad
- Other Cities

* This segment in the City of Sacramento may be modified.

1 Note: Some arterials will be specifically designed to include transit enhancements, but all streets are intended to be complete streets (refer to Goal 29).
Map 8
Planned Bikeway System
Chapter 2 - Community Development

Map 9: Potential Pedestrian System Needs
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Map 10: Transit Emphasis Areas

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
- 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>
</tr>
</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.
Chapter 3 - Resource Conservation

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

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.
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, polices 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 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.

Assembly Bill 686, signed in 2018, established new requirements to Government Code Section 65583 requiring cities and counties to take deliberate actions to foster inclusive communities through fair and equal housing choice by establishing policies to address disparities in housing needs, access to opportunity, and patterns of racial and ethnic segregation, a process referred to as affirmatively furthering fair housing (AFFH). Housing elements are now required to include or address the following five components: inclusive and equitable outreach, fair housing assessment, analysis of sites inventory, identification of contributing factors, and priorities, goals, and
actions to AFFH. An analysis of Citrus Heights’ fair housing efforts are included as Appendix C of this Background Report.

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 2013-2024, 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 proactively 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 FlashVote survey for residents to fill out that asked various housing and affordability questions. The City advertised the survey via social media and the City’s website, as well as through the local newspapers. Translation was made available for several languages, including Spanish and Russian.

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 feedback of the survey was incorporated into the development of several actions in the attached policy table, including the development of the Pre-Approved Accessory Dwelling Unit program.

The Draft Housing Element Update as well as all appendices and background resources were made publicly available on the City’s website. Although Housing Advocates were not contacted in the development of the Housing Survey, the City is developing additional policy actions to address comments received in a letter by the Sacramento Housing Alliance on January 28, 2021 to ensure that their concerns are met.

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, developers, 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, affordable housing developers, and members of the public and concerns included:

► The sweet spot for affordable housing density in Sacramento is about 25 units per acre
► Projects on parcels above this density usually trigger the need for structured parking, thus projects do not "pencil out" (become financially infeasible)
► Zoning at 20/acre is typically adequate as they routinely use density bonus provisions to exceed existing zoning as well as to get concessions for things like open space, parking etc.
► Creative financing such as fee deferrals, loans, etc. are key to making projects pencil out
► 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.

Additionally, the City received 445 public responses to its FlashVote Housing Survey. Some of the feedback included:

► Concerns over housing affordability, with 52% of respondents believing housing in Citrus Heights is either slightly or very expensive and 20% saying housing is not affordable.
► Concerns over homelessness and the City’s efforts to develop effective solutions.
► A desire for more single family homes (55% of respondents), housing for seniors or persons with disabilities (38%), supportive housing for homeless (34%), and Accessory Dwelling Units (32%).
► The most important housing priorities for residents include helping at-risk homeowners and renters keep their homes (47% of respondents) diverse housing types (46%), variety of price points (42%), providing homeless and transitional housing (37%), and creating more mixed-use development (35%).

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
The City of Citrus Heights 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 2010–2014 and 2015–2019 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 442% of renters and 25% 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 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. Prior to demolition, right of first refusal and relocation assistance was provided to residents. 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:
  - Preserve and enhance the existing housing stock;
  - Further neighborhood conservation efforts; and
  - 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 website 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, and is not complaint-based. 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 program details are made available on the City’s website at
https://www.citrusheights.net/978/Rental-Housing-Inspection-Program, which includes information on
the following:

- What qualifies as a rental property
- What types of properties are exempt
- The process for registration, violations, and fees
- What services the fees pay for, tenant versus owner responsibility, and inspection notification
  process
- Resources available to owners and tenants to help fix violations

► **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-seven Goals, 24-26 Policies, and 2471 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
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<tr>
<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><strong>Continue</strong> to support first-time home buyers and strive to create a balance of housing and household types.</td>
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<tr>
<td>24.1</td>
<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 <strong>very successful</strong> in pursuing this policy.</td>
<td><strong>Continue</strong> 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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<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><strong>Continue</strong> to support home ownership programs</td>
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## Housing Element Policy Review Table

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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 in-fill locations. Due to the built out nature, most of these in-fill locations are located in or adjacent to existing commercially zoned land. This type of development enables residents to live near where they work.</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><strong>Timing:</strong> Ongoing</td>
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<td>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.</td>
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<td><strong>Responsibility:</strong> CDD</td>
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<td>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>
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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>Modify: Conduct outreach and provide information about resources available to potential homebuyers.</td>
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<td><strong>Timing:</strong> Ongoing</td>
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<td><strong>Responsibility:</strong> CDD</td>
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<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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<td>24.1E</td>
<td>Create and participate in partnerships that encourage home ownership.</td>
<td>Work with outside agencies to assist first-time homebuyers.</td>
<td>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.</td>
<td>Successful. Many of these partnerships continue to be very successful and provide assistance to potential home buyers.</td>
<td>The City will continue work to maintain existing partnerships and seek new partnerships as opportunities arise.</td>
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<td>24.1F</td>
<td>Explore innovative ways of creating opportunities for increased home ownership.</td>
<td>Use new methods to provide home ownership opportunities.</td>
<td>The City participates in National Homeownership Week Events to encourage homeownership.</td>
<td>Mostly Successful. Some innovative ideas have been applied.</td>
<td>The City will continue to find innovative ways to increase homeownership.</td>
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<td>24.1G</td>
<td>Assist homeowners facing possible foreclosure with technical assistance and support to prevent foreclosure.</td>
<td>Prevent foreclosure from impacting homeowners.</td>
<td>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.</td>
<td>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.</td>
<td>Modify. The City will monitor foreclosures and provide programs and technical assistance as necessary.</td>
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<td>24.2</td>
<td>Policy: Assist in the conversion of rental developments to owner occupancy where appropriate.</td>
<td>Assist in the conversion of rental housing to owner occupied.</td>
<td>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.</td>
<td>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.</td>
<td>The City should continue to assist in the conversion from rental developments to owner occupancy.</td>
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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 investigate ways and provide resources to promote 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>Modify: Investigate ways and provide resources to promote 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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<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></td>
<td>The City has adopted a zoning code that removes the constraints to development of innovative housing types. 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. The city has approved two cluster developments including Mitchell Farms, a 260 unit single family development project on a former golf courses as well as Northridge Grove, a 46-unit cluster development on Mariposa Avenue. Finally, the city adopted the Small Lot Ordinance offering the opportunity to allow construction and sale of small owner-occupied units in multi-family zones.</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>Modify: Continue to support development of secondary dwelling units, cluster housing, work/live units, co-op housing, transitional housing, supportive housing, and other innovative housing types as allowed by the Zoning Code. Continue to meet with developers, including nonprofits, to discuss the City’s zoning and other resources as part of Action 28.7C.</td>
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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. | **Modify:** Maintain and update an inventory of land suitable within the City for the development of housing for all segments of the community. |
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<td>25.2B</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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| 25.2C | 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. |
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| 25.3A | Offer incentives for housing and/or mixed use development to occur on underutilized commercially zoned land at densities of 20 units per acre. **Timing:** Ongoing **Responsibility:** CDD | Encourage housing and mixed use development by offering incentives. | The City continues to use a variety of mechanisms to incentivize development of housing.  
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 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. | The City has been **successful** in offering a variety of incentives to encourage housing throughout the City.  
The city has used density bonuses, specific plans, and other innovative approaches to reduce risk and incentivize development. | The City should **Continue** to offer incentives for varying housing typologies throughout the City. |
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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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| 26 | **GOAL:** Develop, conserve, and to improve the housing stock to ensure decent accommodations for all segments of the community.  
**Timing:** Ongoing  
**Responsibility:** CDD / PD | To develop, to conserve, and to improve the housing stock to ensure decent accommodations for all segments of the community. | 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. | The City has been **very successful** in conserving and improving the City’s aging housing stock. | The City should **continue** to conserve and improve the housing stock to provide housing for all segments of the community. |
| 26.1 | **Policy:** Encourage the conservation and improvement of existing housing  
**Timing:** Ongoing  
**Responsibility:** CDD / PD | Encourage the development of housing in the City. | 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. | 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. | The City should **continue** to encourage conservation of existing housing. |
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| 26.1A | Promote the use of administrative remedies to remediate substandard rental units.  
Timing: Ongoing  
Responsibility: CDD / PD | Utilize administrative methods to eliminate substandard rental housing.    | 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 funds the Renters Help Line which facilitates mediation between renters and owners related to housing and housing conditions.  
The City has implemented receivership programs on two properties that have been long term city nuisances to gain compliance. | The City has been very successful in eliminating and improving substandard housing utilizing administrative procedures outlined in this policy amongst other methods. | The City should **continue** to use administrative remedies to remediate substandard units. |
| 26.1B | 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.  
Timing: Ongoing  
Responsibility: CDD / PD | Remove housing that may pose a health and safety risk to the public including both tenants and neighbors. | 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. | The City has been very successful in enforcing code violations and resolving issues involving dilapidated and unsafe housing. | Modify: Remove unsafe or dilapidated housing through the Code Enforcement Program. Secure vacant residential structures that are unsafe to occupy and require resolution. |
### Housing Element Policy Review Table

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<tr>
<td>26C</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. The City has encouraged and induced numerous rehabilitation of multi-family properties since its incorporation. 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 has implemented Zoning Code modifications to incentivize construction of ADU’s throughout the City. The City has applied for LEAP funding to help create pre-approved ADU plans and offer other educational opportunities related to ADUs.</td>
<td>The City continues to be successful in promoting rehabilitation of its housing stock. The City continues to seek funding to assist more families to rehabilitate their homes.</td>
<td>The City should continue to offer incentives and financing assistance for affordable housing and housing rehab.</td>
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<tr>
<td>26D</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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| 26.1E | Support the efforts of all local service organizations, schools, and other community groups to provide housing repair assistance.  
**Timing:** Ongoing  
**Responsibility:** CDD | Work with local groups to provide housing repair assistance to citizens of Citrus Heights.    | 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. | The City has been **successful** at establishing partnerships to provided assistance to homeowners in need of home repair or access improvements, an important component of keeping the City’s aging housing stock well maintained. | The City should **Continue** to support local programs and assistance to provide housing repair opportunities. |
| 26.1F | Continue and expand the City’s Owner Occupied Rehabilitation Program where feasible.  
**Timing:** Ongoing  
**Responsibility:** CDD | Provide assistance to rehabilitate owner occupied housing.                                    | 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. | The City has been **successful** in implementing this program.                                                                                                                                         | The City should **continue** to promote its rehabilitation programs and continue to identify funding sources to support this action. |
| 26.1G | Examine the feasibility of creating a Resale Inspection Program.  
**Timing:** Ongoing  
**Responsibility:** CDD | Examine the feasibility of creating a Resale Inspection Program.                              | 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. | 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. | **Delete** to reflect the creation of the Rental Housing Inspection Program (Policy 26.3A). |
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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.</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>Successful. The City has been successful at providing housing repair loans to senior residents.</td>
<td>Continue. 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.</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>Successful. The City’s ongoing rehabilitation program has been successful in rehabilitating aging mobile homes through CALHOME Mobile Home loans.</td>
<td>Continue 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.</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 successful in implementing this policy action and uses the funds collected from these fees to improve code enforcement activities.</td>
<td>The City should continue 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.</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>Successful. The City has been able to use the fine system in the Zoning Ordinance to gain compliance from nuisance properties.</td>
<td>Modify: Use a system of cumulative and substantial fines and other innovative approaches to gain compliance from the owners of nuisance properties.</td>
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<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>Modify: Work with community based organizations to create self-help housing opportunities in the City.</td>
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<td><strong>Responsibility:</strong> CDD</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>The City should 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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**Housing Element Policy Review Table**

**General Plan Background Report**

**City of Citrus Heights**

**Population & Housing**

**20.30**

**Agenda Packet 170**
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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. |
| 26.2A | Promote the development of mixed-use housing including clustered, live-work and above-retail uses in appropriate zones  
**Timing:** Ongoing  
**Responsibility:** 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 **continue** to promote development of mixed-use projects as allowed by the Zoning Ordinance. |
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<td>26.B</td>
<td>Continue streamlining the review process to minimize any constraints on or disincentives to housing development. &lt;br&gt; <strong>Timing:</strong> Annually &lt;br&gt; <strong>Responsibility:</strong> CDD / FD</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.  &lt;br&gt;The City constantly evaluates the development review process, makes adjustments where necessary and welcomes feedback from decision makers and private entities.  &lt;br&gt;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.  &lt;br&gt;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.  &lt;br&gt;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 <strong>successful</strong> 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 <strong>continue</strong> to adapt to changes in technology and adjust to feedback to make improvements where appropriate.</td>
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<td>26.C</td>
<td>Promote quality design by offering flexible housing development standards. &lt;br&gt; <strong>Timing:</strong> Ongoing &lt;br&gt; <strong>Responsibility:</strong> CDD</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.  &lt;br&gt;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 <strong>successful</strong> 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 <strong>Continue</strong> 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>26.2D</td>
<td>Use available funding to assist in developing a variety of housing types.</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.</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 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. 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. 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>26.2E</td>
<td>Encourage and offer incentives to developments that include Green practices including LEED™ Certification and/or Photovoltaic Systems.</td>
<td>The City should encourage sustainable developments including developments that are LEED™ Certified or that utilized Solar 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. The City also adopted reduced parking requirements for development projects near transit. The City’s new City Hall was constructed to LEED standards and includes best practices of stormwater management and use of photovoltaic panels. 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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<td>26.2F</td>
<td>Encourage and offer incentives to developments that promote Universal Housing. Timing: Ongoing Responsibility: CDD</td>
<td>Encourage the development housing choices that are easily adaptable to an aging or immobile population.</td>
<td>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.</td>
<td>Somewhat successful. The City should consider including Universal Design practices within the Zoning Code.</td>
<td>The City should continue to promote Universal Design.</td>
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<td>26.3</td>
<td>Policy: Promote improvements and rehabilitation to enhance the quality of multi-family developments. Timing: Ongoing Responsibility: CDD</td>
<td>The City should promote rehabilitation of older multi-family developments to enhance the quality and ensure longevity of their use.</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.</td>
<td>The City has been successful in rehabilitating or working with other agencies to rehabilitate multi-family developments throughout the City.</td>
<td>The City should continue to promote rehabilitation of multi-family developments and work with outside agencies, where appropriate, to aid in the rehabilitation.</td>
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<td>26.3A</td>
<td>Investigate the feasibility of establishing a rental inspection program. Timing: Ongoing Responsibility: CDD / PD</td>
<td>Ensure rental housing stock is maintained in good condition.</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. Through October of 2020, the RHIP team identified a total of 5,648 total code violations.</td>
<td>Successful. The City has provided this service and it has been successful.</td>
<td>Modify: Continue to implement the Rental Housing Inspection Program.</td>
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<td>26.3B</td>
<td>Work with the local housing authority (Sacramento) to enhance the quality and appearance of public housing in the City. Timing: Ongoing Responsibility: CDD</td>
<td>Work with SHRA to improve the quality and appearance of existing and proposed public housing in the City.</td>
<td>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.</td>
<td>Somewhat successful. The City should continue to work with SHRA to request funds to revitalize the exiting public housing.</td>
<td>The City should continue to work with SHRA to request funds to revitalize the exiting public housing as necessary.</td>
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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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| 26.5 | **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  
**Timing:** Ongoing  
**Responsibility:** CDD | To conserve the City’s supply of mobile homes. | 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. | The City has **been successful** to conserve this important form of housing. | The City should **continue** to conserve these units as an important part of the City’s housing stock. |
| 26.5A | Pursue the use of local, state, and federal funds to make physical improvements to existing mobile home parks.  
**Timing:** Annually  
**Responsibility:** CDD | Pursue the use of local, state, and federal funds to make physical improvements to existing mobile home parks. | 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. | The City has been **unsuccessful** in obtaining funding for this policy action. | The City should **continue** to pursue funding to make improvements to the existing mobile home parks in the City. |
| 26.5B | **Continue to offer Community Development Block Grant (CDBG) funds to rehabilitate mobile and manufactured homes.**  
**Timing:** Ongoing  
**Responsibility:** CDD | Offer CDBG funds to rehabilitate mobile and manufactured homes. | 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 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. |
| 26.5C | **Continue to fund the emergency repair program for lower income owners of mobile homes and manufactured homes.**  
**Timing:** Ongoing  
**Responsibility:** CDD | Continue to fund emergency repairs for lower income owners of mobile and manufactured homes. | 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. | **Modify:** Continue to fund the Critical Repair Program for lower income homeowners, including mobile home and manufactured homes. |
## Housing Element Policy Review Table

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<tr>
<td>26.5D</td>
<td>Investigate the feasibility of converting mobile home parks to resident owned or similar ownership</td>
<td>Determine if it is feasible to convert mobile homes to condominium ownership to promote the conversion from rental housing to owner occupied.</td>
<td>There is currently no known interest by property owners to convert mobile home parks but 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.</td>
<td>The City was not successful in their effort to facilitate the conversion to resident ownership.</td>
<td>Modify: Support parties interested in converting mobile home parks to resident owned or similar ownership. Provide resources and technical assistance to mobile home park owners and residents to evaluate the potential for partnerships to achieve resident ownership in mobile home parks.</td>
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<tr>
<td>26.5E</td>
<td>Redevelop / Rehabilitate existing deteriorated mobile home parks or manufactured homes.</td>
<td>Encourage redevelopment of existing mobile home parks and manufactured homes that are deteriorated or need repairs.</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>
</tr>
<tr>
<td>27</td>
<td>GOAL: To conserve currently assisted units to ensure availability of housing for lower income households.</td>
<td>The City should work to conserve assisted units to provide affordable housing to lower income groups.</td>
<td>The City has worked with assisted units as they near expiration to prevent conversion to market rate.</td>
<td>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.</td>
<td>Continue. Preservation of existing affordable housing remains crucial.</td>
</tr>
<tr>
<td>27.1</td>
<td>Policy: Pursue all available strategies and procedure’s to preserve government-assisted units that are at-risk of conversion to market rate.</td>
<td>Pursue methods to preserve assisted units to avoid conversion to market rate.</td>
<td>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 will also be creating a policy action to ensure that Huntington Square owners also observe the 3 year, 12 month, and 6 month noticing requirement for all appropriate agencies.</td>
<td>The City has been fair in reaching this goal. It is important the City remains committed to the preservation of housing through innovative means.</td>
<td>Continue. Preservation of existing affordable housing remains crucial. The City should continue to monitor at-risk units and intervene where feasible.</td>
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<tr>
<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 fair in implementing this action. Despite City efforts, the Fairways II expired.</td>
<td>The City should continue to review the status of housing projects subject to expiration.</td>
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<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 moderately successful in pursuing this Policy Action. The City should work with the representatives closely as additional units become at-risk.</td>
<td>The City should continue to work with these agencies to preserve affordable housing that is at-risk.</td>
</tr>
<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 convert 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 successful in working with these agencies.</td>
<td>The City should continue 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.</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><strong>Modify</strong>: If preservation of an “at-risk” development cannot be accomplished, work with the owners to ensure proper federal, state, and local notification and moving assistance is provided.</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.</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)</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.</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.  
Although the City encourages Universal Housing/Adaptable Design, the City has not adopted these guidelines. | Needs Improvement. The City should continue to support universal/adaptable design and consider updating the Zoning Code to include these features. | 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: Endeavor to meet the housing needs of homeless persons.</strong></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 continue to support the housing needs of homeless persons.</td>
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<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 continue to support the transitional housing needs of community and region.</td>
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<tr>
<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 continue to work with Sacramento Steps Forward to provide emergency shelters and other support services.</td>
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| 28.2C | **Policy:** Provide CDBG funds and other resources to help finance the City’s fair share of homeless services.  
**Timing:** Ongoing  
**Responsibility:** CDD / DHA / SHRA | To provide funds and other resources to assist with the City’s fair share of homeless services. | 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. | **Successful.** The City continues to contribute funds to support the City’s fair share of the homeless population. | **Continue.** The City should continue work with Sacramento County DHA to determine the City’s fair share of homeless population and provide funding accordingly. |
| 28.3  | **Policy:** Support and co-operate with regional and community-based organizations in the delivery of special needs housing resources.  
**Timing:** Ongoing  
**Responsibility:** CDD | Work with special housing needs associations to provide resources as required. | 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. | **Continue.** The City should continue to support organizations that aid in the delivery of housing to serve those with special needs. |
| 28.3A | **Policy:** Support SHRA efforts to provide housing assistance within the community.  
**Timing:** Ongoing  
**Responsibility:** CDD / SHRA | Work with SHRA to provide housing assistance in the City. | 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. | **Successful.** The City has worked with SHRA to continue to provide assistance with the community. | **Modify:** Support efforts to provide housing assistance within the community. |
| 28.3B | **Policy:** Enforce Federal and State anti-discrimination laws.  
**Timing:** Ongoing  
**Responsibility:** CDD | Enforce Federal and State anti-discrimination 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 will continue to enforce Federal and State anti-discrimination laws. | The City should **continue** to enforce Federal and State anti-discrimination laws. |
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<tr>
<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>28.4</td>
<td>Policy: 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>28.4B</td>
<td>Seek grant funding to implement housing programs.</td>
<td>The City aggressively monitors the availability of new housing resources and program funds.</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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<tr>
<td>28.4C</td>
<td>Ensure existing affordable housing developments are meeting their rent and income restrictions.</td>
<td>The City should monitor affordable housing developments to ensure they are meeting their rent and income restrictions.</td>
<td>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.</td>
<td>Successful. The City’s agreement with SHRA ensures monitoring and enforcement of affordable requirements.</td>
<td>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.</td>
</tr>
<tr>
<td>28.4D</td>
<td>Monitor market conditions to determine the effect of density and land costs on development of affordable housing.</td>
<td>Ensure market conditions continue to allow for the production of affordable housing.</td>
<td>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.</td>
<td>The City has been somewhat successful in its annual monitoring of market conditions.</td>
<td>The City should continue to bi-annually monitor market conditions to ensure the market continues to allow affordable housing.</td>
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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. |
### Housing Element Policy Review Table

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<tr>
<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>
</tr>
<tr>
<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>
</tr>
<tr>
<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.</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>
</tr>
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## Housing Element Policy Review Table

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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.</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 successful in beginning the review of development fees, and should complete this task as soon as possible.</td>
<td>The City should continue to examine all City development fees to ensure they are fair and not an impediment to housing production.</td>
</tr>
<tr>
<td>28.7E</td>
<td>Establish Council policy on fee waivers and deferrals for future development.</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 successful in waiving or deferring fees where appropriate.</td>
<td>Modify: Consider fee waivers and deferrals on a case by case basis.</td>
</tr>
<tr>
<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.</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 successful in working with outside agencies to determine how fees impact housing production.</td>
<td>The City should continue to monitor fee increases and provide feedback or adjustment where required.</td>
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## Housing Element Policy Review Table

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<tr>
<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>
</tr>
<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 by approving new low income housing developments and prioritizing the revitalization the Sayonara neighborhood.</td>
<td>The City should <strong>continue</strong> to create housing to meet the needs of the community.</td>
</tr>
<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. The City has successfully teamed with the Continuum of Care to assist with low and moderate-income projects.</strong></td>
<td>The City should <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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### Housing Element Policy Review Table

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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. |
### Housing Element Policy Review Table

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<tr>
<td>41</td>
<td><strong>Goal:</strong> 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>
</tr>
<tr>
<td>41.1</td>
<td><strong>Policy:</strong> Require energy-efficient site and building design in new construction. <strong>Timing:</strong> Ongoing <strong>Responsibility:</strong> CDD</td>
<td>Require new construction to be energy efficient.</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 energy efficient design.</td>
<td>The City should <strong>continue</strong> to ensure new development complies with energy regulation such as Title 24 and Cal-Green.</td>
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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>
</tr>
<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>
</tr>
<tr>
<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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### Housing Element Policy Review Table

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| 41.3 | **Policy:** Retrofit existing buildings using low maintenance, durable building materials and high efficiency energy systems and appliances.  
**Timing:** Ongoing  
**Responsibility:** CDD | Retrofit existing buildings with sustainable materials and energy sources. | 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. | Successful. The City has been successful in applying this policy to projects across the city. | The City should continue to retrofit existing buildings with sustainable materials and energy sources. |
| 41.4 | **Policy:** Reduce energy consumption supporting municipal operations.  
**Timing:** Ongoing  
**Responsibility:** CDD / GSD | Reduce municipal energy consumption. | 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. | Successful. The City has taken steps to reduce municipal energy demand through improved building design and renewable energy. | Continue. The City will continue to improve energy conservation for municipal operations. |
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 2-1: Population Trends, Sacramento and Neighboring Counties |
|-------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
|                   | Census year     |                 |                 |                 | Change (1990 - 2018) |
|                   | 1990            | 2000            | 2010            | 2018            | Number          | Percent |
| Sacramento        | 1,019,075       | 1,223,499       | 1,418,788       | 1,510,023       | 490,948         | 48.18% |
| Placer            | 170,452         | 248,399         | 348,432         | 380,077         | 209,625         | 122.98% |
| Yolo              | 134,263         | 168,660         | 200,849         | 214,977         | 80,714          | 60.12% |
| El Dorado         | 124,730         | 156,299         | 181,058         | 186,661         | 61,931          | 49.65% |
| Sutter            | 63,543          | 78,930          | 94,737          | 95,872          | 32,329          | 50.88% |
| Yuba              | 56,280          | 60,219          | 72,155          | 75,493          | 19,213          | 34.14% |
| TOTAL             | 1,568,343       | 1,936,006       | 2,316,019       | 2,463,103       | 894,760         | 57.05% |

Source: US Census
TABLE 2-2: Population Trends, Surrounding Cities

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<tbody>
<tr>
<td></td>
<td>Number</td>
<td></td>
<td></td>
<td></td>
<td>Percent</td>
</tr>
<tr>
<td>Sacramento</td>
<td>339,365</td>
<td>407,018</td>
<td>466,488</td>
<td>495,011</td>
<td>155,646</td>
</tr>
<tr>
<td>Citrus Heights(1)</td>
<td>82,045</td>
<td>85,071</td>
<td>83,301</td>
<td>87,061</td>
<td>5,016</td>
</tr>
<tr>
<td>Roseville</td>
<td>44,685</td>
<td>79,921</td>
<td>118,788</td>
<td>133,049</td>
<td>88,364</td>
</tr>
<tr>
<td>Rancho Cordova</td>
<td>51,322</td>
<td>53,605</td>
<td>64,776</td>
<td>72,056</td>
<td>18,451</td>
</tr>
<tr>
<td>Elk Grove(2)</td>
<td>33,348</td>
<td>72,685</td>
<td>153,015</td>
<td>168,503</td>
<td>95,818</td>
</tr>
<tr>
<td>Folsom</td>
<td>29,802</td>
<td>51,884</td>
<td>72,203</td>
<td>77,007</td>
<td>47,205</td>
</tr>
<tr>
<td>West Sacramento</td>
<td>28,898</td>
<td>31,615</td>
<td>48,744</td>
<td>52,826</td>
<td>23,928</td>
</tr>
</tbody>
</table>

Source: US Census, Rancho Cordova Needs Assessment
(1) 1990 Citrus Heights counts are based on census blocks within current incorporation limits, aggregated by SACOG 3/01
(2) Elk Grove counts are based on census blocks within current incorporation limits, aggregated by SACOG 3/01
(3) Elk Grove and Rancho Cordova change is 1990 – 2010

One of the most significant changes in Sacramento County in the last twenty-thirty years has been the incorporation of previously unincorporated areas of the County. As outlying areas have become increasing 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

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<thead>
<tr>
<th>Year</th>
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<tr>
<td></td>
<td></td>
<td>Persons</td>
<td>Percent</td>
</tr>
<tr>
<td>CITY OF CITRUS HEIGHTS&lt;sup&gt;(1)&lt;/sup&gt;</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1970</td>
<td>31,015</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>1980</td>
<td>63,848</td>
<td>32,833</td>
<td>105.9%</td>
</tr>
<tr>
<td>1990</td>
<td>82,045</td>
<td>18,197</td>
<td>28.5%</td>
</tr>
<tr>
<td>2000</td>
<td>85,071</td>
<td>3,026</td>
<td>3.7%</td>
</tr>
<tr>
<td>2010</td>
<td>83,301</td>
<td>-1,770</td>
<td>-2.1%</td>
</tr>
<tr>
<td>2018</td>
<td>87,061</td>
<td>3,760</td>
<td>4.5%</td>
</tr>
<tr>
<td>SACRAMENTO COUNTY</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1970</td>
<td>631,498</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>1980</td>
<td>783,381</td>
<td>151,883</td>
<td>24.1%</td>
</tr>
<tr>
<td>1990</td>
<td>1,041,219</td>
<td>257,838</td>
<td>32.9%</td>
</tr>
<tr>
<td>2000</td>
<td>1,223,499</td>
<td>182,280</td>
<td>17.5%</td>
</tr>
<tr>
<td>2010</td>
<td>1,418,788</td>
<td>195,289</td>
<td>16.0%</td>
</tr>
<tr>
<td>2018</td>
<td>1,510,023</td>
<td>91,235</td>
<td>6.4%</td>
</tr>
</tbody>
</table>

**Source:** US Census

<sup>(1) 1980 and 1990 Citrus Heights counts are based on census blocks within incorporation limits, aggregated by SACOG 3/01</sup>

---

**Figure 2-3: Population Trends**

![Population Trends Graph]

**Source:** US Census
2.12 POPULATION BY RACE AND ETHNICITY

The US Decennial Census Bureau reports that in the year 2018, 84.69% of the population of Citrus Heights identified as “White,” while in the County overall, 59.45% did. The remaining 19.30% 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 10 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 16.23% “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>TABLE 2-4: Population by Race and Hispanic Origin, 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Race (1)</td>
</tr>
<tr>
<td>White</td>
</tr>
<tr>
<td>Black or African American</td>
</tr>
<tr>
<td>American Indian and Alaskan Native</td>
</tr>
<tr>
<td>Asian</td>
</tr>
<tr>
<td>Native Hawaiian and Other Pacific Islander</td>
</tr>
<tr>
<td>Some other race</td>
</tr>
<tr>
<td>Two or more races</td>
</tr>
<tr>
<td><strong>Total Population</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Hispanic or Latino</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hispanic or Latino (any race)</td>
</tr>
<tr>
<td>Not Hispanic or Latino</td>
</tr>
<tr>
<td><strong>Total Population</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 8.49 years. The 2018 median age, 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 (2018) population is predominantly working age (25–64 y.o.), but there are less older persons than there are those with children; 13% of households in the City include persons 65 years old or older, 26% with persons 25–44 years old or
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>Age (years)</th>
<th>Citrus Heights</th>
<th>Sacramento County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 5</td>
<td>5,296</td>
<td>99,356</td>
</tr>
<tr>
<td>5 – 9</td>
<td>4,905</td>
<td>101,293</td>
</tr>
<tr>
<td>10 – 14</td>
<td>4,980</td>
<td>102,000</td>
</tr>
<tr>
<td>15 – 19</td>
<td>4,874</td>
<td>94,932</td>
</tr>
<tr>
<td>20 – 24</td>
<td>5,730</td>
<td>100,159</td>
</tr>
<tr>
<td>25 – 34</td>
<td>14,296</td>
<td>234,363</td>
</tr>
<tr>
<td>35 – 44</td>
<td>10,801</td>
<td>197,732</td>
</tr>
<tr>
<td>45 – 54</td>
<td>11,205</td>
<td>195,044</td>
</tr>
<tr>
<td>55 – 59</td>
<td>5,442</td>
<td>95,111</td>
</tr>
<tr>
<td>60 – 64</td>
<td>5,501</td>
<td>87,826</td>
</tr>
<tr>
<td>65 – 74</td>
<td>8,131</td>
<td>117,908</td>
</tr>
<tr>
<td>75 – 84</td>
<td>3,997</td>
<td>57,619</td>
</tr>
<tr>
<td>85 and Over</td>
<td>1,903</td>
<td>26,680</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>87,061</strong></td>
<td><strong>1,510,023</strong></td>
</tr>
</tbody>
</table>

Source: American Community Survey 2014-18

<table>
<thead>
<tr>
<th>Year</th>
<th>City of Citrus Heights</th>
<th>Sacramento County</th>
</tr>
</thead>
<tbody>
<tr>
<td>1980</td>
<td>28.3</td>
<td>13%</td>
</tr>
<tr>
<td>1990</td>
<td>31.7</td>
<td>33%</td>
</tr>
<tr>
<td>2000</td>
<td>34.9</td>
<td>54%</td>
</tr>
<tr>
<td>2010</td>
<td>36.7</td>
<td></td>
</tr>
<tr>
<td>2018</td>
<td>37.7</td>
<td></td>
</tr>
</tbody>
</table>

Source: US Census

**Population by Age 2018**

**Figure 2-3**

**TABLE 2-5b: City of Citrus Heights, Median Age by Year**

<table>
<thead>
<tr>
<th>Year</th>
<th>1980</th>
<th>1990</th>
<th>2000</th>
<th>2010</th>
<th>2018</th>
<th>38 year change</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>28.3</td>
<td>31.7</td>
<td>34.9</td>
<td>36.7</td>
<td>37.7</td>
<td>9.4</td>
</tr>
</tbody>
</table>

Source: U.S. Census
2.14 COMMUTING PATTERNS

According to the 2010-2018 Census data, most Citrus Heights’ residents traveled 30-34 minutes to work. Another 14.52% 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 2010-2018, a strong majority, 74.17%, of the Citrus Heights residents worked within Sacramento County, 25.82% worked outside of the county. A very small portion, 0.14% or 49 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><strong>Year Change</strong></td>
</tr>
<tr>
<td><strong>2000</strong></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><strong>18-Year Change</strong></td>
</tr>
<tr>
<td><strong>2000</strong></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 2010-2018 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 (14.31%) and Educational, Health, and Social services (21.0%).

The majority of residents work for private institutions (77.57%) and a fair share of citizens are government workers (16.54%).
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.

<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

<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>Year</td>
</tr>
<tr>
<td>------</td>
</tr>
<tr>
<td>1970</td>
</tr>
<tr>
<td>1980</td>
</tr>
<tr>
<td>1990</td>
</tr>
<tr>
<td>2000</td>
</tr>
<tr>
<td>2010</td>
</tr>
<tr>
<td>2018</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>Households City of Citrus Heights</th>
<th>Interval change 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>
</tr>
<tr>
<td>1980</td>
<td>23,176</td>
<td>14,320</td>
<td>161.7%</td>
<td>16.2%</td>
</tr>
<tr>
<td>1990</td>
<td>31,573</td>
<td>8,397</td>
<td>36.2%</td>
<td>3.6%</td>
</tr>
<tr>
<td>2000</td>
<td>33,478</td>
<td>1,905</td>
<td>6.0%</td>
<td>0.6%</td>
</tr>
<tr>
<td>2005</td>
<td>33,947</td>
<td>469</td>
<td>1.4%</td>
<td>0.3%</td>
</tr>
<tr>
<td>2010</td>
<td>32,686</td>
<td>-1,261</td>
<td>-3.7%</td>
<td>0.6%</td>
</tr>
<tr>
<td>2018</td>
<td>33,749</td>
<td>1,063</td>
<td>3.3%</td>
<td>0.1%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Year</th>
<th>Households Sacramento County</th>
<th>Interval change 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>
</tr>
<tr>
<td>1980</td>
<td>298,805</td>
<td>95,852</td>
<td>47.2%</td>
<td>4.7%</td>
</tr>
<tr>
<td>1990</td>
<td>394,530</td>
<td>95,725</td>
<td>32.0%</td>
<td>3.2%</td>
</tr>
<tr>
<td>2000</td>
<td>453,602</td>
<td>59,072</td>
<td>15.0%</td>
<td>1.5%</td>
</tr>
<tr>
<td>2005</td>
<td>496,354</td>
<td>101,824</td>
<td>25.8%</td>
<td>5.2%</td>
</tr>
<tr>
<td>2010</td>
<td>513,945</td>
<td>17,591</td>
<td>3.5%</td>
<td>1.5%</td>
</tr>
<tr>
<td>2018</td>
<td>536,029</td>
<td>22,084</td>
<td>4.3%</td>
<td>2.6%</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 60.972.9% of all households in 20102018, much more than the “large” households with five or more persons. Small households were the fastest growing household size between 1980 and 2010, increasing from 50.8% in 1980 to 60.9% in 1990.

In 2018, over half of the households in Citrus Heights are 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>
<th></th>
<th></th>
<th></th>
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<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>CITY OF CITRUS HEIGHTS</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 Person</td>
<td>4,079</td>
<td>6,979</td>
<td>9,006</td>
<td>8,860</td>
<td>9,589</td>
<td>4,079</td>
<td>6,979</td>
<td>9,006</td>
<td>8,860</td>
<td>9,589</td>
<td>17.6%</td>
<td>22.1%</td>
<td>26.9%</td>
<td>27.1%</td>
<td>28.4%</td>
<td>5,510</td>
<td>135.1%</td>
<td></td>
</tr>
<tr>
<td>2 Person</td>
<td>7,694</td>
<td>10,814</td>
<td>11,383</td>
<td>10,978</td>
<td>9,693</td>
<td>7,694</td>
<td>10,814</td>
<td>11,383</td>
<td>10,978</td>
<td>9,693</td>
<td>33.2%</td>
<td>34.3%</td>
<td>34.0%</td>
<td>33.6%</td>
<td>28.7%</td>
<td>3,953</td>
<td>51.4%</td>
<td></td>
</tr>
<tr>
<td>3-4 Person</td>
<td>8,946</td>
<td>10,722</td>
<td>9,783</td>
<td>9,427</td>
<td>9,639</td>
<td>8,946</td>
<td>10,722</td>
<td>9,783</td>
<td>9,427</td>
<td>9,639</td>
<td>38.6%</td>
<td>34.0%</td>
<td>29.2%</td>
<td>28.8%</td>
<td>28.7%</td>
<td>747</td>
<td>8.4%</td>
<td></td>
</tr>
<tr>
<td>5+ Person</td>
<td>2,457</td>
<td>1,776</td>
<td>3,058</td>
<td>3,421</td>
<td>3,749</td>
<td>2,457</td>
<td>1,776</td>
<td>3,058</td>
<td>3,421</td>
<td>3,749</td>
<td>10.6%</td>
<td>19.9%</td>
<td>24.5%</td>
<td>28.8%</td>
<td>363</td>
<td>3,953</td>
<td>51.4%</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>23,176</td>
<td>31,573</td>
<td>33,478</td>
<td>32,686</td>
<td>33,749</td>
<td>100.0%</td>
<td>100.0%</td>
<td>100.0%</td>
<td>100.0%</td>
<td>100.0%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>10,573</td>
<td>45.6%</td>
<td></td>
</tr>
<tr>
<td>SACRAMENTO COUNTY</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 Person</td>
<td>74,789</td>
<td>99,436</td>
<td>120,985</td>
<td>133,426</td>
<td>141,787</td>
<td>74,789</td>
<td>99,436</td>
<td>120,985</td>
<td>133,426</td>
<td>141,787</td>
<td>25.0%</td>
<td>25.2%</td>
<td>26.7%</td>
<td>26.4%</td>
<td>26.7%</td>
<td>66,998</td>
<td>89.6%</td>
<td></td>
</tr>
<tr>
<td>2 Person</td>
<td>100,481</td>
<td>130,623</td>
<td>143,307</td>
<td>156,087</td>
<td>169,376</td>
<td>100,481</td>
<td>130,623</td>
<td>143,307</td>
<td>156,087</td>
<td>169,376</td>
<td>33.5%</td>
<td>33.0%</td>
<td>31.6%</td>
<td>31.5%</td>
<td>31.6%</td>
<td>68,895</td>
<td>68.6%</td>
<td></td>
</tr>
<tr>
<td>3-4 Person</td>
<td>95,172</td>
<td>123,303</td>
<td>134,549</td>
<td>154,506</td>
<td>160,750</td>
<td>95,172</td>
<td>123,303</td>
<td>134,549</td>
<td>154,506</td>
<td>160,750</td>
<td>31.7%</td>
<td>31.2%</td>
<td>29.6%</td>
<td>30.1%</td>
<td>29.9%</td>
<td>65,578</td>
<td>68.9%</td>
<td></td>
</tr>
<tr>
<td>5+ Person</td>
<td>29,363</td>
<td>41,795</td>
<td>54,851</td>
<td>69,926</td>
<td>65,116</td>
<td>29,363</td>
<td>41,795</td>
<td>54,851</td>
<td>69,926</td>
<td>65,116</td>
<td>9.8%</td>
<td>10.6%</td>
<td>12.1%</td>
<td>13.6%</td>
<td>12.1%</td>
<td>35,753</td>
<td>121.8%</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>299,805</td>
<td>395,157</td>
<td>453,602</td>
<td>513,945</td>
<td>537,029</td>
<td>299,805</td>
<td>395,157</td>
<td>453,602</td>
<td>513,945</td>
<td>537,029</td>
<td>100.0%</td>
<td>100.0%</td>
<td>100.0%</td>
<td>100.0%</td>
<td>100.0%</td>
<td>237,224</td>
<td>79.1%</td>
<td></td>
</tr>
</tbody>
</table>

* 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 effected 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.)
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 the County are significantly higher in median income. For example, nearby Fair Oaks CDP Folsom had a median...
income of $20,518,102,692, compared to $52,466,517,715 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 2000 and 2016 the median household income in the City of Citrus Heights increased from $43,859 to $52,466. At the same time, the median household income in Sacramento County increased from $43,816 to $54,459.

While the proportion of households in Citrus Heights with incomes less than $20,000 have had 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 decreased from 9.8% in 2000 to 8.5% in 2010. On the other hand, households with incomes between $50,000 and $74,999 continued to decreased slightly from 22.1% to 21.6% in the ten years between 2000 and 2010.

Approximately 50.4% of the households have incomes between $50,000 and $99,999, which is a large decrease 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. In addition, nearly ninetethirty percent of the households that have incomes less than $15,000 and most likely these households have relatively limited housing choices.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></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>$43,859</td>
<td>$52,466</td>
<td>$51,715</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 2016 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% of all households in Citrus Heights are Very Low income. An additional 22.8% are Low income and 17.9% have incomes between 80 and
120% of AMI which categorizes them as Moderate income. The remaining 44.5% 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 6,000 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). Seventy-three 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></th>
<th>% Renters</th>
<th>% Owners</th>
<th>% Total ELI Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>Percentage with Any Housing Problem</td>
<td>49.4%</td>
<td>29.2%</td>
<td>78.6%</td>
</tr>
<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 87% 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 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 2013-2029) was adopted in September 2012-November 2019.

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 2013-2021 to 2021-2029 is 696,697 total housing units: 146,132 units for very low income households, 102,797 units for low income households, 130,442 units for moderate income households and 318,342 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 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>0</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

#### 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>
<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 finalized for a total of 473-172 new dwelling units since 2002-2010. During that same period, 81-42 housing units were demolished for a net gain of 392-145 units. This equals an average of approximately 36-13 new units a year for this 10 year period.

Of the new units built in the City from 2002-2012-2010-2019, 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 and 2012 in 2019.

Table 2-21: Residential Construction Trends, City of Citrus Heights 2010 - 2019

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<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>-1</td>
<td>-1</td>
<td>-3</td>
<td>-5</td>
<td>-1</td>
<td>-4</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 469-354 single family units and 460-139 condominiums, multifamily units, with an additional 277 assisted living units. These units were not counted in the
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 to November 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>770</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 2.52 in 2000 to 2.6 in 2010.

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 9,401,194 households in the city that had more than 1.01 persons per room. This is considered to be over-crowded. Of the City’s over-crowded households, 10,4634 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, 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>Type</td>
</tr>
<tr>
<td>Owner</td>
</tr>
<tr>
<td>Renter</td>
</tr>
<tr>
<td>TOTAL</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. 180 Twenty-five homes have participated in the program since 19992015.

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. Conservatively, when considering the number of homes built before 1939 combined with the number of vacant units in Citrus Heights and factoring in current and future economic conditions, the number of housing units that likely need rehabilitation or replacement is approximately 1,500. 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 reporteds an overall vacancy rate of 6.84.3% of housing units in 2010. This is a 2.72.5% decrease from 200010. 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 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 (20022008–20072012)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 $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 FactsCoStar, 20122020)

<table>
<thead>
<tr>
<th>TABLE 2-25-A: City of Citrus Heights, Vacant Housing Units</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>
<thead>
<tr>
<th>TABLE 2-25-B: City of Citrus Heights, Vacancy rates by tenure</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 11,014-14,031 or 13-16% of the City’s total. Approximately 20-29% 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 seniors with an inability to go outside the home or self-care limitation or roughly 2.7% 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 2.6%, 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>Table 2-27: Elderly Apartment Summary, Citrus Heights 2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Size</td>
</tr>
<tr>
<td>----------------</td>
</tr>
<tr>
<td>Studio</td>
</tr>
<tr>
<td>1BR/1BA</td>
</tr>
<tr>
<td>2BR/1BA</td>
</tr>
<tr>
<td>2BR/2BA</td>
</tr>
<tr>
<td>TOTAL</td>
</tr>
</tbody>
</table>

*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 reevaluates 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 CensusAmerican Community Survey, 8,057,830 persons or 161.1% of persons 5 years of age or older in the City of Citrus Heights has 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, 6,804,159 persons or 39.3% 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>Age 5–64</td>
</tr>
<tr>
<td>With a Disability</td>
</tr>
<tr>
<td>Without a Disability</td>
</tr>
<tr>
<td>TOTAL</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 **5,513,176** 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 Alta, a total of 5,817 Citrus Heights residents are considered developmentally disabled, with the largest age group being 23-54. According to the California Department of Developmental Services, a total of 919 Citrus Heights residents are considered developmentally disabled, with the majority being over 18 years of age.

| Table 2-29: Citrus Heights Developmentally Disabled Population, 2019 |  |
| --- | --- | --- | --- |
| Age Range | 0-17 years | 18+ years | Total |
| Number | 373 | 546 | 919 |

Source: CA Department of Developmental Services

According to the Department of Social Services there are 2320 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 handicap 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, but currently does not allow them in a commercial zone that allows residential development. 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. Staff has added a policy action (#) to update its Reasonable Accommodation Ordinance to meet all current State requirements, to be enacted during the 6th cycle.

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% of all family households were in poverty, and 23.4% 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 1,502,176 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>
<thead>
<tr>
<th>TABLE 2-30: Household Type and Presence of Children</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Family households</strong></td>
</tr>
<tr>
<td>Married-couple family</td>
</tr>
<tr>
<td>With own children under 18 y.o.</td>
</tr>
<tr>
<td>Without own children under 18 y.o.</td>
</tr>
<tr>
<td>Female householder, no spouse present</td>
</tr>
<tr>
<td>With own children under 18 y.o.</td>
</tr>
<tr>
<td>Without own children under 18 y.o.</td>
</tr>
<tr>
<td>Other family households</td>
</tr>
<tr>
<td>With own children under 18 y.o.</td>
</tr>
<tr>
<td>Nonfamily households</td>
</tr>
<tr>
<td>With own children under 18 y.o.</td>
</tr>
<tr>
<td>Without own children under 18 y.o.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Total households</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>39,806</td>
</tr>
<tr>
<td>100%</td>
</tr>
</tbody>
</table>

Source: US Census

**Household Type, City of Citrus Heights 2010**  
Figure 2-10
**LARGE FAMILIES**

A large family is defined as a household consisting of five or more persons. The U.S. Census Bureau data from 2010 indicated that 6.48% of owner occupied households in Citrus Heights have five or more members, which is equal to 9.7% in 1990. This is an increase of 1.7% from 2010. Thirteen percent fewer renter households have five or more persons, a significant decrease from 6.5% in 2000.

<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 43.8% of the renter households were large families, while 20.327.2% of the ownership units were four or more bedrooms. On the other hand, there appears to be a deficit of larger rental units (only 3.36.7% 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><strong>Total</strong></td>
<td><strong>18,942</strong></td>
<td><strong>100.0%</strong></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><strong>Total</strong></td>
<td><strong>18,942</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>

Source: US Census

### Estimate of Need:

- **2010-2018** Households: 33,165
- **2010-2018** Proportion of Renter Households: 44.7%
- **2010-2018** Proportion of Large Household Renters (5+ person): 438.7%
- **2010-2018** Proportion of Low Income Households (<$60,900): 67.5%

\[33,165 \times 44.7\% \times 67.5\% = 643,802\] Households

In 2010-2018, there were 490,884 rental occupied housing units that were four bedrooms or larger and this number has decreased from 759,490 over the last ten years since 2010, largely attributed to the crash of the housing market in the mid-2000'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 workers in 2000 to 9,200 workers in 2012.

According to the United States Department of Agriculture, the total number of farm workers in Sacramento County was 4,769 as of 2017. 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.

**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 2011. Those efforts have been continued by the Citrus Heights Police Department (CHPD). Current Estimates as of the 2019 Point-in-Time (PIT) count support a homeless population originating in Citrus Heights as 80-163 persons, accompanied by a survey conducted by CHPD. The City accepts this figure as its “fair share.” Of the 163 total survey cards completed, results showed:

- 129 individuals know there are homeless services available (79%)
- 102 want services (62.5%)
- 48 have used some type of homeless service in the past (29%)
- 110 consider themselves chronically homeless (67%)
- 2 are veterans (1%)
- 110 are addicted to alcohol and/or drugs (67%)
62 claim their probation/parole Status prevents them from getting housing (38%)
15 have a domestic violence history (9%)
51 claim the lack of affordable housing keeps them homeless (31%)
2 have traumatic brain injuries (1%)
8 have PTSD (4.9%)
34 claim mental illness, some are self-diagnosed (20.8%)
120 are unemployed (73%)

Only one person refused to answer the survey questions. According to the Citrus Heights Police Department, the first year the PIT count conducted there were several individuals that would not answer questions. CHPD officers have spent time building a strong rapport with the homeless population. Due to the trust and the credibility of this survey, the homeless population has become more open to answering these surveys. Based on the current (2011) shelter population, with an assumed level of Citrus Heights originating homeless persons at 5.5% of total homeless persons, there are 540 homeless persons in shelters from the City per week.

CHPD was unable to conduct a 2020 PIT count due to the COVID-19 pandemic.

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 snap shot 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 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>
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</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>
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<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>
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<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>
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<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>
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<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>
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<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>
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<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>
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<tr>
<td>SSIH &amp; City of</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>Organization</td>
<td>City/Site</td>
<td>Facility Type</td>
<td>Based</td>
<td>Yes</td>
<td>48</td>
<td>48</td>
<td></td>
<td></td>
</tr>
<tr>
<td>--------------------------------------</td>
<td>----------------------------------</td>
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<td>------</td>
<td>-----</td>
<td>-----</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TLCS, Inc.</td>
<td>City of Sacramento Single site</td>
<td>Facility-based</td>
<td>Yes</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Turning Point Community Programs</td>
<td>Sacramento County Other Other</td>
<td>Facility-based</td>
<td>No</td>
<td>56</td>
<td>56</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Volunteers of America</td>
<td>City of Sacramento Single site</td>
<td>Facility-based</td>
<td>Yes</td>
<td>4</td>
<td>10</td>
<td>10</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Volunteers of America</td>
<td>City of Sacramento Single site</td>
<td>Facility-based</td>
<td>Yes</td>
<td>16</td>
<td>58</td>
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<tr>
<td>Volunteers of America</td>
<td>City of Sacramento Single site</td>
<td>Facility-based</td>
<td>Yes</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>WellSpace Health</td>
<td>City of Sacramento Single site</td>
<td>Facility-based</td>
<td>Yes</td>
<td>18</td>
<td>18</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>WellSpace Health</td>
<td>City of Sacramento Single site</td>
<td>Facility-based</td>
<td>Yes</td>
<td>16</td>
<td>16</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wind Youth Services</td>
<td>Sacramento County Single site</td>
<td>Facility-based</td>
<td>Yes</td>
<td>20</td>
<td>20</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wind Youth Services</td>
<td>Sacramento County Single site</td>
<td>Facility-based</td>
<td>Yes</td>
<td>6</td>
<td>6</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wind Youth Services</td>
<td>Sacramento County Single site</td>
<td>Facility-based</td>
<td>Yes</td>
<td>6</td>
<td>6</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Women Escaping A Violent Environment (WEAVE)</td>
<td>Undisclosed Undisclosed Facility-based</td>
<td>No</td>
<td>20</td>
<td>40</td>
<td>20</td>
<td>60</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total family units: 109, Total beds: 1,205

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>
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<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>
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<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>
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<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>
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<tr>
<td>GPD Program</td>
<td>Volunteers of America</td>
<td>Sacramento County</td>
<td>Single site</td>
<td>Yes</td>
<td>40</td>
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<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>
<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>
</tr>
<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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<tr>
<td>Transformational Living Program</td>
<td>Wind Youth Services</td>
<td>City of Sacramento</td>
<td>Single site</td>
<td>Yes</td>
<td>12</td>
<td>12</td>
<td></td>
<td></td>
</tr>
<tr>
<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>
</tr>
<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>
</tr>
</tbody>
</table>

Source: Sacramento Steps Forward, 2020

Total family units 97  
Total beds 524
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>
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<tbody>
<tr>
<td>Mercy 7th and H</td>
<td>Mercy Housing</td>
<td>City of Sacramento</td>
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<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>
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<tr>
<td>Flexible Supportive Rehousing Program</td>
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<td>Sacramento County</td>
<td>Voucher</td>
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<td>9</td>
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<td>Mather Veteran's Village</td>
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<td>Sacramento County</td>
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<td>31</td>
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<td>McClellan Park</td>
<td>Cottage Housing, Inc</td>
<td>Sacramento County</td>
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<td>277</td>
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<td>Quinn Cottages</td>
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<td>VASH Vouchers</td>
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<td>Sacramento County</td>
<td>Voucher</td>
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<td>Achieving Change Together</td>
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<td>City of Sacramento</td>
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<td>33</td>
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<tr>
<td>Mutual Housing at Highlands</td>
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<td>Saybrook</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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<td>Mercy Blvd Court</td>
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<td>Single site</td>
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<td>Mercy MLK Village (The King Project)</td>
<td>Mercy Housing</td>
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<tr>
<td>Next Move: Casas De Esperanza</td>
<td>Next Move (SAEHC)</td>
<td>City of Sacramento</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>
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<tr>
<td>LSS SUS: Single Adults</td>
<td>Next Move (SAEHC)</td>
<td>City of Sacramento</td>
<td>Scattered site</td>
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<td>LSS SUS: TAY Families</td>
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<td>Next Move SUS: Adult Families</td>
<td>Next Move (SAEHC)</td>
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<td>Next Move SUS: Omega Collaboration</td>
<td>Next Move (SAEHC)</td>
<td>City of Sacramento</td>
<td>Scattered site</td>
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<td>3</td>
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<tr>
<td>Next Move SUS: Seniors</td>
<td>Next Move (SAEHC)</td>
<td>City of Sacramento</td>
<td>Scattered site</td>
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<td>Next Move SUS: Single Adults (Overflow)</td>
<td>Next Move (SAEHC)</td>
<td>City of Sacramento</td>
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<tr>
<td>Wind SUS: Single TAY</td>
<td>Next Move (SAEHC)</td>
<td>City of Sacramento</td>
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<td>Building Community</td>
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<td>Program</td>
<td>Organization</td>
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<td>Type</td>
<td># Family Units</td>
<td># Beds</td>
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<td>----------------------------------------------</td>
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<tr>
<td>Friendship Expansion</td>
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<tr>
<td>New Community</td>
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<td>Mather Veteran's Village</td>
<td>Sacramento Veterans Resource Center</td>
<td>Rancho Cordova</td>
<td>Single</td>
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<td>17</td>
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<td>SHRA Shelter Plus Care</td>
<td>SHRA</td>
<td>Sacramento County</td>
<td>Voucher</td>
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<td>470</td>
<td>783</td>
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<td>SHRA: Mercy Blvd Court (Budget Inn)</td>
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<td>City of Sacramento</td>
<td>Single</td>
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<td>14</td>
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<td>SHRA: Shasta Hotel</td>
<td>SHRA</td>
<td>City of Sacramento</td>
<td>Scattered</td>
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<tr>
<td>TLCS: Co -Ops</td>
<td>TLCS, Inc.</td>
<td>Sacramento County</td>
<td>Scattered</td>
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<td>Hotel Berry</td>
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<td>PACT Perm Housing Program - Expansion</td>
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<td>Single</td>
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<td>PACT Perm Housing Program - Legacy</td>
<td>TLCS, Inc.</td>
<td>City of Sacramento</td>
<td>Single</td>
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<td>4</td>
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<td>Widening Opportunities for Rehabilitation and Knowledge</td>
<td>TLCS, Inc.</td>
<td>City of Sacramento</td>
<td>Scattered</td>
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<td>14</td>
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<tr>
<td>Mutual Housing at the Highlands</td>
<td>Turning Point Community Programs</td>
<td>Sacramento County</td>
<td>Single</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>
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<td>YWCA</td>
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<td>ReSTART</td>
<td>Volunteers Of America</td>
<td>City of Sacramento</td>
<td>Scattered</td>
<td>28</td>
<td>98</td>
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<tr>
<td><strong>Total</strong></td>
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<td></td>
<td></td>
<td><strong>1347</strong></td>
<td><strong>3,342</strong></td>
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</table>
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 2012-September 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 43%, 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>Home Price</th>
<th>City Assistance Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>$370,000</td>
<td>$0</td>
</tr>
<tr>
<td>$380,000</td>
<td>$20,000</td>
</tr>
<tr>
<td>$385,000</td>
<td>$30,000</td>
</tr>
<tr>
<td>$390,000</td>
<td>$40,000</td>
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</table>

<table>
<thead>
<tr>
<th>Estimated Closing Costs</th>
<th>$11,100</th>
<th>$11,400</th>
<th>$11,550</th>
<th>$11,700</th>
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</thead>
<tbody>
<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>
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<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>
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<tr>
<td>Principal and Interest 2</td>
<td>$1,552</td>
<td>$1,510</td>
<td>$1,489</td>
<td>$1,467</td>
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<tr>
<td>Property Taxes per month 3</td>
<td>$385</td>
<td>$396</td>
<td>$401</td>
<td>$406</td>
</tr>
<tr>
<td>Home Owner's Insurance 4</td>
<td>$50</td>
<td>$50</td>
<td>$55</td>
<td>$60</td>
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<tr>
<td>Mortgage Insurance 5</td>
<td>$307</td>
<td>$298</td>
<td>$294</td>
<td>$290</td>
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<tr>
<td>Total Estimated Payment</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>
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<tr>
<td>Housing Ratio 7</td>
<td>34.37%</td>
<td>33.77%</td>
<td>33.54%</td>
<td>33.31%</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

First Time Home Buyer Assistance, City of Citrus Heights

Figure 2-11
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 $260s-$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></th>
<th></th>
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<td>Sacramento Metro</td>
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<td>Citrus Heights - 95610¹</td>
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<td>Citrus Heights - 95621¹</td>
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<tr>
<td>City average ²</td>
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<tr>
<td></td>
<td>261,450</td>
<td>288,000</td>
<td>320,000</td>
<td>338,250</td>
<td>357,500</td>
<td>389,375</td>
<td>49%</td>
<td>9%</td>
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</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 2-40: Median Sales Price for Single Family Homes, Sacramento County 1997-2020

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<thead>
<tr>
<th>Year</th>
<th>Median Sales Price</th>
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<td>1997</td>
<td>$115,738</td>
</tr>
<tr>
<td>1998</td>
<td>$125,000</td>
</tr>
<tr>
<td>1999</td>
<td>$129,188</td>
</tr>
<tr>
<td>2000</td>
<td>$144,375</td>
</tr>
<tr>
<td>2001</td>
<td>$171,000</td>
</tr>
<tr>
<td>2002</td>
<td>$207,488</td>
</tr>
<tr>
<td>2003</td>
<td>$244,875</td>
</tr>
<tr>
<td>2004</td>
<td>$312,145</td>
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<td>2005</td>
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<td>2006</td>
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<td>2007</td>
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<td>2008</td>
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<td>2013</td>
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<td>2014</td>
<td>$267,263</td>
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<td>2015</td>
<td>$315,000</td>
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<td>2016</td>
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<td>2017</td>
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<td>2018</td>
<td>$365,000</td>
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<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

**Figure 2-12**

Median Sales Price for Single Family Homes, Sacramento Region – 1997-2019
### Table 2-41: Affordability Levels based on Income

<table>
<thead>
<tr>
<th>Home Price</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>
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</thead>
<tbody>
<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&lt;sup&gt;1&lt;/sup&gt;</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&lt;sup&gt;2&lt;/sup&gt;</td>
<td>$755</td>
<td>$1,238</td>
<td>$1,573</td>
<td>$1,888</td>
</tr>
<tr>
<td>Property Taxes per month&lt;sup&gt;3&lt;/sup&gt;</td>
<td>$188</td>
<td>$307</td>
<td>$391</td>
<td>$469</td>
</tr>
<tr>
<td>Home Owner's Insurance&lt;sup&gt;4&lt;/sup&gt;</td>
<td>$50</td>
<td>$50</td>
<td>$50</td>
<td>$55</td>
</tr>
<tr>
<td>Mortgage Insurance&lt;sup&gt;5&lt;/sup&gt;</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&lt;sup&gt;6&lt;/sup&gt;</td>
<td>$3,338</td>
<td>$5,340</td>
<td>$6,675</td>
<td>$8,010</td>
</tr>
<tr>
<td>Housing Ratio&lt;sup&gt;7&lt;/sup&gt;</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 (2012-2019), 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 $1889 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>
<thead>
<tr>
<th>Family Size</th>
<th>Annual Income for Low-income Family (1)</th>
<th>Monthly Income</th>
<th>Unit Size</th>
<th>Average Rent for Unit Size (2)</th>
<th>Estimated Monthly Utility Costs (3)</th>
<th>Estimated Gross Rent</th>
<th>Gross Rent as a % of Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$48,350</td>
<td>$4,029</td>
<td>Studio</td>
<td>$1,049.00</td>
<td>$226</td>
<td>$1,275</td>
<td>32%</td>
</tr>
<tr>
<td>2</td>
<td>$55,250</td>
<td>$4,604</td>
<td>1/1</td>
<td>$1,037.00</td>
<td>$238</td>
<td>$1,275</td>
<td>28%</td>
</tr>
<tr>
<td>3</td>
<td>$62,150</td>
<td>$5,179</td>
<td>2/1</td>
<td>$1,006.00</td>
<td>$269</td>
<td>$1,275</td>
<td>25%</td>
</tr>
<tr>
<td>4</td>
<td>$69,050</td>
<td>$5,754</td>
<td>2/2</td>
<td>$1,006.00</td>
<td>$269</td>
<td>$1,275</td>
<td>22%</td>
</tr>
<tr>
<td>5</td>
<td>$74,600</td>
<td>$6,217</td>
<td>3/2</td>
<td>$1,889.00</td>
<td>$301</td>
<td>$2,190</td>
<td>35%</td>
</tr>
<tr>
<td>6</td>
<td>$80,100</td>
<td>$6,675</td>
<td>3/2</td>
<td>$1,889.00</td>
<td>$301</td>
<td>$2,190</td>
<td>33%</td>
</tr>
</tbody>
</table>

(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 accommodated 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 lows 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, 48.25% of renter-occupied households were in overpayment situations in 2010-2018, while 38.73% of owner-occupied households were overpaying for shelter in the City of Citrus Heights. In Sacramento County in 2010-2018, 38.64% of households were overpaying for shelter; 45.35% of renter occupied households were overpaying, while 20.23% 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, 13,16412,660 of the lower income households in the city are overpaying for shelter. Subsequently, 5459% of the lower income renter households are overpaying for shelter, while only 4641% 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 Units</th>
<th>30%-34.9%</th>
<th>35%+</th>
<th>Over 30%</th>
</tr>
</thead>
<tbody>
<tr>
<td></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>
</tr>
<tr>
<td>Renter</td>
<td>224,671</td>
<td>20,630</td>
<td>9.2%</td>
<td>102,335</td>
</tr>
<tr>
<td>All</td>
<td>440,630</td>
<td>38,324</td>
<td>8.7%</td>
<td>156,462</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 888.789 public assisted units were ascertained in the City in 20132020. 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><strong>789</strong></td>
<td></td>
<td></td>
<td></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.
Table 2-47: Affordable Rental Units Inventory Conversion Risk-City of Citrus Heights

<table>
<thead>
<tr>
<th>Name of Project</th>
<th>Type of Assistance</th>
<th>Expiration Year</th>
<th>Month</th>
<th>Type of Conversion Risk</th>
</tr>
</thead>
<tbody>
<tr>
<td>Huntington Square</td>
<td>CHFA</td>
<td>2024</td>
<td></td>
<td>Restriction Expiration</td>
</tr>
<tr>
<td>Vintage Oaks</td>
<td>LIHTC</td>
<td>2049</td>
<td></td>
<td>Restriction Expiration</td>
</tr>
<tr>
<td>Greenback Manor</td>
<td>LIHTC/Bonds</td>
<td>2053</td>
<td></td>
<td>Restriction Expiration</td>
</tr>
<tr>
<td>Normandy Park</td>
<td>LIHTC/Bonds</td>
<td>2055</td>
<td></td>
<td>Restriction Expiration</td>
</tr>
<tr>
<td>The Renaissance</td>
<td>LIHTC/Bonds</td>
<td>2056</td>
<td></td>
<td>Restriction Expiration</td>
</tr>
<tr>
<td>Arborelle Apartments</td>
<td>LIHTC</td>
<td>2062</td>
<td></td>
<td>Restriction Expiration</td>
</tr>
</tbody>
</table>

Source: Sacramento Housing and Redevelopment (SHRA), U.S. Department of Housing and Urban Development, California Tax Credit Allocation Committee

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. While there has not yet been discussion with the owner, City staff plans to work diligently with them to ensure that this property does not result in the loss of an additional 45 units of affordable housing, including ensuring they meet all 3-year, 12-month, and 6-month noticing requirements.

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>
<thead>
<tr>
<th>Expiring Year</th>
<th>At-risk Project(s)</th>
<th>Level of Risk</th>
<th>General</th>
<th>Elderly</th>
<th>Disabled</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2022</td>
<td>None</td>
<td>None</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>2023</td>
<td>None</td>
<td>None</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>2024</td>
<td>Huntington Square</td>
<td>Low</td>
<td>45</td>
<td>0</td>
<td>0</td>
<td>45</td>
</tr>
<tr>
<td>2025</td>
<td>None</td>
<td>None</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>2026</td>
<td>None</td>
<td>None</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Within five years</td>
<td></td>
<td></td>
<td>45</td>
<td>0</td>
<td>0</td>
<td>45</td>
</tr>
<tr>
<td>2027</td>
<td>None</td>
<td>None</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>2028</td>
<td>None</td>
<td>None</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>2029</td>
<td>None</td>
<td>None</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>2030</td>
<td>None</td>
<td>None</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>2031</td>
<td>None</td>
<td>None</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Within the next 5 years</td>
<td></td>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TOTAL ten year “at-risk” units</td>
<td></td>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>45</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>
<thead>
<tr>
<th>Fee/Cost Type</th>
<th>Cost Per Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acquisition</td>
<td>$250,000</td>
</tr>
<tr>
<td>Rehabilitation</td>
<td>$50,000</td>
</tr>
<tr>
<td>Financing/Other</td>
<td>$57,000</td>
</tr>
<tr>
<td><strong>TOTAL COST PER UNIT</strong></td>
<td><strong>$357,000</strong></td>
</tr>
</tbody>
</table>

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>
<thead>
<tr>
<th>Fee/Cost Type</th>
<th>Cost Per Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Acquisition</td>
<td>$20,000</td>
</tr>
<tr>
<td>Construction</td>
<td>$310,000</td>
</tr>
<tr>
<td>Site Development</td>
<td>$18,000</td>
</tr>
<tr>
<td>Fees/Permits/Exaction</td>
<td>$27,000</td>
</tr>
<tr>
<td>Financing/Other</td>
<td>$120,000</td>
</tr>
<tr>
<td><strong>TOTAL COST PER UNIT</strong></td>
<td><strong>$495,000</strong></td>
</tr>
</tbody>
</table>

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>
<thead>
<tr>
<th>Bedroom Type</th>
<th>Avg. Restricted Rent*</th>
<th>Avg. Market Rent</th>
<th>Difference ($)</th>
<th>Per Unit Rental Subsidy Per Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>One Bedroom</td>
<td>$1,070</td>
<td>$1,119</td>
<td>$49</td>
<td>$588</td>
</tr>
<tr>
<td>Two Bedroom</td>
<td>$1,350</td>
<td>$1,415</td>
<td>$65</td>
<td>$780</td>
</tr>
<tr>
<td>Average</td>
<td>$1,210</td>
<td>$1,267</td>
<td>$57</td>
<td>$684</td>
</tr>
</tbody>
</table>

* 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>
<thead>
<tr>
<th>Preservation Type</th>
<th>Number of Units</th>
<th>Cost Per Unit</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acquisition/Rehabilitation</td>
<td>45</td>
<td>$357,000</td>
<td>$16,065,000</td>
</tr>
<tr>
<td>Replacement</td>
<td>45</td>
<td>$495,000</td>
<td>$22,275,000</td>
</tr>
<tr>
<td>Rental Subsidies*</td>
<td>45</td>
<td>$684 (per unit/year)</td>
<td>$769,500</td>
</tr>
</tbody>
</table>

* 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, there are 14,635 units (32.38%) 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 RD15-30 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.

City staff understands that these guidelines will need to be revised to comply with Government Code Section 65583(a), and has crafted a policy action (#) to specifically address the issue during the 6th cycle.

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 RD10–RD30 Zoning (single family and multi-family zones) with a Use Permit. The Use Permit process has objective findings that need to be made, including the following:

>- The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the Municipal Code;
>- The proposed use is consistent with the General Plan and any applicable specific plan;
>- The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity;
>- The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints; and
>- Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

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.

Staff has added a policy action (#) to update its Transitional and Supportive Housing policy to meet all current State requirements, to be enacted during the 6th cycle.

**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 According to the 2017 US Department of Agriculture data, there are 7,600,947,769 farm activities employees in the Sacramento PMSA County. Given the built out nature of the City and the lack of any agricultural zoning, 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. Staff has added a policy action (#) to update its Agricultural Worker Housing.
policy to meet all current State requirements pursuant to Health and Safety code 17021.5, to be enacted during the 6th cycle.

**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 81,650 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. None of these entitled project were counted toward the 5th cycle RHNA. 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 20122018. This is a 31.3% decrease in vacancy from 20072012. 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%6.9% in 2012 to 4.6% in 2019, continuing a trend toward a “balanced market”.

Over the last seven years (20052013–20122020) annual apartment vacancy rates have remained between 3.6 and 4.9%.

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 431.62% in the last four-five years, from $864,960/month in 2015 to $828,126.70/month in 2019; and less than 1% over the last year from $824 in 2011—(Real FactsCoStar, 20122020)

<table>
<thead>
<tr>
<th>TABLE 2-53: Multifamily Vacancy and Price-City of Citrus Heights</th>
</tr>
</thead>
<tbody>
<tr>
<td>Avg Rents</td>
</tr>
<tr>
<td>$804.00</td>
</tr>
</tbody>
</table>
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 makes 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, none of which are City-owned or operated:

**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.

**GAS**

Pacific Gas & Electric (PG&E) is the sole gas provider in the City.

**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.

There are adequate water and sewer services to accommodate the 6th cycle RHNA number for all income categories.

**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. Unfortunately, there is no data specific to Citrus Heights that was available.

<table>
<thead>
<tr>
<th>TABLE 2-54: Construction Costs Per Square Foot-California</th>
</tr>
</thead>
<tbody>
<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. All zoning and development standards as well as entitlement.
Building permit, and impact fees are available on the City’s website. 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 6,465 acres of vacant land, 53 acres of all of which is pending development, and 247 acres of underutilized land. Additional land is designated as “banked” for potential future development in various zones and lot sizes.

The City does not typically receive requests to approve development at densities less than those identified in the previous and current inventory.
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>60%</td>
<td>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. City staff has created a policy action (#) that will analyze the current parking requirement for studio and one-bedroom apartments to see if it is an additional constraint on development.

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. For example, a typical multi-family development that meets the underlying zoning and general plan requirements would be required to obtain a design review permit. A development of 10 or fewer units would be approved at the staff level (ministerial), while a project of 11 or more units would require a Planning Commission (public) hearing. The findings for a design review permit are as follows:
Complies with this Section and all other applicable provisions of this Zoning Code;

Provides architectural design, building massing and scale, and street and lot layout in the case of a subdivision, that are appropriate to and compatible with the site surroundings and the community;

Provides attractive and desirable site layout and design, including building arrangement, exterior appearance and setbacks, drainage, fences and walls, grading, landscaping, lighting, signs, etc.;

Provides safe and efficient public access, circulation and parking, including bicycle and pedestrian accommodations where appropriate;

Provides appropriate open space and landscaping, including the use of water efficient landscaping;

Is consistent with the General Plan, any applicable specific plan, development agreement, and/or any previously approved planning permit; and

Complies with all applicable design standards in Chapter 106.31 (Design Standards), and/or other applicable City design guidelines and policies.

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. Typical time between final entitlement approval and building permit submittal is 3-4 months. Generally, circumstances regarding any delays between final approval and issuing building permits are applicant driven and not considered a constraint on development.

Additionally, the City has created a checklist that allows for a housing developer to submit a “preliminary application” for a housing development project, compliant with SB330. Upon submittal of the application and a payment of the permit processing fee, the developer is allowed to “freeze” the applicable fees and development standards that apply to their project while they assemble the rest of the material necessary for a full application submittal.
### 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>
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<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>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Mobile/manufactured home</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
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<td></td>
<td></td>
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<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>-</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>-</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>-</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>
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<td>P</td>
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<tr>
<td>Residential Care facility (6 or fewer clients)</td>
<td>P</td>
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<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<tr>
<td>Residential Care facility (7 to 20 clients)</td>
<td>UP</td>
<td>UP</td>
<td>UP</td>
<td>P</td>
<td>-</td>
<td>-</td>
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<td>-</td>
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<tr>
<td>Residential Care facility (21 or more clients)</td>
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<td>-</td>
<td>-</td>
<td>UP</td>
<td>UP</td>
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<td>-</td>
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<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Room or boarding house</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>UP</td>
<td>UP</td>
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<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<td>-</td>
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<tr>
<td>Emergency Shelter</td>
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<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>S</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Single Room Occupancy (SRO Facility)</td>
<td>-</td>
<td>-</td>
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<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>UP</td>
<td>-</td>
<td>-</td>
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<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>UP</td>
<td>UP</td>
<td>-</td>
<td>-</td>
<td>UP</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Mixed Use Residential Component</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>-</td>
<td>-</td>
<td>-</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>-</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>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<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 2-59: Timelines for Permit Procedures

<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 2-60: Typical Processing Procedures by Project Type

<table>
<thead>
<tr>
<th></th>
<th>Single Family</th>
<th>Subdivision</th>
<th>Multifamily</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Plan Review</td>
<td></td>
<td>Tentative Subdivision Map</td>
<td>Design Review</td>
</tr>
<tr>
<td>Building Plan Check</td>
<td></td>
<td>Design Review</td>
<td>Initial Study</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Initial Study</td>
<td>Categorical Exemption or Negative Declaration or Mitigated Negative Declaration</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Categorical Exemption or Negative Declaration</td>
<td></td>
</tr>
</tbody>
</table>

**ESTIMATED TOTAL PROCESSING TIME**

- **4 to 8 weeks**
- **3 to 6 months**
- **3 to 6 months**

Source: City of Citrus Heights Zoning Code, City Staff

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**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 a 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.

The City also has a new policy action (#) that will create a Pre-Approved Accessory Dwelling Unit Program (PRADU) that allows a streamlined process for homeowners to select a pre-approved design and expedite the building permit process.
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, deemphasizing 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. The City also has a policy action (#) to create a ministerial review and approval process for all projects that comply with SB35 standards. This policy action will be implemented during the 6th cycle.

CODE ENFORCEMENT

The City of Citrus Heights conducts a Code Enforcement Program, which addresses concerns of housing stock preservation and blight. The City implements the most recent building code and has not enacted any local amendments to modify their application. 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, required for all rental properties within the city (with some exceptions as outlined on the City’s website). 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>
</tr>
</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>
</tr>
<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 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 $22,160. The City charges Park Impact fees which are used to finance park and recreation fees.
### Table 2-62: Development Fee Comparison

<table>
<thead>
<tr>
<th>Development Impact Fee Type</th>
<th>Citrus Heights Single Family&lt;sup&gt;a&lt;/sup&gt;</th>
<th>Citrus Heights Multi-Family&lt;sup&gt;b&lt;/sup&gt;</th>
<th>Roseville</th>
<th>Folsom</th>
<th>Rocklin</th>
<th>Sacramento County&lt;sup&gt;6&lt;/sup&gt;</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Permit Fee</td>
<td>$2,479</td>
<td>$580</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>$1,312</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;4&lt;/sup&gt;</td>
<td>$4,504</td>
<td>$9,644&lt;sup&gt;4&lt;/sup&gt;</td>
<td>$4,262</td>
<td>$17,405&lt;sup&gt;13&lt;/sup&gt;</td>
<td>$4,465</td>
</tr>
<tr>
<td>Sewer Connection</td>
<td>$5,300&lt;sup&gt;2&lt;/sup&gt;</td>
<td>$5,100</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>
<td>$5,200&lt;sup&gt;5&lt;/sup&gt;</td>
</tr>
<tr>
<td>Schools</td>
<td>$4,280</td>
<td>$3,500</td>
<td>$4,976</td>
<td>$12,560</td>
<td>$6,400</td>
<td>$4,280</td>
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<tr>
<td>Fire</td>
<td>$1,280&lt;sup&gt;4&lt;/sup&gt;</td>
<td>$1,000</td>
<td>$1,165</td>
<td>$1,619</td>
<td>$273</td>
<td>$1,824</td>
</tr>
<tr>
<td>Police</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Parks / Recreation</td>
<td>$1,078</td>
<td>$665</td>
<td>$3,600</td>
<td>$6,900</td>
<td>2,696&lt;sup&gt;15&lt;/sup&gt;</td>
<td>1,775</td>
</tr>
<tr>
<td>Drainage</td>
<td>$1,894&lt;sup&gt;7&lt;/sup&gt;</td>
<td>$978</td>
<td>$251</td>
<td>$933</td>
<td>$119</td>
<td>$2,020</td>
</tr>
<tr>
<td>Total</td>
<td><strong>$24,960</strong></td>
<td><strong>$16,974</strong></td>
<td><strong>$26,941</strong></td>
<td><strong>$45,960</strong></td>
<td><strong>$50,504</strong></td>
<td><strong>$47,908</strong></td>
</tr>
</tbody>
</table>

Source: City of Citrus Heights, SACOG

**NOTES**

A – Assumes 2,000 SF single family dwelling in an infill location  
B – Assumes 800 SF multi-family dwelling unit in an infill location  
1 – For majority of City, small section of road 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

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 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 are 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 $7,609, 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>Type of Project</th>
<th>Review Authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family additions</td>
<td>Exempt</td>
</tr>
<tr>
<td>Dependent Housing (“Granny Flats”)</td>
<td>Exempt</td>
</tr>
<tr>
<td>Custom homes built to order on an individual basis</td>
<td>Exempt</td>
</tr>
<tr>
<td>Single Family homes as part of housing development of four or fewer units</td>
<td>Director of Community Development</td>
</tr>
<tr>
<td>Single Family homes as part of housing development of five to nine units</td>
<td>Planning Commission</td>
</tr>
<tr>
<td>Multifamily housing built as a part of a development of ten or fewer units</td>
<td>Director of Community Development</td>
</tr>
<tr>
<td>Multifamily housing built as a part of a development of more than ten units</td>
<td>Planning Commission</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 CO₂e 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.

![Residential Lands at Build-out by General Plan Designation](image)

Source: City of Citrus Heights Land Use Database

Residential Lands at Build-out by General Plan Designation

Figure 2-15
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 81.62 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 2012-2020, 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 95 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 (260 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 404 units. All three of these developments have construction schedules that will coincide with the 2021-2029 Housing Element period. None of the aforementioned developments were counted toward the 5th cycle RHNA.

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 City’s built-out nature means that many of its developments have been entitled on underutilized land. Some examples of these projects include the following:

| Entitled Residential Projects on Underutilized Land, Citrus Heights 2013 - 2020 |
|---------------------------------|-----------|------------|------------|
| **Project Name**                | **Units** | **Unit Type** | **Previous Use** |
| Bearpaw Village Townhomes       | 43        | Multifamily  | Residential |
| Country Lane Townhome Apartments| 7         | Multifamily  | Residential |
| Fair Oaks Senior Apartments      | 110       | Multifamily  | Residential |
| Mariposa Creek Subdivision      | 15        | Single Family| Residential |
| Mitchell Farms Subdivision      | 260       | Single Family| Commercial  |
| **TOTAL**                       | **435**   |             |             |

Source: City of Citrus Heights Planning Division
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 existing site conditions to determine the likely number of units to be produced within the Housing Element planning period. Based on the underutilized inventory, 349 units are projected to be accommodated in the Sunrise Mall 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 12 ADUs to be constructed per year, totaling 100 units over the course of the entire planning period. This will also be accelerated by the City’s Pre-Approved Accessory Dwelling Unit Program (PRADU), as outlined in policy action (25.1C).

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 |
|---------------------------------------------------------------|----------|------|-----------------|-----------------|-----------------|
| General Plan Designation                                      | Permitted DUA | Area | Permissible Units | Expected Units |
|                                                               | Min. | Max. | Acres | Min. | Max. | Number |
| Vacant land, residential                                      |       |      |       |      |      |        |
| Very Low                                                      | 1     | 4    | 0     | 0    | 0    | 0       |
| Low Density                                                   | 5     | 8    | 0     | 0    | 0    | 0       |
| Medium Density                                                | 9     | 20   | 62    | 404  | 416  | 404     |
| High Density                                                  | 21    | 30   | 0     | 0    | 0    | 0       |
| TOTAL VACANT RESIDENTIAL                                      |       |      | 62    | 404  | 416  | 404     |

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 Units</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Min.</td>
<td>Max.</td>
<td>Acres</td>
<td>Min.</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>174</td>
</tr>
<tr>
<td>High Density</td>
<td>21</td>
<td>30</td>
<td>95</td>
<td>175</td>
</tr>
<tr>
<td>TOTAL PENDING RESIDENTIAL</td>
<td>N/A</td>
<td></td>
<td>349</td>
<td>1,200</td>
</tr>
</tbody>
</table>

Note:
1  Based on case by case review of residential properties for site constraints and zoning conditions
2  Assuming 12 units per year for ADUs built on low-density residential parcels

**Pending Development Projects**

The aforementioned combination of pending projects on vacant land as well as underutilized land should yield approximately 853 units over the course of the 2021-2029 Housing Element period, a third 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-AND 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 473-404 units on vacant land and 396-449 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 852-853 units, thereby exceeding the RHNA allocation by approximately 456-156 units as shown on Table 2-67d. The RHNA also requires the City to accommodate 146-132 Very Low and 149-79 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 **453-286** 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                      | 250                          | 154                          | 404          |
| Underutilized Land              | 100                          | 349                          | 449          |
| **TOTAL**                       | **350**                      | **503**                      | **853**      |

**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 2-66: Permitted Residential Uses by Zone – City of Citrus Heights

<table>
<thead>
<tr>
<th>Residential Zone</th>
<th>Single Family</th>
<th>Multi-family</th>
<th>Mobile Home</th>
<th>Accessory Dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>RD 1-2</td>
<td>Permitted</td>
<td>Prohibited</td>
<td>Permitted</td>
<td>Permitted</td>
</tr>
<tr>
<td>RD 3-4</td>
<td>Permitted</td>
<td>Prohibited</td>
<td>Permitted</td>
<td>Permitted</td>
</tr>
<tr>
<td>RD 5-7</td>
<td>Permitted</td>
<td>Prohibited</td>
<td>Permitted</td>
<td>Permitted</td>
</tr>
<tr>
<td>RD 10</td>
<td>Permitted</td>
<td>DRP</td>
<td>Prohibited</td>
<td>Permitted</td>
</tr>
<tr>
<td>RD 15-30</td>
<td>Permitted</td>
<td>DRP</td>
<td>Prohibited</td>
<td>Permitted</td>
</tr>
<tr>
<td>Mobile Home</td>
<td>Permitted</td>
<td>Prohibited</td>
<td>Permitted</td>
<td>Prohibited</td>
</tr>
<tr>
<td>O (Recreation)</td>
<td>Conditional Use</td>
<td>Prohibited</td>
<td>Conditional Use</td>
<td>Prohibited</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 2013-2021 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 housing units that will be constructed, rehabilitated or conserved. For approximately over 300 of the 894 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 person, the Development Specialist. 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>
<thead>
<tr>
<th>Income Category</th>
<th>RHNA Requirement</th>
<th>New Construction</th>
<th>Rehabilitation*</th>
<th>Conservation</th>
<th>Total Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low Income</td>
<td>66</td>
<td>71</td>
<td>50</td>
<td>65</td>
<td>186</td>
</tr>
<tr>
<td>Very Low Income</td>
<td>66</td>
<td>72</td>
<td>50</td>
<td>35</td>
<td>157</td>
</tr>
<tr>
<td>Low Income</td>
<td>79</td>
<td>143</td>
<td>60</td>
<td>45</td>
<td>248</td>
</tr>
<tr>
<td>Moderate Income</td>
<td>144</td>
<td>158</td>
<td>60</td>
<td>0</td>
<td>218</td>
</tr>
<tr>
<td>Above Moderate Income</td>
<td>342</td>
<td>409</td>
<td>90</td>
<td>0</td>
<td>499</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>697</strong></td>
<td><strong>853</strong></td>
<td><strong>310</strong></td>
<td><strong>145</strong></td>
<td><strong>1,308</strong></td>
</tr>
</tbody>
</table>

Note:
1 – Numbers based on anticipated rental inspections and housing choice vouchers
*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 Housing Division meets 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**

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SACOG RHNA 2019
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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
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<tbody>
<tr>
<td>24.1</td>
<td>A. Use City Housing funds to leverage private funds to create home ownership opportunities for underserved communities.</td>
<td>CDD</td>
<td>CDBG, HOME, CalHOME, PLHA, Other Private and Public Sources</td>
<td>Ongoing</td>
</tr>
<tr>
<td></td>
<td>B. Continue to participate in programs that encourage people to own homes close to their workplaces.</td>
<td>CDD</td>
<td>Fannie Mae, CalHOME, HOME</td>
<td>Ongoing</td>
</tr>
<tr>
<td></td>
<td>C. Conduct outreach and provide information at City Hall and on the City’s website about resources available to potential homebuyers.</td>
<td>CDD</td>
<td>General Fund, CDBG, CalHOME</td>
<td>Bi-annually and ongoing</td>
</tr>
<tr>
<td></td>
<td>D. Use available state and federal funds for the city-wide first time home buyer assistance program.</td>
<td>CDD</td>
<td>CDBG, HOME, CalHOME, CalHFA, PLHA</td>
<td>Ongoing</td>
</tr>
<tr>
<td></td>
<td>E. Create and participate in partnerships that encourage home ownership.</td>
<td>CDD</td>
<td>General Fund, CDBG, SHRA, Private Sources</td>
<td>Ongoing</td>
</tr>
<tr>
<td></td>
<td>F. Explore and pursue innovative ways of creating opportunities for increased home ownership.</td>
<td>CDD</td>
<td>General Fund, CDBG, SHRA, Private Sources</td>
<td>Ongoing</td>
</tr>
<tr>
<td></td>
<td>G. The City will monitor foreclosures and provide programs and technical assistance as necessary.</td>
<td>CDD</td>
<td>General Fund, CDBG</td>
<td>Ongoing</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>24.2</td>
<td>A. Develop a program to allow and encourage conversion of small rental properties to owner occupancy.</td>
<td>CDD, SHRA</td>
<td>CDBG, HOME, Bonds</td>
<td>July 2024</td>
</tr>
<tr>
<td></td>
<td>B. Investigate ways and provide resources to promote ownership of mobile home parks by their residents.</td>
<td>CDD, State, HCD</td>
<td>State Mobile Home Condo Funds, MPROP</td>
<td>Ongoing</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>25.1</td>
<td>A. Continue to support development of secondary dwelling units, cluster housing, work/live units, co-op housing, transitional housing, supportive housing, and other innovative housing types as allowed by the Zoning Code, with the goals of permitting 100 total ADUs over the 2021-29 planning period. Continue to meet with developers, including nonprofits, to discuss the City’s zoning and other resources as part of Action 28.7C.</td>
<td>CDD</td>
<td>General Fund, HOME, PLHA, REAP</td>
<td>Ongoing with meetings every two years</td>
</tr>
<tr>
<td></td>
<td>B. Update the Zoning Code to bring Agricultural Worker Housing into compliance with all current State requirements pursuant to Health and Safety code 17021.5.</td>
<td>CDD</td>
<td>General Fund</td>
<td>July 2023</td>
</tr>
<tr>
<td></td>
<td>C. Implement the City’s Pre-Approved Accessory Dwelling Unit program, with the goal of permitting 100 total ADUs over the 2021-29 planning period.</td>
<td>CDD</td>
<td>General Fund</td>
<td>December 2021</td>
</tr>
<tr>
<td>25.2</td>
<td>A. Maintain and update an inventory of land suitable within the City for the development of housing for all segments of the community.</td>
<td>CDD</td>
<td>General Fund</td>
<td>Bi-Annually</td>
</tr>
<tr>
<td></td>
<td>B. 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>CDD</td>
<td>General Fund</td>
<td>Annually</td>
</tr>
</tbody>
</table>
### Housing (Updated 05/20/2021)

<table>
<thead>
<tr>
<th>#</th>
<th>Action</th>
<th>Responsible Party</th>
<th>Funding Sources</th>
<th>Time Line</th>
</tr>
</thead>
</table>
| C. | Continue the housing monitoring program that includes 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.                                                                                                                                                                                                                                                                                                                                                                           | CDD               | General Fund                  | Bi-Annually       |
| 25.3 | A. Continue to encourage mixed use development along the City’s major corridors, with the goal of creating at least 349 housing units within mixed-use zones. Continue to meet with developers, including nonprofits and community stakeholders to discuss opportunities under the City’s zoning and other resources as part of Program 28.7 – C.*  
B. The City will adopt a Specific Plan for the Sunrise Mall site by January 2022 including policies that promote and require residential uses for the overall plan development. Residential development in the Specific Plan shall be encouraged to be at densities of at least 20 units per acre and shall include design standards such as reduced parking and setbacks and increased building heights as compared to existing zoning. Site planning should include logical phases or developable areas of 50-150 units of varying housing typologies. The City will routinely coordinate with property owners and implement CEQA streamlining afforded by the Specific Plan.*  
C. Pursue funding to incentivize and promote housing within the City’s three identified “Green Zones” for the SACOG Green Means Go Pilot Project, with the goal of achieving 25-35% of the city’s overall RHNA requirement within these zones.* | CDD               | General Fund                  | Ongoing, meetings every two years | January 2022      |
| 25.4 | Support a variety of housing opportunities on vacant or underutilized lands.                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | CDD               | General Fund, HOME            | Ongoing           |
| 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, with the goal of entitling 50% more of these facilities over the 2021-29 housing period than were entitled during the 2013-2021 period.*                                                                                                                                                                                                                                           | CDD               | General Fund                  | Ongoing           |
| 26.1 | 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 nuisance residential structures and require resolution.  
C. Offer incentives and financing assistance for affordable housing and housing rehabilitation.  
D. The City will work with financial institutions, nonprofit organizations and government agencies to promote housing rehabilitation. The City will identify funding to create affordable housing opportunities for multi-family properties undergoing foreclosure. The City will partner with organizations such as the local housing authority (Sacramento Housing and Redevelopment Agency) to modernize public housing as needed. | PD, CDD           | General Fund, RHIP             | Ongoing           |
<p>|     |                                                                                                                                           |                   | CDBG, HOME, PLHA, Tax Credit   | Bi-annually and ongoing |</p>
<table>
<thead>
<tr>
<th>#</th>
<th>Action</th>
<th>Responsible Party</th>
<th>Funding Sources</th>
<th>Time Line</th>
</tr>
</thead>
<tbody>
<tr>
<td>E</td>
<td>Support the efforts of all local service organizations and, schools, and other community groups to provide housing repair assistance.</td>
<td>CDD</td>
<td>CDBG</td>
<td>Ongoing</td>
</tr>
<tr>
<td>F</td>
<td>Continue and expand the City's Owner Occupied Rehabilitation Program where feasible.</td>
<td>CDD</td>
<td>CDBG, HOME</td>
<td>Ongoing</td>
</tr>
<tr>
<td>G</td>
<td>Fund interest free housing repair loans and grants to senior residents.</td>
<td>CDD</td>
<td>CDBG, PLHA, Housing Impact Fees</td>
<td>Ongoing</td>
</tr>
<tr>
<td>H</td>
<td>Use available housing funds to assist in rehabilitating housing.</td>
<td>CDD</td>
<td>CDBG, PLHA, Housing Impact Fees</td>
<td>Ongoing</td>
</tr>
<tr>
<td>I</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.</td>
<td>PD, CDD</td>
<td>General Fund</td>
<td>Bi-annually and ongoing</td>
</tr>
<tr>
<td>J</td>
<td>Use a system of cumulative and substantial fines and other innovative approaches to gain compliance from the owners of nuisance properties.</td>
<td>PD, CDD</td>
<td>General Fund</td>
<td>Ongoing</td>
</tr>
<tr>
<td>K</td>
<td>Work with community based organizations to create self-help housing opportunities in the City.</td>
<td>CDD</td>
<td>General Fund, CDBG, PLHA, Housing Impact Fees</td>
<td>Ongoing</td>
</tr>
<tr>
<td>L</td>
<td>Seek new ownership opportunities to redevelop existing problematic housing developments.</td>
<td>CDD</td>
<td>General Fund, CDBG, PLHA, Housing Impact Fees</td>
<td>Ongoing</td>
</tr>
<tr>
<td>M</td>
<td>Encourage the use of Green Building practices for the revitalization or redevelopment of the existing housing stock.</td>
<td>CDD</td>
<td>General Fund, CDBG</td>
<td>Ongoing</td>
</tr>
<tr>
<td>N</td>
<td>Seek grants and other funding mechanisms to assist in redevelopment of existing housing stock.</td>
<td>CDD</td>
<td>General Fund, CDBG, PLHA, Housing Impact Fees</td>
<td>Bi-annually and ongoing</td>
</tr>
<tr>
<td>26.2</td>
<td>A. Promote the development of mixed-use housing including clustered, live-work and above-retail uses in appropriate zones.</td>
<td>CDD</td>
<td>General Fund, HOME, PLHA</td>
<td>Ongoing</td>
</tr>
<tr>
<td></td>
<td>B. Continue streamlining the review process to minimize any constraints on or disincentives to housing development.</td>
<td>CDD</td>
<td>General Fund</td>
<td>Ongoing</td>
</tr>
<tr>
<td></td>
<td>C. Promote quality design by offering flexible housing development standards.</td>
<td>CDD</td>
<td>General Fund</td>
<td>Ongoing</td>
</tr>
<tr>
<td></td>
<td>D. Use available funds to assist in developing a variety of housing types for all income levels, including extremely low income, with the goal of entitling at least 50% more affordable housing projects within the 2021-29 planning period than the 2013-21 period.*</td>
<td>CDD</td>
<td>General Fund, CDBG, PLHA, Housing Impact Fees</td>
<td>Ongoing</td>
</tr>
<tr>
<td></td>
<td>E. Encourage and offer incentives to developments that include Green practices including LEED Certification and/or Photovoltaic Systems.</td>
<td>CDD</td>
<td>General Fund</td>
<td>Ongoing</td>
</tr>
<tr>
<td></td>
<td>F. The City will encourage and offer incentive to developments that promote Universal Housing.</td>
<td>CDD</td>
<td>General Fund, CDBG</td>
<td>Ongoing</td>
</tr>
<tr>
<td></td>
<td>G. Analyze the parking requirements for studio and one-bedroom apartments in the Zoning Code to ensure they are not a constraint or disincentive to housing development.</td>
<td>CDD</td>
<td>General Fund</td>
<td>July 2023</td>
</tr>
<tr>
<td></td>
<td>H. Create an application streamlining process in compliance with SB35.</td>
<td>CDD</td>
<td>General Fund</td>
<td>July 2023</td>
</tr>
</tbody>
</table>
## Housing (Updated 05/20/2021)

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<th>Funding Sources</th>
<th>Time Line</th>
</tr>
</thead>
<tbody>
<tr>
<td>26.3</td>
<td>A. Continue to implement the Rental Housing Inspection Program, which issues over 4,000 corrections for housing violations per year, leading to better housing conditions within the community.*</td>
<td>PD</td>
<td>RHIP</td>
<td>Ongoing</td>
</tr>
<tr>
<td></td>
<td>B. Work with the local housing authority (Sacramento) to enhance the quality and appearance of public housing in the City.</td>
<td>CDD</td>
<td>HOME, PLHA</td>
<td>Ongoing</td>
</tr>
<tr>
<td>26.4</td>
<td>A. Implement the Design Guidelines within the Zoning Ordinance.</td>
<td>CDD</td>
<td>General Fund</td>
<td>Ongoing</td>
</tr>
<tr>
<td>26.5</td>
<td>A. Continue to pursue the use of local, state, and federal funds to make physical improvements to existing mobile home parks.</td>
<td>CDD</td>
<td>CDBG, HCD</td>
<td>Annually</td>
</tr>
<tr>
<td></td>
<td>B. Continue to offer Community Development Block Grant (CDBG) funds to rehabilitate mobile and manufactured homes.</td>
<td>CDD</td>
<td>CDBG</td>
<td>Ongoing</td>
</tr>
<tr>
<td></td>
<td>C. Continue to fund the Critical Repair Program for lower income homeowners, including mobile home and manufactured homes.</td>
<td>CDD</td>
<td>CDBG</td>
<td>Ongoing</td>
</tr>
<tr>
<td></td>
<td>D. Support parties interested in converting mobile home parks to resident owned or similar ownership. Provide resources and technical assistance to mobile home park owners and residents to evaluate the potential for partnerships to achieve resident ownership in mobile home parks.</td>
<td>CDD, HCD</td>
<td>State Mobile Home Condo Funds, MPROP</td>
<td>Annually</td>
</tr>
<tr>
<td></td>
<td>E. Redevelop / Rehabilitate existing deteriorated mobile home parks or manufactured homes.</td>
<td>CDD, HCD</td>
<td>State Mobile Home Condo Funds</td>
<td>Ongoing</td>
</tr>
<tr>
<td>27.1</td>
<td>A. Annually review the status of housing projects whose government restrictions are expiring or near expiration to determine the need for intervention.</td>
<td>CDD</td>
<td>General Fund, HOME, PLHA</td>
<td>Annually</td>
</tr>
<tr>
<td></td>
<td>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.</td>
<td>CDD, SHRA</td>
<td>General Fund, CDBG</td>
<td>Ongoing</td>
</tr>
<tr>
<td></td>
<td>C. Work with nonprofit housing organizations, SHRA, and other agencies to help purchase complexes where the owner wishes to convert to market rate.</td>
<td>CDD, SHRA</td>
<td>General Fund, CDBG, HOME</td>
<td>Ongoing</td>
</tr>
<tr>
<td></td>
<td>D. If preservation of an “at-risk” development cannot be accomplished, work with the owners to ensure proper federal, state, and local notification and moving assistance is provided.</td>
<td>CDD, SHRA</td>
<td>General Fund, CDBG, HOME</td>
<td>Ongoing</td>
</tr>
<tr>
<td></td>
<td>E. Use CDBG and other available resources to subsidize identified “at-risk” units, rehabilitate substandard units, and/fund self-help projects, to retain their availability as low-income housing.</td>
<td>CDD, SHRA</td>
<td>CDBG, HOME, Local Impact Fees</td>
<td>Ongoing</td>
</tr>
<tr>
<td></td>
<td>F. Continue to implement strategies to redevelop Sayonara Drive (Sunrise to Lialana), with the goal of replacing the 35 units outlined within the replacement plan. This includes the implementation of the Sayonara Housing Replacement Plan and the continued support of the Sayonara Center, which provides the community with opportunities for education, recreation, and meal support.*</td>
<td>CDD</td>
<td>General Fund, CDBG, HOME, PLHA</td>
<td>July 2025</td>
</tr>
<tr>
<td>28.1</td>
<td>A. Enforce Code requirements to ensure that housing is accessible to the disabled.</td>
<td>CDD, PD</td>
<td>General Fund, CDBG</td>
<td>Ongoing</td>
</tr>
<tr>
<td></td>
<td>B. The City will consider development and adoption of Universal/Adaptable Design Guidelines for disabled and aging populations.</td>
<td>CDD</td>
<td>General Fund</td>
<td>July 2025</td>
</tr>
<tr>
<td></td>
<td>C. Update Reasonable Accommodation section of Zoning Code to comply with Government Code Section 65583(c)(3).</td>
<td>CDD</td>
<td>General Fund</td>
<td>July 2023</td>
</tr>
</tbody>
</table>
### Housing (Updated 05/20/2021)

<table>
<thead>
<tr>
<th>#</th>
<th>Action</th>
<th>Responsible Party</th>
<th>Funding Sources</th>
<th>Time Line</th>
</tr>
</thead>
<tbody>
<tr>
<td>D.</td>
<td>Update Zoning Code to modify required design features and parking requirements for Emergency Shelters in compliance Government Code Section 65583(a)(5).</td>
<td>CDD, PD</td>
<td>General Fund</td>
<td>July 2023</td>
</tr>
<tr>
<td>28.2</td>
<td>A. Continue to work with other jurisdictions to assess need for transitional housing and develop plans to address this problem.</td>
<td>CDD, SHRA, Other Cities</td>
<td>CDBG, HCD, HOME, PLHA</td>
<td>Ongoing</td>
</tr>
<tr>
<td></td>
<td>B. Continue to work with the Sacramento Steps Forward (SSF) to provide emergency shelters and other support services.</td>
<td>CDD, SSF, County</td>
<td>CDBG, ESG</td>
<td>Ongoing</td>
</tr>
<tr>
<td></td>
<td>C. Provide CDBG funds and other resources as available to help finance the City’s fair share of homeless services.</td>
<td>CDD, SSF, SHRA, County</td>
<td>CDBG, ESG, PLHA</td>
<td>Ongoing</td>
</tr>
<tr>
<td></td>
<td>D. Update the Zoning Code to allow Transitional and Supportive Housing by right in all zones that allow residential development, including commercial, in compliance with AB 101 and 2162.</td>
<td>CDD</td>
<td>General Fund</td>
<td>July 2023</td>
</tr>
<tr>
<td>28.3</td>
<td>A. Support efforts to provide housing assistance to underserved communities within the community, including supporting efforts to reduce the potential for displacement as outlined in Policy 25.9C.*</td>
<td>CDD, SHRA</td>
<td>CDBG, HOME, CalHOME, PLHA, Private</td>
<td>Ongoing</td>
</tr>
<tr>
<td></td>
<td>B. Enforce Federal and State anti-discrimination laws.*</td>
<td>CDD</td>
<td>General Fund, CDBG</td>
<td>Ongoing</td>
</tr>
<tr>
<td></td>
<td>C. Continue to fund and 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 programs to support telephone counseling and mediation services, including the Renter’s Help Line, which provides multi-lingual counseling for both tenants and landlords.*</td>
<td>CDD</td>
<td>General Fund, CDBG</td>
<td>Annually</td>
</tr>
<tr>
<td>28.4</td>
<td>A. Conduct annual review as part of the submittal of the Annual Report to HCD as required by law.</td>
<td>CDD</td>
<td>General Fund</td>
<td>Annually</td>
</tr>
<tr>
<td></td>
<td>B. Continue to seek grant funding to implement housing programs.</td>
<td>CDD</td>
<td>General Fund</td>
<td>Annually</td>
</tr>
<tr>
<td></td>
<td>C. Ensure existing affordable housing developments are meeting their rent and income restrictions.</td>
<td>CDD, SHRA</td>
<td>CDBG, HOME</td>
<td>Annually</td>
</tr>
<tr>
<td></td>
<td>D. Monitor market conditions to determine the effect of density and land costs on development of affordable housing.</td>
<td>CDD</td>
<td>General Fund</td>
<td>Bi-Annually</td>
</tr>
<tr>
<td>28.5</td>
<td>A. Review the City’s available land inventory annually to ensure that sufficient land is designated for an appropriate range of housing types.</td>
<td>CDD</td>
<td>General Fund</td>
<td>Annually</td>
</tr>
<tr>
<td>28.6</td>
<td>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.</td>
<td>CDD</td>
<td>General Fund, CDBG</td>
<td>Annually</td>
</tr>
<tr>
<td>28.7</td>
<td>A. Continue to staff the Interdepartmental Development Review Committee to ensure timely processing of development applications.</td>
<td>CDD</td>
<td>General Fund</td>
<td>Ongoing</td>
</tr>
<tr>
<td></td>
<td>B. Continue to make development decisions at the lowest level possible (e.g. staff approvals) in order to expedite development decision making.</td>
<td>CDD</td>
<td>General Fund, Fees</td>
<td>Ongoing</td>
</tr>
<tr>
<td></td>
<td>C. Continue to use density bonuses, federal funds and other available resources to promote housing opportunities, especially for low-income persons (including Extremely Low Income) and those with special needs. Meet with developers, including nonprofits and service providers and community stakeholders every two years to promote the City’s resources, including available sites, zoning, various incentives and opportunities and financial and other available resources to develop action plans for developing affordable units in the planning period.</td>
<td>CDD, CC</td>
<td>General Fund, CDBG, Other</td>
<td>On-going and every two years</td>
</tr>
</tbody>
</table>

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*Note: CDD, CDBG, HOME, CalHOME, PLHA, Private

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**Agenda Packet 292**
### Housing (Updated 05/20/2021)

<table>
<thead>
<tr>
<th>#</th>
<th>Action</th>
<th>Responsible Party</th>
<th>Funding Sources</th>
<th>Time Line</th>
</tr>
</thead>
<tbody>
<tr>
<td>D.</td>
<td>Examine and update or revise if necessary all City development fees to ensure they are fair, necessary and not an undue impediment to housing production. Consult with outside agencies, housing advocates, building trade organizations, Chamber of Commerce, and other private interests in making this assessment.</td>
<td>CDD</td>
<td>General Fund</td>
<td>Annually review and update as required</td>
</tr>
<tr>
<td>E.</td>
<td>Consider fee waivers and deferrals on a case by case basis.</td>
<td>CM, CDD</td>
<td>General Fund</td>
<td>Ongoing</td>
</tr>
<tr>
<td>F.</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.</td>
<td>SACOG, CM, CDD</td>
<td>General Fund</td>
<td>Ongoing</td>
</tr>
<tr>
<td>G.</td>
<td>Research the access to services, facilities, and transportation for special needs populations, including the adequacy of major streets and sidewalks.</td>
<td>CDD, GSD</td>
<td>CDBG, General Fund, CDBG</td>
<td>Ongoing</td>
</tr>
<tr>
<td>H.</td>
<td>Conduct an analysis of locally adopted ordinances and revise if necessary that potentially impact the cost and supply of housing.</td>
<td>CDD</td>
<td>General Fund</td>
<td>July 2024</td>
</tr>
<tr>
<td>28.8</td>
<td>A. Use available funding for low and moderate-income housing projects, with the goal of entitling the required 211 low- and very-low income units within the 2021-29 planning period.*</td>
<td>CDD</td>
<td>CDBG, General Fund, Impact Fees, HOME, PLHA</td>
<td>Ongoing</td>
</tr>
<tr>
<td>28.9</td>
<td><strong>Policy:</strong> Implement policy actions to help Affirmatively Further Fair Housing for all segments of the community.</td>
<td>CDD</td>
<td>General Fund, Regional Funding, CDBG, PLHA, Housing Impact Fees, State Mobile Home Condo Funds</td>
<td>Annual evaluations of progress within target areas and revise programs as appropriate to achieve anticipated outcomes</td>
</tr>
<tr>
<td></td>
<td>A. The city will pursue place-based strategies to accomplish Fair Housing goals, including targeting funding for housing projects and rehabilitation efforts within low resource areas like Sayonara Drive and SACOG-identified “Green Zones” to achieve 25-35% of the City’s Very-Low and Low-Income RHNA requirement. This is supported by Policy Actions 25.3C, 25.5, 26.2D, and 27.1F.</td>
<td>CDD</td>
<td>General Fund, Regional Funding, CDBG, PLHA, Housing Impact Fees, State Mobile Home Condo Funds</td>
<td>Annual evaluations of all housing types and affordability levels entitled and permitted, and revise programs as appropriate to achieve anticipated outcomes</td>
</tr>
<tr>
<td></td>
<td>B. The city will foster and encourage housing mobility by providing a variety of housing types (including mixed-use developments, ADUs, special needs facilities, etc.) at all income levels in order to achieve the city’s very-low and low-income RHNA requirement of 211 units within the Planning Period. This is supported by Policy Actions 25.1A and B, 25.3A and B, 26.2D, and 28.8A.</td>
<td>CDD</td>
<td>General Fund, HOME, CDBG, PLHA, REAP, Housing Impact Fees</td>
<td>Annual evaluations of all housing types and affordability levels entitled and permitted, and revise programs as appropriate to achieve anticipated outcomes</td>
</tr>
</tbody>
</table>
Housing (Updated 05/20/2021)

<table>
<thead>
<tr>
<th>#</th>
<th>Action</th>
<th>Responsible Party</th>
<th>Funding Sources</th>
<th>Time Line</th>
</tr>
</thead>
<tbody>
<tr>
<td>C.</td>
<td>The city will continue its efforts to reduce displacement risk by providing grant funding for resources such as the Renter’s Help Line, which provides multi-lingual counseling and mediation services to tenants and landlords. The city will continue to ensure all Federal and State anti-discrimination laws are being enforced, and identify hazardous living conditions through the city’s Rental Housing Inspection Program which issues corrections for upwards of 4,000 violations per year. The city will continue to support its current purchasing policy which gives preference to local businesses, and continue to fund programs such as Activate Auburn which provides grants to small businesses for needed improvements as well as matching grant funding and technical assistance. The city will continue to grant first right of return to existing residents in any units that are marked for rehabilitation or replacement. Additionally, the city will continue to educate residents on all fair housing resources that are available. This is supported by Policy Actions 26.3A and 28.3A, B, and C.</td>
<td>CDD, PD</td>
<td>General Fund, RHIP, CDBG, HOME, CalHOME, PLHA, Private Funds</td>
<td>Annual evaluations of RHIP corrections and city’s information and outreach efforts, and revise programs as appropriate to achieve anticipated outcomes</td>
</tr>
<tr>
<td>D.</td>
<td>The city will work to create more housing opportunities within higher resource areas by enhancing low resource areas and creating potential for greater economic outcomes. One example of the city’s efforts includes the proposed Sunrise Mall Specific Plan, which has the potential to eliminate its surrounding neighborhood’s low resource status by creating greater economic opportunities via increased housing, retail, commercial, office, and recreational facilities. The city’s goal is to achieve at least 349 units of housing within the 100-acre site, 50 units of which would be considered low- or very-low income. This is primarily supported by Policy Action 25.3A and B.</td>
<td>CDD</td>
<td>General Fund</td>
<td>January 2029, with annual evaluations of progress on mall site, and revise programs as appropriate to achieve anticipated outcomes</td>
</tr>
</tbody>
</table>

*These programs are intended to affirmatively further fair housing in the City of Citrus Heights for the 2021-2029 Housing Element planning period.*
City of 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, or 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 788 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>Site ID</th>
<th>Income Category</th>
<th>Very Low</th>
<th>Low</th>
<th>Moderate</th>
<th>Above Moderate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Required</td>
<td></td>
<td>132</td>
<td>79</td>
<td>144</td>
<td>342</td>
<td>697</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site ID</th>
<th>Vacant / Pending / Underutilized Units (Counted toward RHNA)</th>
<th>Very Low</th>
<th>Low</th>
<th>Moderate</th>
<th>Above Moderate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Mitchell Farms</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>250</td>
<td>250</td>
</tr>
<tr>
<td>2</td>
<td>Fair Oaks Senior*</td>
<td>11</td>
<td>97</td>
<td>0</td>
<td>0</td>
<td>108</td>
</tr>
<tr>
<td>3</td>
<td>Sunrise Pointe*</td>
<td>46</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>46</td>
</tr>
<tr>
<td>4-7</td>
<td>Sunrise Mall</td>
<td>26</td>
<td>26</td>
<td>148</td>
<td>149</td>
<td>349</td>
</tr>
<tr>
<td>N/A</td>
<td>Accessory Dwelling Units</td>
<td>60</td>
<td>20</td>
<td>10</td>
<td>10</td>
<td>100</td>
</tr>
<tr>
<td>SUBTOTAL</td>
<td></td>
<td>143</td>
<td>143</td>
<td>158</td>
<td>409</td>
<td>853</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site ID</th>
<th>Banked Units (Not counted towards RHNA)</th>
<th>Very Low</th>
<th>Low</th>
<th>Moderate</th>
<th>Above Moderate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Auburn Blvd SPA</td>
<td>35</td>
<td>100</td>
<td>0</td>
<td>0</td>
<td>135</td>
</tr>
<tr>
<td>B</td>
<td>Antelope Crossing SPA</td>
<td>0</td>
<td>67</td>
<td>0</td>
<td>0</td>
<td>67</td>
</tr>
<tr>
<td>C</td>
<td>Bear Paw Townhomes</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>25</td>
<td>25</td>
</tr>
<tr>
<td>SUBTOTAL</td>
<td></td>
<td>35</td>
<td>167</td>
<td>0</td>
<td>25</td>
<td>227</td>
</tr>
<tr>
<td>TOTAL AVAILABLE UNITS</td>
<td></td>
<td>178</td>
<td>310</td>
<td>158</td>
<td>434</td>
<td>1,080</td>
</tr>
</tbody>
</table>

*Deed Restricted Affordable Units Entitled / Building Permits Issued*
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).

Figure 1: Overview Map

Each identified parcel includes an identifier label – either a number (vacant/pending land) or a letter (banked land) which correlates to both the summary and site specific inventory pages.

Figure 2: Site Specific Map
<table>
<thead>
<tr>
<th>Site ID</th>
<th>1</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Planning Area/Project Name</strong></td>
<td>Mitchell Village Special Planning Area</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>7925 Arcadia Drive</td>
</tr>
<tr>
<td><strong>Zoning</strong></td>
<td>SPA</td>
</tr>
<tr>
<td><strong>General Plan Designation</strong></td>
<td>Medium Density Residential / Open Space</td>
</tr>
<tr>
<td><strong>Size</strong></td>
<td>55 Acres</td>
</tr>
<tr>
<td><strong>Potential Density</strong></td>
<td>250 Units</td>
</tr>
<tr>
<td><strong>Assumptions</strong></td>
<td>SPA allows up to 260 units, developer anticipates delivering 250 homes after May 2021</td>
</tr>
<tr>
<td><strong>Comments</strong></td>
<td>Currently under construction</td>
</tr>
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<td>See Sunrise Mall Analysis – pg. 14</td>
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<td><strong>Size</strong></td>
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<td><strong>Comments</strong></td>
<td>See Sunrise Mall Analysis – pg. 14</td>
</tr>
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Agenda Packet 308
Underutilized Site: Sunrise Mall

The 95-acre Sunrise Mall site is highly underutilized and ripe for redevelopment. Of the 95 acres, approximately 75 acres is used for parking. However, for the purpose of its RHNA estimates the city has taken a conservative approach to unit calculation on the site, focusing on four parcels around the east and south side of the mall property with the highest likelihood of development during the 6th cycle. These four parcels total approximately 55 acres in size, with 26.4 acres considered currently buildable as they are comprised of parking lots.

The underlying General Plan Designation of General Commercial and zoning of Shopping Center (SC) allows for 40 dwelling units per acre. Collectively, these four parcels would allow over 1,000 units if built to the maximum density absent of site constraints.

To be conservative, the city is assuming only 1/3 of the total allowable dwelling units would be built due to the lack of any required demolition of existing structures. This estimate is also conservative because it only utilizes the parking areas of the site; whereas, it is more likely that portions (if not all) existing structures would be removed from these parcels. Of the 26.4 buildable acres, the city estimates a minimum of 349 units could be built on site.

The City has a successful track record of delivering affordable residential projects in commercially zoned land. For example, Sunrise Pointe is pending construction on a commercially zoned property that will result in 46 deed restricted units. As described in Appendix A, 20 units per acre can result in affordable housing in Citrus Heights. The City has a track record of delivering affordable housing in this density range on underutilized sites – The Sunrise Pointe Project as well as the Fair Oaks Senior Affordable Apartments (108 deed restricted units) are slated for construction this year. Both of these projects were developed on underutilized properties zoned for 20-units per acre. Coupled with the City’s density bonus, these projects will result in over 150 deed restricted affordable units in the City.

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<th>Net Acreage</th>
<th>Units</th>
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<td>11</td>
<td>145</td>
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<td>243-0192-012</td>
<td>Shopping Center</td>
<td>40 du/ac</td>
<td>8.3</td>
<td>110</td>
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<td>40 du/ac</td>
<td>1.9</td>
<td>25</td>
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<td><strong>Total</strong></td>
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<td><strong>349</strong></td>
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### City-Wide Accessory Dwelling Units

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<td>City-Wide Accessory Dwelling Units</td>
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<td>Varies</td>
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<td>Zoning</td>
<td>Varies – Residential Zoning Districts</td>
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<td>Varies – Residential Designations</td>
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<tr>
<td>Potential Density</td>
<td>100 units</td>
</tr>
<tr>
<td>Assumptions</td>
<td>100 units is based on the City’s projected average of 12-13 units per year.</td>
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</table>
| Comments                    | The City considers the following factors when determining projected ADU production:  
                                • The City will have pre-approved ADU plans by the end of 2021  
                                • The City will conduct additional outreach in the coming years to promote ADUs  
                                • Changes in state law are assumed to increase demand for ADUs |
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<thead>
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<td>Varies</td>
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<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>Varies</td>
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<tr>
<td><strong>Potential Density</strong></td>
<td>135 Units</td>
</tr>
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<td>541 units expected in Special Planning Area; assumes 25% of Plan capacity</td>
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<td><strong>Comments</strong></td>
<td>The Boulevard Plan calls for a variety of housing types</td>
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Agenda Packet 311
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<td><strong>Zoning</strong></td>
<td>SPA – Special Planning Area</td>
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<tr>
<td><strong>General Plan Designation</strong></td>
<td>GC – General Commercial</td>
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<td><strong>Size</strong></td>
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<td><strong>Potential Density</strong></td>
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<td>135 units expected under Antelope Crossing Transformation Plan; assumes 50%</td>
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<tr>
<td><strong>Comments</strong></td>
<td>25-unit apartment application received in 2019, withdrawn due to construction cost issues</td>
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</table>
The 46-acre Antelope Crossing site is highly underutilized. The maximum FAR for the site is 0.60. There is approximately 471,000 square feet of existing development within the site resulting in a FAR of 0.24. The existing development represents less than half of the allowable FAR.

The site is largely comprised of retail or service uses and has seen a decline in occupancy over the last several years. The economic blight condition stems from an abnormally high vacancy rate as evidenced by multiple and long-term vacancies. The age of the buildings and outdated land use pattern no longer meet current retail demand and there is a general understanding of the need for redevelopment within the area. Although the area is comprised of multiple property owners, the area has teamed together to identify solutions to revitalize the area.

The City has worked with the property owners for the site and prepared the Antelope Crossing Transformation Plan (Plan) to revitalize the shopping centers in the short-term, while developing a vision for the long-term that fulfills the Project Area’s infill and Transit-Oriented Development (TOD) potential. The Plan identified increasing the mix of land uses (including housing) on the site as a key to improving the success of the area.

During the 5th cycle, the City updated the Zoning Code and General Plan to allow for residential development of 40 units per acre on the site. The Plan identified capacity for a mixture of townhomes and senior housing for the site.

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<td><strong>Comments</strong></td>
<td>46-unit townhome project approved in 2018</td>
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I. Executive Summary
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   4. Findings
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   4. Problem Statement & Scope

III. Methodology

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   2. Existing Housing Stock
   3. Ineffectiveness of Rezoning in CH
   4. Benchmark Cases
   5. Current Incentives

V. Recommendations & Implementation

(Appendix)

(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

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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

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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>Description</th>
<th>Measure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>87,910</td>
</tr>
<tr>
<td>2018 Population Estimate (as of July 1, 2018)</td>
<td>87,910</td>
</tr>
<tr>
<td>2017 ACS 5-Year Population Estimate</td>
<td>86,618</td>
</tr>
<tr>
<td>Median Age</td>
<td>37.6</td>
</tr>
<tr>
<td>Number of Companies</td>
<td>5,797</td>
</tr>
<tr>
<td>Educational Attainment: Percent high school graduate or higher</td>
<td>90.2%</td>
</tr>
<tr>
<td>Total housing units</td>
<td>35,309</td>
</tr>
<tr>
<td>Median Household Income</td>
<td>54,373</td>
</tr>
<tr>
<td>Individuals below poverty level</td>
<td>13.2%</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.

[Graph: 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>
<tr>
<td>Apartment complex</td>
<td>Location</td>
<td>Number of assisted units</td>
</tr>
<tr>
<td>-----------------------------------</td>
<td>-------------------------</td>
<td>--------------------------</td>
</tr>
<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.

<table>
<thead>
<tr>
<th>Summary of Land Value in Sacramento County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land value (per acre)</td>
</tr>
<tr>
<td>Land value (per acre)</td>
</tr>
<tr>
<td>Land share of property value</td>
</tr>
<tr>
<td>% change in land value</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

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\(^7\) 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>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RD20</td>
</tr>
<tr>
<td>Studio</td>
<td>$1,092</td>
</tr>
<tr>
<td>1-Bedroom</td>
<td>$1,294</td>
</tr>
<tr>
<td>2-Bedroom</td>
<td>$1,399</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.

<table>
<thead>
<tr>
<th>Prototype</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</td>
<td>2-story homes</td>
</tr>
<tr>
<td></td>
<td>2-story parking garages</td>
<td></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.10

10 Producing Affordable Housing in Citrus Heights An alternative to the “default density”, City of Citrus Heights, 2013
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).11

11 Producing Affordable Housing in Citrus Heights An alternative to the “default density”, City of
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.

\[\text{Citrus Heights, 2013}\]
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.\textsuperscript{12} 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

\textsuperscript{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 primary 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.\(^{13}\) 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.

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\(^{13}\) Citrus Heights Comprehensive Transit Plan, Oct 2018
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.  

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 → 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.

### Average Rental Price in CH by zoning

<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>1,113</td>
</tr>
<tr>
<td>1/1</td>
<td>1,294</td>
<td>1,307</td>
</tr>
<tr>
<td>2/1</td>
<td>1,399</td>
<td>1,529</td>
</tr>
<tr>
<td>2/2</td>
<td>1,603</td>
<td>1,558</td>
</tr>
<tr>
<td>3/2</td>
<td>1,898</td>
<td>-</td>
</tr>
<tr>
<td>3/3</td>
<td>2,188</td>
<td>-</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.

### Vacant Areas in Citrus Heights by zoning

<table>
<thead>
<tr>
<th>Zoning</th>
<th>RD 1</th>
<th>RD2</th>
<th>RD3</th>
<th>RD4</th>
<th>RD5</th>
<th>RD10</th>
<th>RD20</th>
<th>SPA</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acres</td>
<td>2.51</td>
<td>29.69</td>
<td>16.04</td>
<td>4.02</td>
<td>34.21</td>
<td>0.20</td>
<td>2.51</td>
<td>0.48</td>
<td>89.65</td>
</tr>
<tr>
<td>(%)</td>
<td>2.80</td>
<td>33.12</td>
<td>17.89</td>
<td>4.48</td>
<td>38.15</td>
<td>0.22</td>
<td>2.80</td>
<td>0.54</td>
<td>100</td>
</tr>
</tbody>
</table>

Source: Citrus Heights Vacant, Pending, Underutilized Land Inventory 2013
4. Benchmark Cases

a. Enhanced Infrastructure Financing District (EIFD)\(^{15}\)

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)\(^{16}\)

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

\(^{15}\) 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
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)

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\textsuperscript{18}

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

\begin{flushright}
\textit{Community Land Trust: Irvine, Terner Center for Housing Innovation, UC Berkeley, April 2019}
\end{flushright}
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 19

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 20. 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.

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 Address</th>
<th>Parcel Size and Density of Sacramento Affordable Units (over 80 units/63 samples)</th>
<th>City/Zip Code</th>
<th>Total Units</th>
<th>% Affordable</th>
<th>Development Date</th>
<th>% Density</th>
<th>Housing Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>400 S Street, Sacramento, CA 95812</td>
<td>1200 S Street, Sacramento, CA 95812</td>
<td>900 S Street, Sacramento, CA 95812</td>
<td>600 S Street, Sacramento, CA 95812</td>
<td>300 S Street, Sacramento, CA 95812</td>
<td>150 S Street, Sacramento, CA 95812</td>
<td>75 S Street, Sacramento, CA 95812</td>
<td>50 S Street, Sacramento, CA 95812</td>
</tr>
<tr>
<td>250 N Street, Sacramento, CA 95812</td>
<td>500 N Street, Sacramento, CA 95812</td>
<td>100 N Street, Sacramento, CA 95812</td>
<td>200 N Street, Sacramento, CA 95812</td>
<td>300 N Street, Sacramento, CA 95812</td>
<td>400 N Street, Sacramento, CA 95812</td>
<td>500 N Street, Sacramento, CA 95812</td>
<td>600 N Street, Sacramento, CA 95812</td>
</tr>
<tr>
<td>2500 N Street, Sacramento, CA 95812</td>
<td>5000 N Street, Sacramento, CA 95812</td>
<td>10000 N Street, Sacramento, CA 95812</td>
<td>20000 N Street, Sacramento, CA 95812</td>
<td>30000 N Street, Sacramento, CA 95812</td>
<td>40000 N Street, Sacramento, CA 95812</td>
<td>50000 N Street, Sacramento, CA 95812</td>
<td>60000 N Street, Sacramento, CA 95812</td>
</tr>
</tbody>
</table>

Average Density: 8.9
## 2. Parcel Size and Density of Los Angeles Affordable Units (over 80 units/69 samples)

<table>
<thead>
<tr>
<th>Parcel Size and Density of Los Angeles Affordable Units (over 80 units/69 samples)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. Parcel Size and Density of Los Angeles Affordable Units (over 80 units/69 samples)</td>
</tr>
<tr>
<td>Appendix B</td>
</tr>
<tr>
<td>Agenda Packet 356</td>
</tr>
</tbody>
</table>

## 3. Parcel Size and Density of Citrus Heights Units (over 80 units)

### Project

<table>
<thead>
<tr>
<th>Project Address</th>
<th>City Total Units Sq. Ft (ln Parcel Size)</th>
<th>Developer Density</th>
<th>Housing Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arboire Apartments</td>
<td>8007 Sunrise Blvd.</td>
<td>177 346,302</td>
<td>7.95</td>
</tr>
<tr>
<td>Greenback Manor</td>
<td>7500 Greenback Lane</td>
<td>156 250,034</td>
<td>5.74</td>
</tr>
<tr>
<td>Normandy Park</td>
<td>7575 Madison Avenue</td>
<td>116 231,739</td>
<td>5.32</td>
</tr>
<tr>
<td>Vintage Oaks*</td>
<td>7340 Stock Ranch Road</td>
<td>235 348,044</td>
<td>7.99</td>
</tr>
<tr>
<td>Average Density</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

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### 3. Parcel Size and Density of Citrus Heights Units (over 80 units)

<table>
<thead>
<tr>
<th>Project Address</th>
<th>City Total Units Sq. Ft (ln Parcel Size)</th>
<th>Developer Density</th>
<th>Housing Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Los Angeles</td>
<td>102 Street with 3400 feet</td>
<td>340 20,000</td>
<td>10.01</td>
</tr>
<tr>
<td>Los Angeles</td>
<td>102 Street with 3400 feet</td>
<td>340 20,000</td>
<td>10.01</td>
</tr>
</tbody>
</table>

---

41
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 Senior Apartments</td>
<td>4525 Mantanita Avenue, Carmichael, CA 95608</td>
<td>Carmichael</td>
<td>119</td>
<td>175,111</td>
<td>4.019995</td>
<td>1976</td>
<td>29.6</td>
<td>Senior</td>
</tr>
<tr>
<td>Kenneth Park Apartments</td>
<td>5845 Kenneth Avenue, Carmichael, CA 95608</td>
<td>Carmichael</td>
<td>97</td>
<td>182,516</td>
<td>4.189991</td>
<td>1973</td>
<td>23.2</td>
<td>Large Family</td>
</tr>
</tbody>
</table>

Average Density: 26.4

5. Affordability Levels Based on Income

<table>
<thead>
<tr>
<th>Home Price</th>
<th>Very Low (&lt;50%)</th>
<th>Low (50-80% AMI)</th>
<th>Median (80-120% AMI)</th>
<th>Moderate (&gt;120% AMI)</th>
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<td>33.88%</td>
<td>35.41%</td>
<td>34.15%</td>
<td>34.15%</td>
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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 .01% 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

42
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)(ii) through (iv) and 65503.2(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/hrp/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
## Default Density Standard Option – 2010 Census Update

### Appendix B

**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*

<table>
<thead>
<tr>
<th>I: Incorporated Cities within nonmetropolitan/rural counties (as outlined in either Section I or II) and Nonmetropolitan counties with micropolitan areas (listed below)</th>
<th>II: Unincorporated areas in all nonmetropolitan counties not included under I</th>
<th>III: Suburban jurisdictions</th>
<th>IV: Metropolitan jurisdictions</th>
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</thead>
<tbody>
<tr>
<td>Nonmetropolitan counties with micropolitan areas include: Del Norte Humboldt Inyo Lassen Lake Mendocino Nevada Tehama Tuolumne</td>
<td>Nonmetropolitan/rural counties as listed below (list excludes those counties including micropolitan areas as outlined in section I) Alpine Amador Calaveras Colusa Glenn Mariposa Modoc Mono Plumas Sierra Siskiyou Trinity</td>
<td>Jurisdictions (cities/counties) located within a Metropolitan Statistical Area (MSA) with a population of more than 2 million as listed below <em>unless</em> 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 Tulare Ventura Yuba</td>
<td>Jurisdictions (cities/counties) located within a Metropolitan Statistical Area (MSA) with a population of more than 2 million as listed below: Alameda Contra Costa El Dorado Los Angeles Marin Orange Placer Riverside Sacramento San Bernardino San Diego San Francisco San Mateo Yolo</td>
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</table>

<table>
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<th>at least 15 du/ac</th>
<th>at least 10 du/ac</th>
<th>at least 20 du/ac</th>
<th>at least 30 du/ac</th>
</tr>
</thead>
</table>

### Appendix B

**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

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<th>COUNTY</th>
<th>MSA Classification (see Table A)</th>
<th>PLACE</th>
<th>2002 Census Population</th>
<th>2010 Census Population</th>
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<th>at least 20 du/acre</th>
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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

Zillow Home Value Index - All homes - 1-yr 5-yr Max

Dec 2020 - Citrus Heights $370K

Current Forecast
$391K
$307K
$223K
$139K

View Data Table
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, Citrusheights.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
APPENDIX C - CITRUS HEIGHTS AB 686 FAIR HOUSING ASSESSMENT

Introduction and Overview of AB 686
Assembly Bill 686, signed in 2018, establishes new requirements to Government Code Section 65583 requiring cities and counties to take deliberate actions to foster inclusive communities through fair and equal housing choice by establishing policies to address disparities in housing needs, access to opportunity, and patterns of racial and ethnic segregation, a process referred to as affirmatively furthering fair housing (AFFH). Housing elements are now required to include or address the following five components:

- **Inclusive and Equitable Outreach**: Housing elements must make a diligent effort to equitably include all community stakeholders in the housing element participation process.
- **Fair Housing Assessment**: All housing elements must include an assessment of fair housing. This assessment should include an analysis of the following four fair housing issues: integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk.
- **Analysis of Sites Inventory**: Local jurisdictions must evaluate and address how particular sites available for housing development will meet the needs of households at all income levels. The housing element must analyze and conclude whether the identified sites improve or exacerbate conditions for fair housing.
- **Identification of Contributing Factors**: Based on findings from the previous steps, housing elements must identify, evaluate, and prioritize the contributing factors related to fair housing issues.
- **Priorities, Goals, and Actions to AFFH**: Local jurisdictions must adopt fair housing goals and actions that are significant, meaningful, and sufficient to overcome identified patterns of segregation and affirmatively further fair housing. The housing element should include metrics and milestones for evaluating progress and fair housing results.

Assessment of Fair Housing Issues
This section serves as an assessment of fair housing practices, pursuant to Government Code Section 65583 (c)(10) in the City of Citrus Heights. It examines existing conditions and demographic patterns — concentrated areas of poverty within the City, concentrated areas of low- and median-income housing, and areas of low and high opportunity — to identify any presence of segregated living patterns in order to develop actions to replace them with integrated and balanced living patterns. It also provides and compares the analysis from a local and regional perspective, describing settlement patterns across the region.

Community amenities and access to opportunities are inherently spatial in nature and are not always readily accessible or attainable due to the different types of social, cultural, and economic barriers in our society. Ensuring that sites for housing, particularly lower income units, are in high resource areas rather than concentrated in areas of high segregation and poverty requires jurisdictions to plan for housing with regards to the accessibility of various opportunities including jobs, transportation, good education, and health services.

Fair Housing Enforcement and Outreach
Fair housing complaints can be used as an indicator to identify characteristics of households experiencing discrimination in housing. Pursuant to the California Fair Employment and Housing Act [Government Code Section 12921 (a)], the opportunity to seek, obtain, and hold housing cannot be
determined by an individual’s “race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, or any other basis prohibited by Section 51 of the Civil Code.”

Fair housing issues that may arise in any jurisdiction include but are not limited to:

• housing design that makes a dwelling unit inaccessible to an individual with a disability;
• discrimination against an individual based on race, national origin, familial status, disability, religion, or sex when renting or selling a housing unit; and
• disproportionate housing needs across the City/County including cost burden, overcrowding, and risk of displacement.

The City works with Sacramento Self-Help Housing and the jurisdictions within Sacramento County to provide a telephone and internet-based “Renter’s Helpline”. This hotline provides telephone counseling and mediation services for residents of Sacramento County to help resolve a housing crisis or dispute. The program counselors deal directly with concerns regarding landlord-tenant disputes and help refer fair housing issues to the appropriate agency. During the fiscal year of July 2019 to June 2020, the Renter’s Helpline received a total of 411 intake calls from Citrus Heights residents. Of those 411 calls, 34 cases were referred to Project Sentinel, 23 were screened for fair housing, and 7 cases were investigated.

Moreover, the City publicizes 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 or concern related to fair housing. A major source of complaints for the City are related to code enforcement. Therefore, in 2019, the City established a Rental Housing Inspection Team to regularly inspect the rental housing stock.

The City also enforces a Reasonable Accommodation Ordinance to accommodate people with disabilities in accommodations in the housing of their choice. The City also has a program to eliminate barriers for people with disabilities for projects that include public facility accommodations, public facility alterations, and the removal of transportation barriers. For the past several years, the City has regularly allocated Community Development Block Grant (CDBG) funding to city-wide accessibility projects, which provide improvements such as curb ramps, sidewalks, crosswalks, and pedestrian push buttons.

Integration and Segregation

Race and Ethnicity
The Sacramento Valley region has grown in diversity in recent decades and has higher shares of Hispanic/Latino and Asian residents than the national average. In 2017, non-Hispanic White residents made up 55.7 percent of the population within the region, compared to 73 percent in 1990. Figure 1X shows the racial and ethnic distribution in the Sacramento Region as of 2010. Generally, patterns of settlement indicate that the majority of non-White residents and residents that identify as either Hispanic or Latino reside in and around the Cities of Sacramento and Elk Grove.
Figure 1X: Regional Settlement Trends by Race/Ethnicity, 2010

Source: HUD AFFH Mapping Tool; Adapted by Ascent, 2021.
Similar to the overall regional trends, Citrus Heights has also become more diverse over the past decade. Between 2010 and 2018, the percent of the total non-white population for most of the census block groups in the city increased from less than 20 percent in 2010 to 21-40 percent in 2018, with some areas as high as 41-60 percent (see Figures 2X and 3X). However, as was described in Section 2.12, 69.6 percent of the population in the city identifies as White and most census tracts in the city are still predominately made up of White households (see Figure 4X). The eastern areas of the city have the lowest diversity levels while the central city near Greenback Lane and Sunrise Boulevard have the highest diversity levels, as is shown in Figure 5X.
Figure 2X: Racial Demographics, City of Citrus Heights, 2010

Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census American Community Survey 2010.
Figure 3X: Racial Demographics, City of Citrus Heights, 2018

Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census American Community Survey 2018.
Figure 4X: Racial Predominance, City of Citrus Heights

Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census American Community Survey 2018.
Figure 5X: Diversity Index, City of Citrus Heights, 2018

Source: HCD AFFH Data Resources and Mapping Tool, 2018.
**Dissimilarity Index**

A common measure of the magnitude of segregation within a city or county is the dissimilarity index (DI). The DI measures the degree to which two specific groups are distributed across a geographic area. The DI varies between 0 and 100 and measures the percentage of one group that would have to move across neighborhoods to be distributed the same way as the second group. A dissimilarity index of 0 indicates conditions of total integration under which both groups are distributed in the same proportions across all neighborhoods. A dissimilarity index of 100 indicates conditions of total segregation such that the members of one group are in completely different neighborhoods than the second group.

It is important to note that the DI provided by HUD uses non-Hispanic White residents as the primary comparison group. That is, all DI values compare racial and ethnic groups against the distribution of non-Hispanic White residents and do not directly measure segregation between two minority groups (e.g., Black and Hispanic segregation).

Most of the Sacramento region has a low to moderate index rating. The low dissimilarity index ratings for race and ethnicity in Citrus Heights indicate that most communities of color are dispersed evenly into neighborhoods throughout the city relative to their proportion in the city. At most, 25 percent of Black residents in Citrus Heights would need to move across neighborhoods to be evenly distributed in comparison to non-Hispanic White residents (see Table 1X).

**Table 1X: Dissimilarity Index, 2013**

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<th>Minority/NHW DI</th>
<th>Hispanic/NHW DI</th>
<th>Black/NHW DI</th>
<th>Asian/NHW DI</th>
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<td>18.52 Low</td>
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<tr>
<td>Roseville</td>
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<td>20.19 Low</td>
<td>19.41 Low</td>
<td>29.67 Low</td>
</tr>
<tr>
<td>Rocklin</td>
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<td>13.44 Low</td>
<td>21.48 Low</td>
<td>24.21 Low</td>
</tr>
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<td>Balance of Sacramento</td>
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<td>36.76 Low</td>
<td>48.52 Moderate</td>
<td>45.19 Moderate</td>
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<tr>
<td>City of Sacramento</td>
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<td>39.56 Low</td>
<td>44.92 Moderate</td>
<td>43.73 Moderate</td>
</tr>
<tr>
<td>W. Sacramento</td>
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<td>27.57 Low</td>
<td>29.52 Low</td>
<td>24.27 Low</td>
</tr>
<tr>
<td>Woodland</td>
<td>21.58 Low</td>
<td>22.69 Low</td>
<td>30.89 Low</td>
<td>39.69 Low</td>
</tr>
</tbody>
</table>

Note: NHW is Non-Hispanic White.

Source: Decennial Census 2010 pulled from the HUD Exchange and Root Policy Research.

Disability
The U.S. Census Bureau defines disability as one of the following: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. In Citrus Heights, 13,776 residents had a disability in 2019 according to 2015-2019 American Community Survey data. This equates to 15.8 percent of the total non-institutionalized population, which is a higher proportion than Sacramento County (11.8 percent) and California (10.6 percent).

Figure 6X shows the population of persons with a disability by census tract in the city using American Community Survey data from 2015-2019. At a regional level, Citrus Heights is similar to the rest of the county in that almost all of the census tracts have less than 20 percent of their population living with a disability. However, the map reveals a slightly higher concentration of residents with disabilities in the northwestern area of the city and in the area between Greenback Lane and Highland Avenue.
Figure 6X: Population with a Disability by Census Tract, Citrus Heights (2015-2019)

**Familial Status**

About 42 percent of all households in Citrus Heights were married-couple families in 2018 (see Table 2-30). Of the approximately 34,000 households in Citrus Heights, 17 percent are married-couple households with children under 18 years of age. Figure 7X shows the percent of children in married-couple households in the region using ACS data from 2015-2019. The composition and distribution of family households in Citrus Heights are generally like that of the region, in which approximately 40-60 percent of children in a given census tract live in a household with a married couple.

On the other hand, Citrus Heights has a sizeable population of nonfamily households (38 percent), which includes the portion of the population 18 years and older living alone. Of the nonfamily households in Citrus Heights in 2017, 76 percent were householders living alone and 33 percent of householders living alone were 65 years of age or older. Figure 8X shows the distribution of householders 18 years and over that are living alone in the city. Generally, the city is reflective of the region in that less than 20 percent of most census tracts are householders living alone. There are higher concentrations of single-person households in a few census tracts along Auburn Boulevard and Greenback Lane.
Figure 7X: Percent of Married Couple Households with Children

Figure 8X: Percent of Population 18 years and Over in Households Living Alone

**Income**

The 2015-2019 American Community Survey (ACS) revealed that the area east of Sunrise Boulevard and south of Greenback Lane has the highest percentage of the population below the poverty level in the city (see Figure 9X). As of 2019, this area had a poverty rate of 29.6 percent, which is nearly double its poverty rate of 15.1 percent in 2014 (see Figure 10X). Moreover, the second highest area of concentrated poverty in Citrus Heights is the area between Greenback Lane and Highland Avenue, which had a poverty rate of 23.4 percent in 2019. In 2014, the ACS reported that this area had a poverty rate of 30.8 percent, which represents a 7.4 percent reduction in this area’s poverty rate.

The disparity between poverty rates in these two neighborhoods and surrounding areas has decreased slightly since 2014. By 2019, households living below the poverty line had dispersed across the city, resulting in fewer significantly concentrated areas of poverty and a more consistent median income between neighborhoods, except for the two areas with a poverty status higher than 20 percent shown in Figure 9X. The rate of poverty outside of this central area of the City mirrors much of the region, with Roseville and Rancho Cordova showing similar patterns of income segregation and integration. In contrast, the City of Citrus Heights has significantly lower rates of poverty than the City of Sacramento.
Figure 9X: Poverty Status by Census Tract, Citrus Heights, 2015-2019

Figure 10X: Poverty Status by Census Tract, Citrus Heights, 2010-2014

Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census American Community Survey 2010-2014.
Furthermore, race and ethnicity are critical factors in understanding patterns of segregation and integration by income. Although the citywide poverty rate was 11.7 percent in 2019, not all racial and ethnic groups in Citrus Heights had the same likelihood of experiencing poverty. As shown in Table 2X, residents who identified as non-Hispanic White, Asian, or Native Hawaiian and Other Pacific Islander were much less likely to experience poverty. In contrast, residents who identified as Black, Hispanic or Latino, or American Indian and Alaskan Native were disproportionately represented in the share of the total population in poverty in comparison to their actual proportion of the city’s population.

| TABLE 2X: POVERTY BY RACE AND ETHNICITY, CITY OF CITRUS HEIGHTS, 2014-2019 |
|-------------------------------|-------------------|-----------------------------|---------------------|----------------------|
|                               | Below Poverty Line | Total Population            |
|                               | Number | Poverty Rate | Share of Total Population in Poverty | Number | Percent |
| WHITE (NON-HISPANIC)          | 5,503  | 9.1%         | 51.3%                           | 60,238  | 65.8%   |
| BLACK                         | 972    | 28.6%        | 9.1%                            | 3,394   | 3.7%    |
| ASIAN                         | 294    | 9.7%         | 2.7%                            | 3,033   | 3.3%    |
| NATIVE HAWAIIAN AND OTHER PACIFIC ISLANDER | 7      | 5.7%         | 0.1%                            | 123     | 0.1%    |
| AMERICAN INDIAN AND ALASKAN NATIVE | 210    | 41.1%        | 2.0%                            | 511     | 0.6%    |
| SOME OTHER RACE               | 560    | 18.9%        | 5.2%                            | 2,962   | 3.2%    |
| TWO OR MORE RACES             | 640    | 13.6%        | 6.0%                            | 4,691   | 5.1%    |
| HISPANIC OR LATINO            | 2,533  | 15.2%        | 23.6%                           | 16,661  | 18.2%   |
| TOTAL                         | 10,719 | 11.7%        | 100.0%                          | 91,613  | 100.0%  |

Source: U.S. Census, American Community Survey 5 Year Estimates 2015-2019, Table S1701

Racially and Ethnically Concentrated Areas of Poverty

*Racially/Ethnically Concentrated Areas of Poverty*

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) are neighborhoods in which there are both racial concentrations and high poverty rates. HUD defines R/ECAPs as census tracts with:

- a non-White population of 50 percent or more (majority-minority) or, for non-urban areas, 20 percent, AND a poverty rate of 40 percent or more; OR
- a non-White population of 50 percent or more (majority-minority) AND the poverty rate is three times the average poverty rate for the county, whichever is lower.

While there are no R/ECAPs in the City of Citrus Heights, there are concentrated areas of poverty that correspond within areas of high diversity and there are R/ECAPs located near Citrus Heights in North Highlands and in the Cities of Rancho Cordova and Sacramento (see Figure 11X).
Figure 11X: Racially/Ethnically Concentrated Areas of Poverty, Sacramento Region

Source: HCD AFFH Data Resources and Mapping Tool; HUD AFFH Tool 2013
Racially/Ethnically Concentrated Areas of Affluence

Although there are not standard definitions for Racially or Ethnically Concentrated Areas of Affluence (RCAAs), they are generally understood to be neighborhoods in which there are both high concentrations of non-Hispanic White households and high household income rates. Comparing Citrus Heights relative to the surrounding Sacramento region, the city has a lower presence of high-income households and a lower diversity than other nearby incorporated cities. As was discussed previously and shown in Figure 4X, non-Hispanic Whites are the predominant racial/ethnic group throughout Citrus Heights. Additionally, the median household income in most census block groups is equal to or less than the 2020 state median income (see Figure 12X). However, there are a few areas in the northeastern and southern parts of the city above the state median household income. In fact, there is one block group south of Oak Ave and west of Kenneth Ave with a median household income of about $115,000. This predominantly white neighborhood with higher income households fits the criteria of a local RCAA.
Figure 12X: Median Income, Citrus Heights, 2015-2019

Access to Opportunity

HCD/TCAC Opportunity Areas

Across the nation, affordable housing has been disproportionately developed in minority neighborhoods with high poverty rates, thereby reinforcing the concentration of poverty and racial segregation in low opportunity and low resource areas. Several agencies have developed “opportunity indices” to assess and measure geographic access to opportunities, including HUD; the University of California at Davis, Center for Regional Change; and HCD in coordination with the California Tax Credit Allocation Committee (TCAC). For this assessment, the opportunity index prepared by HCD and TCAC is used to analyze access to opportunity in Citrus Heights.

HCD and TCAC prepare opportunity maps to determine areas with the highest and lowest resources. The TCAC/HCD Opportunity Maps are intended to display the areas, according to research, that offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health. The primary function of TCAC is to oversee the Low-Income Housing Tax Credit (LIHTC) Program, which provides funding to developers of affordable rental housing. The opportunity maps play a critical role in shaping the future distribution of affordable housing in areas with the highest opportunity.

According to the HCD/TCAC 2020 Opportunity Areas Map, only a small portion of Citrus Heights is considered a “High Resource” area, which includes the area southeast of Old Auburn Road and south of Oak Avenue (Figure 13X). High Resource areas are areas with high index scores for a variety of educational, environmental, and economic indicators. Some of these indicators include high levels of employment and close proximity to jobs, access to effective educational opportunities for both children and adults, low concentration of poverty, and low levels of environmental pollutants, among others. The northwest and southeast area of Old Auburn Road and Auburn Boulevard are considered “Moderate Resource” areas. These areas have access to many of the same resources as the High Resource areas but may have longer commutes to place of employment, lower median home values, fewer educational opportunities, or other factors that lower their indexes for economic, environmental, and educational indicators.

Most of the city however, is considered “Low Resource”, including all areas west of Sunrise Boulevard and north of Auburn Boulevard, as well as areas east of Sylvan Road and South of Greenback Lane (see Figure 13X). TCAC and HCD define these as areas where there are fewer opportunities to access jobs, education, and lower home values in this tract in addition to other economic, environmental, and educational indicators. The expansive designation of Low Resource in the city is likely a result of weak educational opportunities and environmental indicators in most of Citrus Heights, meaning there is a need for the City to prioritize its resources towards improving opportunities for current and future residents.
Figure 13X: TCAC Opportunity Areas - Composite

Source: HCD AFFH Data Resources and Mapping Tool, TCAC and HCD Opportunity Areas 2021.
Educational Opportunity
Most of Citrus Heights has very low education scores. Figure 14X shows that only a small area of the city has an education score above 0.5. This area was also classified as high resource (see Figure 13X). The area Northwest of Auburn Boulevard and east of Sunrise Boulevard has the lowest education score (0-0.25), which means that children receive a less positive educational outcome. The area east of Sunrise Boulevard also has the City’s highest poverty level, with 29.6 percent of its population being below the poverty level (see Figure 9X). This data indicates that access to proficient school opportunities throughout Citrus Heights are not available especially for those areas with concentrated poverty.
Figure 14X: TCAC Opportunity Areas - Education Score, Tract

Source: HCD AFFH Data Resources and Mapping Tool, 2021.
Proximity to Jobs

The 2014-2017 U.S Department of Housing and Urban Development’s (HUD) job proximity index quantifies the accessibility of a given neighborhood to all jobs within a core-based statistical area (CBSA). Most of the western and eastern portions of Citrus Heights have a job index ≤ 20, meaning that those residents have the furthest proximity to jobs (see Figure 15X). The southern portion of the City has the highest job index and closest proximity to jobs. Most of Citrus Heights falls within the 20-40 job index indicating a moderate but longer commute to job opportunities. In comparison to the region, the City of Citrus Heights has significantly lower job opportunity index scores than Roseville, Rancho Cordova, and Folsom (see Figure 16X).
Figure 15X: Job Opportunity Index, City of Citrus Heights, 2014-2017

Source: HCD AFFH Data Resources and Mapping Tool, 2021.
Figure 16X: Job Opportunity Index, Sacramento Region, 2014-2017

Source: HCD AFFH Data Resources and Mapping Tool, 2021.
Disproportionate Housing Needs

Cost Burden

Overpayment for renters is a chronic issue and has increased across the city since 2014, mainly in neighborhoods that are low-resource (Figures 17X and 18X). As shown in Figure 18X, many renters who are overpaying for housing are in the southern part of the city, and especially in the area neighboring Orangevale which has an average of 58 percent of renters overpaying for housing. Although overpayment among homeowners is less prominent and has declined since 2014, there are still about 34 percent of homeowners overpaying for housing in Citrus Heights (See Figures 19X and 20X). Overpayment among homeowners is more concentrated in the areas along Interstate-80 and near the Sunrise Mall. The pattern of overpayment is reflective of the Capital region as there is a disproportionate number of renters overpaying compared to homeowners. This trend generally reflects the lack of affordable rental housing in the region.
Figure 17X: Overpayment by Renters 2010-2014, City of Citrus Heights

Figure 18X: Overpayment by Renters 2015-2019, City of Citrus Heights

Figure 19X: Overpayment by Homeowners 2010-2014, City of Citrus Heights

Figure 20X: Overpayment by Homeowners 2015-2019, City of Citrus Heights

Overcrowding
Overcrowding of residential units, in which there is more than one and half persons per room, can be a potential indicator that households are experiencing economic hardship and are struggling to afford housing. According to CHAS data from 2013-2017, at least 4.1 percent of households are overcrowded in Citrus Heights (see Table 2-24). Overcrowding in Citrus Heights is similar to overcrowding rates in the county (4.9 percent) but lower than the state average (8.2 percent). Most census tracts in the city are less than or equal to the statewide average of 8.2 percent; only two tracts in the city were over 8 percent overcrowded.

Substandard Housing
According to 2015-2019 American Community Survey data, less than 0.1 percent of housing units in Citrus Heights lacked either complete kitchen or plumbing facilities, 352 units and 135 units respectively. However, as discussed in Section 2.24, Condition of the Housing Stock, approximately 343 units may be dilapidated since they were built prior to 1939 and nearly 86 percent of the homes in the city were constructed prior to 1989 indicating potential need for repair or rehabilitation. Therefore, the Housing Element includes a program to assist homeowners to make needed home repairs.

Displacement Risk
The rising cost of housing is becoming an increasingly important housing security issue in the Greater Sacramento region, especially for renters. Gentrification, or the influx of capital and higher-income residents into working-class neighborhoods, is often associated with displacement, which occurs when housing costs or neighborhood conditions force people out and drive rents so high that lower-income people are excluded from moving in. Areas identified as sensitive contain populations that could be particularly susceptible to displacement in the face of exacerbated market-based pressures at the neighborhood-level. According to the UC Berkeley Urban Displacement Project, a census tract was flagged as a sensitive community if it met the following criteria as both vulnerable and experiencing market-based displacement pressure:

1. Proportion of very low-income residents was above 20 percent in 2017; and
2. The census tract meets two of the following criteria:
   a. Share of renters is above 40 percent in 2017;
   b. Share of people of color is above 50 percent in 2017;
   c. Share of very low-income households (50 percent AMI or below) that are also severely rent burdened households is above the county median in 2017; or
   d. Nearby areas have been experiencing displacement pressures.

According to these metrics, seven census tracts in Citrus Heights are susceptible to displacement because of the high proportion of households that are renters and low to moderate income (see Figure 21X). The census tracts at-risk of displacement in the future are the neighborhoods in the southern part of the city along Greenback Lane and one tract north of Antelope Road.
Figure 21X: Sensitive Communities, Citrus Heights, 2013-2017

Other Relevant Factors

Regional Loan Denial Rates
Throughout the Sacramento Valley region, homeownership rates vary widely by race and ethnicity. However, all minority groups experience higher rates of loan denial than non-Hispanic White applicants. In addition, Hispanic/Latino households are more likely than any other group to receive a subprime loan. Subprime mortgages are a type of housing loan most often given to individuals that have weak credit history. Subprime mortgages carry higher interest rates, and thereby are more expensive, because there is a pre-determined higher risk of default. A concentration of subprime mortgages in areas with concentrations of minorities is a potential consequence of historically punitive practices, such as redlining. Despite efforts to reform long-standing practices of discrimination in the housing credit system, patterns of inequality still exist. The Great Recession and housing crisis brought to light the unusually high concentration of non-White residents with subprime mortgages and property foreclosures across the country.

In 2017, there were 89,838 loan applications filed in the Sacramento region for owner-occupied homes, 4.7 percent of loans were subprime, which is slightly higher than the national rate of 4 percent. There was a regional denial rate of 17 percent. These denial rates varied substantially by individual census tract. Figure 22X shows loan denial rates by census tract for the region.

According to the Sacramento Regional AI, low-Income households and those receiving Section 8 housing choice vouchers were most likely to experience being denied housing to rent or buy. African American (53 percent), Native American (49 percent), and Hispanic respondents (42 percent) were more likely than non-Hispanic White (27 percent) or Asian survey respondents (21 percent) to have experienced denial of housing to rent or buy. Large families, households that include a member with a disability, and households with children under age 18 all experienced housing denial at rates higher than the region overall. Common reasons for being denied housing among survey respondents included income (including type of income), credit, and eviction history.
Figure 22X: Loan Denial Rates by Census Tract, Sacramento Region, 2017

Rates of Homeownership
Homeownership is a powerful vehicle for counteracting rising housing prices and the effects of gentrification and displacement, especially for lower-income households. Although the citywide homeownership rate was 57 percent in 2019, not all racial and ethnic groups in Citrus Heights had the same likelihood of owning a home. As shown in Table 3X, residents who identified as non-Hispanic White or Asian had much higher rates of homeownership than the citywide average. In contrast, residents who identified as Black, Hispanic or Latino, or multiracial had much lower rates of homeownership and, thus, they are at higher risk of displacement from rising rental prices.

### TABLE 3X: HOUSING TENURE BY RACE/ETHNICITY - CITY OF CITRUS HEIGHTS

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<th>Owner Occupied</th>
<th>Renter Occupied</th>
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<tr>
<td></td>
<td>Number</td>
<td>Percent of Total</td>
<td>Number</td>
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<tr>
<td>WHITE NON-HISPANIC</td>
<td>15,680</td>
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<td>638</td>
<td>58%</td>
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<td>100%</td>
<td>0</td>
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<td>AMERICAN INDIAN AND ALASKAN NATIVE</td>
<td>101</td>
<td>51%</td>
<td>99</td>
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<td>TOTAL</td>
<td>19,356</td>
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Source: U.S. Census, American Community Survey 5 Year Estimates 2015-2019, Table S2502.
**Sites Inventory**
A primary goal of the assessment is to ensure available sites for lower-income housing are located equitably across a region and within communities with fair access to opportunities and resources. Ensuring that sites for housing, particularly lower income units, are in high resource areas rather than concentrated in areas of high segregation and poverty requires jurisdictions to plan for housing with regards to the accessibility of various opportunities including jobs, transportation, good education, and health services.

Figure 23X shows the location of vacant and underutilized sites in the sites inventory compared to the distribution of low and moderate income populations by census tract and Figure 24X shows these same sites in comparison to the TCAC/HCD Opportunity Areas. Both figures highlight the location of existing affordable housing and proposed affordable projects. An examination of the opportunity areas identified by HCD and TCAC shows that approximately half of all census tracts in Citrus Heights are low-resource (see Figure 13X). Using the statewide opportunity area map as an overlay to the City’s sites inventory, the City was able to identify if any of the sites to accommodate lower-income households are located in high and/or moderate opportunity areas.

The analysis revealed that Citrus Heights is largely a built-out community with limited sites available for new housing. The analysis does not indicate an overconcentration of sites in low resource areas. Of the two affordable housing developments proposed, one is located in a low resource and low-income area and the other is located in a high resource and high-income area. While a significant share of the RHNA is being met on the sites at the Sunrise Mall, which is in a census tract considered low resource, this area is targeted for investment in the future, which will increase access to transportation, infrastructure, amenities, and other resources. Additionally, any development on the mall site will be required to integrate all levels of affordability to ensure equitable housing opportunity.
Figure 23X: Sites Inventory and Existing and Proposed Affordable Developments in Relation to Low to Moderate Income Census Tracts, Citrus Heights

Figure 24X: Sites Inventory and Existing and Proposed Affordable Developments in Relation to TCAC/HCD Opportunity Areas, Citrus Heights

Fair Housing Issues, Contributing Factors, and Priorities, Goals, and Actions

Fair housing issues in Citrus Heights are primarily related to small, concentrated areas of poverty within areas of high diversity. Contributing factors to the City’s fair housing issues include: (1) limited public and private investments in specific neighborhoods; and (2) an abundance of single-family housing. The City is taking several actions to address contributing factors to fair housing issues and affirmatively further fair housing throughout the city including:

Investment in Low Resource Areas

- **Sayonara Drive** – The Housing Element includes Program 27.1.F to continue to take efforts to revitalize the Sayonara Drive Neighborhood, which has historically been low resourced. The City has already invested over $6.2 million into the neighborhood and has leveraged the Community Reinvestment Act, and other resources, to acquire and demolish 15 substandard multi-family structures on Sayonara Drive. Moreover, the City’s replacement housing plan calls for the future construction of a variety of housing types affordable to various economic segments of the community. The City’s Permanent Local Housing Application includes funding to begin the pre-development work on this redevelopment project.
- **Auburn Boulevard** – The City and the region (via SACOG) have invested nearly $40 million into transforming Auburn Boulevard into a complete street. The City prepared the Old Auburn Complete Streets Plan to develop a Complete Streets Plan for Old Auburn Road between Sylvan Corners and Fair Oaks Boulevard. This area is lacking adequate infrastructure such as sidewalk, drainage facilities, and lighting. The Complete Streets plan will result in public improvements and investments along this corridor and promote safe, convenient, and affordable transportation options. Furthermore, the Auburn Boulevard Specific Plan calls for leveraging public investment to encourage private investment along this corridor. The Specific Plan allows for over 600 units of flats, apartments, and mixed-use housing. The City approved a 46-unit townhome project at Sylvan Corners called Bear Paw Village. These efforts to facilitate mixed use development along Auburn Boulevard are enshrined in Program 25.3.A of the Housing Element.
- **New Sylvan Property** – After the San Juan Unified School District closed and Sylvan Middle School relocated, the City purchased the 12-acre property to ensure a cohesive plan was developed to meet City objectives. The City is currently under contract with a home builder to construct over 90 homes at various densities in this location, including 15 percent that will be affordable for lower-income families and individuals.
- **Antelope Crossing Special Planning Area** – The City adopted a Special Planning Area (SPA) at the Antelope Crossing, west of Interstate-80, to incentivize redevelopment of the property. The SPA allows for a mixture of housing types.
- **Green Zones** – The City has identified three Green Zones for the SACOG Green Means Go Pilot Project. These Green Zones include Auburn Boulevard (Sylvan Corners to Roseville), Sunrise Marketplace, and Antelope Crossing. Green Zones are areas where the City will promote infill, reduce regulatory and economic barriers to infill, and support new transportation options. By identifying Green Zones, the City is eligible for future SACOG funding to incentivize and promote housing along these corridors.

Overconcentration of Single Family

As a suburban community built substantially in the 1970s and 1980s, Citrus Heights is dominated by single family housing. As a city that is over 98% built out, limited opportunities exist to introduce new housing types. However, to support the development of multi-family housing the City has created a suite of tools to aid in the transition from commercial/retail development into housing opportunity:
• **Small Lot Housing Ordinance** – The City adopted a Small Lot Housing Ordinance in 2017 that allows the development of for-sale housing product on lots that are generally more challenging to provide multi-family housing due to the location, shape, and size of parcels suitable for housing available. These parcels are typically along commercial corridors such as Auburn Boulevard, Sunrise Boulevard, and Greenback lane. The Small Lot Housing Ordinance created a process to allow for smaller than typical lots for smaller housing products in the City.

• **Residential in Commercial Zones** – Since 2006, the City has allowed multi-family housing in all of its Commercial Zones. In 2020, the City expanded this policy and adopted a General Plan amendment to allow up to 40 units per acre in the GC, SC, and LC commercial zones.

• **ADUs** - The City’s Permit-Ready Accessory Dwelling Units (PRADU) program — funded by a grant from the California Department of Housing and Community Development and set to launch in the summer of 2021 — will provide more than 10 different pre-approved plans for accessory dwelling units (see Program 25.1.C). The available plans will be offered in three different sizes, including a 496 sq. ft. studio unit, a 599 sq. ft. one bedroom/one bath unit, and a 749 sq. ft. two bedroom/one bath unit. By providing the PRADU plans for free to residents, each applicant saves an estimated $6,500 in design fees, with additional savings from waived plan review fees.

• **Sunrise Tomorrow** – The Housing Element includes Program 25.3.B for the City to develop a Specific Plan for the Sunrise Tomorrow, 100-acre Sunrise Mall site. The Draft Specific Plan would allow up to 2,200 units of housing at varying densities, income levels, and product types ranging from flats, to townhomes, to apartments, and senior housing.

As part of the Housing Element’s programs, the City is also taking additional actions to ensure fair housing. For example, the City will fund and 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 (HE Program 28.3.C). The City will also use any available funding, such as CDBG, HOME, and the General Fund, to support lower and moderate-income housing developments (HE Program 28.8). These actions and others will help to affirmatively further fair housing in Citrus Heights.
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)
March 12, 2021

Colleen McDuffee, Director
Community Development Department
City of Citrus Heights
6360 Fountain Square Drive
Citrus Heights, CA 95621

Dear Colleen McDuffee:

RE: Review of the City of Citrus Heights’s 6th Cycle (2021-2029) Draft Housing Element

Thank you for submitting the City of Citrus Heights’ (City) draft housing element received for review on January 14, 2021, along with revisions received on March 5 and 10, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a telephone conversation on March 1, 2021 with Casey Kempenaar, Planning Manager and Eric Singer, Assistant Planner. In addition, HCD considered comments from Sacramento Housing Alliance pursuant to Government Code section 65585, subdivision (c).

The draft element addresses many statutory requirements; however, the following revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code).

1. **Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2…shall include an assessment of fair housing in the jurisdiction (Gov. Code, § 65583, subd. (c)(10)(A)).**

   The element, among other things, must include outreach, an assessment of fair housing, identification and prioritization of contributing factors to fair housing issues and goals and actions sufficient to overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity. For more information, please contact HCD and visit [https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml](https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml).

2. **An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality’s housing need for a**
designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3)).

Sunrise Tomorrow Plan: The element generally relies on pending development, anticipated accessory dwelling units (ADUs) and the Sunrise Tomorrow Plan to accommodate the regional housing need allocation, particularly for lower-income households. To demonstrate adequate sites, the element must include additional information and analysis regarding the Sunrise Tomorrow Plan, as follows:

- **Parcel Listing**: The element lists various parcels for the Sunrise Tomorrow Specific Plan but should also list the acreages of each parcel. The element must also list the existing uses for each of the parcels sufficiently to demonstrate the potential for redevelopment in the planning period and the extent existing uses impede development.

- **Realistic Capacity**: The element assumes residential development on sites potentially zoned for non-residential uses. To support this assumption, the element must include analysis to demonstrate the likelihood for residential development, especially given the zones are intended for non-residential uses. The analysis may be based on factors such as development trends, performance standards or other relevant factors. For additional information, see the Building Blocks at [http://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/analysis-of-sites-and-zoning.shtml#zoning](http://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/analysis-of-sites-and-zoning.shtml#zoning).

- **Large Sites**: If necessary, to accommodate the regional housing need for lower-income households, the element must include an analysis demonstrating the suitability of large sites to accommodate the housing needs of lower-income households. Sites larger than 10 acres in size are deemed inadequate to accommodate housing for lower-income housing unless it is demonstrated that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower-income housing units as projected for the site or unless the housing element describes other evidence to HCD that the site is adequate to accommodate lower-income housing (Gov. Code, § 65583.2, subds. (c)(2)(A) and (c)(2)(C)).

- **Available Zoning**: The element must demonstrate the availability and appropriateness of zoning to accommodate housing for lower-income households. If zoning is not appropriate or available, the element must include a program to rezone sites. If sites and zoning are not sufficient to accommodate the regional housing need for lower-income households, the element, amongst other things, must include a program to rezone sites to permit multifamily without discretionary action pursuant to Government Code section 65583, subdivision (c)(1).

- **Banked Sites**: The element lists a bank of sites to assist the City in maintaining adequate sites throughout the planning period pursuant to Government Code section 65863 (i.e., No Net Loss Law). To utilize these sites, the element should list and analyze the sites to demonstrate
suitability for development and meet all components pursuant to
Government Code section 65583.2.

3. Include a program which sets forth a schedule of actions during the planning
period, each with a timeline for implementation, which may recognize that certain
programs are ongoing, such that there will be beneficial impacts of the programs
within the planning period, that the local government is undertaking or intends to
undertake to implement the policies and achieve the goals and objectives of the
housing element through the administration of land use and development controls,
the provision of regulatory concessions and incentives, and the utilization of
appropriate federal and state financing and subsidy programs when available. The
program shall include an identification of the agencies and officials responsible for
the implementation of the various actions. (Gov. Code, § 65583, subd. (c).).

The element must include a schedule of actions (program) to achieve the goals
and objectives of the housing element. To address the program requirements of
Government Code section 65583, subdivision (c)(1-6), and to facilitate
implementation, programs should include: (1) a description of the City’s specific
role in implementation; (2) definitive implementation timelines; (3) objectives,
quantified where appropriate; and (4) identification of responsible agencies and
officials.

In addition, as noted in the element, the schedule of actions must include
programs to facilitate a variety of housing types and address potential
governmental constraints, including but not limited to:

- Transitional and Supportive Housing (Gov. Code, § 65583, subd. (c)(3).)
- Employee Housing (Health and Safety Code, § 17021.5.)
- Emergency Shelters (Gov. Code, § 65583, subd. (a)(4).)
- Parking (Gov. Code, § 65583, subd. (a)(5).)
- Low Barrier Navigation Centers (Gov. Code, § 65660.)
- By-right Permanent Supportive Housing (Gov. Code, § 65650.)
- Reasonable Accommodation (Gov. Code, § 65583, subd. (c)(3).)
- Accessory Dwelling Units (Gov. Code, § 65583, subd. (c)(7).)

4. The housing element shall contain programs which assist in the development of
adequate housing to meet the needs of extremely low-, very low-, low- and
moderate-income households. (Gov. Code, § 65583, subd. (c)(2).).

The element must include a program(s) with specific actions and timelines to
assist in the development of housing for extremely low-income and lower-income
households and households and individuals with special needs (e.g.,
farmworkers, persons experiencing homelessness, persons with disabilities,
including developmental). The program(s) could commit to adopting priority
processing, granting fee waivers or deferrals, modifying development standards,
granting concessions and incentives for housing developments that include units
affordable to lower- and moderate-income households; assisting, supporting or pursuing funding applications; and working with housing developers coordinate and implement a strategy for developing housing affordable to lower- and moderate-income households.

5. **Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.** (Gov. Code, § 65583, subd. (c)(5).)

As noted in Finding 1, the element must include a complete analysis of affirmatively furthering fair housing. Based on the outcomes of that analysis, the element must add or modify programs.

The element will meet the statutory requirements of State Housing Element Law once it has been revised to comply with the above requirements.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate.

To remain on an eight-year planning cycle, the City must adopt its housing element within 120 calendar days from the statutory due date of May 15, 2021 for Sacramento Area Council of Governments localities. If adopted after this date, Government Code section 65588, subdivision (e)(4), requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit our website at: http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb375_final100413.pdf

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.
HCD appreciates the hard work and dedication of Casey Kempenaar, Planning Manager and Eric Singer, Assistant Planner in preparation of the City’s housing element. Their professionalism and cooperation have helped Citrus Heights make strong progress towards meeting statutory requirements. HCD applauds their diligence and looks forward to assisting the City with further revisions and adoption. If you have any questions or need additional technical assistance, please contact Hillary Prasad, of our staff, at Hillary.Prasad@hcd.ca.gov.

Sincerely,

[Signature]

Shannan West
Land Use & Planning Unit Chief
May 11, 2021

Colleen McDuffee, Director
Community Development Department
City of Citrus Heights
6360 Fountain Square Drive,
Citrus Heights, CA 95621

Dear Colleen McDuffee:

RE: Review of Citrus Heights’ 6th Cycle (2021-2029) Revised Draft Housing Element

Thank you for submitting the City of Citrus Heights’ revised draft housing element received for review on April 27, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a telephone conversation on May 10, 2021 with Casey Kempenaar and Eric Singer.

The draft element addresses many statutory requirements; however, the following revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code).

*Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2…shall include an assessment of fair housing in the jurisdiction (Gov. Code, § 65583, subd. (c)(10)(A))*

*Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)*

*Affirmatively Furthering Fair Housing: The element includes a variety of information and analysis related to affirmatively furthering fair housing; however, additional information is necessary to address this requirement, as follows:*
Local and Regional Trends and Patterns: The element describes regional trends and patterns but should also address Citrus Heights relative to the rest of the region regarding concentrated areas of affluence. The element must also include a map of the identified areas with a high risk of displacement.

Sites Inventory: The element includes the Sunrise Mall as an area to accommodate a large portion of the City’s RHNA. The element must address integration of affordability levels throughout the site.

Goals, Actions, Metrics, and Milestone: Goals and actions must significantly seek to overcome contributing factors to fair housing issues. Currently, the element indicates programs that address affirmatively furthering fair housing. However, programs will need to be added or revised to facilitate meaningful change. Programs generally must address enhancing housing mobility strategies; encouraging development of new affordable housing in high resource areas; improving place-based strategies to encourage community conservation and revitalization, including preservation of existing affordable housing; and protecting existing residents from displacement. For example, while the element denotes several programs will affirmatively further fair housing, the programs or an overall program should commit to how and when those programs will affirmatively further fair housing. Furthermore, programs must include metrics and milestones for evaluating progress on programs, actions, and fair housing results. For more information, please see HCD’s guidance at https://www.hcd.ca.gov/community-development/affh/index.shtml.

The element will meet the statutory requirements of State Housing Element Law once it has been revised to comply with the above requirements.

To remain on an eight-year planning cycle, the City must adopt its housing element within 120 calendar days from the statutory due date of May 15, 2021 for SACOG localities. If adopted after this date, Government Code section 65588, subdivision (e)(4), requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit HCD’s website at: http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb375_final100413.pdf

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill
(SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD’s Affordable Housing and Sustainable Communities programs; and HCD’s Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the city will meet housing element requirements for these and other funding sources.

For your information, some General Plan element updates are triggered by housing element adoption. For information, please see the Technical Advisories issued by the Governor’s Office of Planning and Research at: [http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf](http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf) and [http://opr.ca.gov/docs/Final_6.26.15.pdf](http://opr.ca.gov/docs/Final_6.26.15.pdf).

HCD truly appreciates the great work and cooperation from Casey Kempenaar and Eric Singer. We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Hillary Prasad, of our staff, at [Hillary.Prasad@hcd.ca.gov](mailto:Hillary.Prasad@hcd.ca.gov).

Sincerely,

Shannan West
Land Use & Planning Unit Chief