



# City of Citrus Heights General Plan Annual Progress Report 2021

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## Purpose of this Document

Section 65400(b) of the State of California Government Code requires planning agencies to provide an annual report to their legislative body, the Governor's Office of Planning and Research (OPR), and the State Department of Housing and Community Development (HCD) on the status of the General Plan and progress in its implementation. The four basic purposes of the annual report are as follows:

- To provide information to assess progress on implementation of the General Plan in accordance with the stated goals, policies and implementation measures.
- Provide information to identify necessary course adjustments or modifications to the General Plan as a means to improve implementation.
- To provide a clear correlation between land use decisions made during the reporting period, and the goals, policies and implementation measures in the General Plan.
- To provide information regarding local agency progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing.

State law requires that the General Plan Annual Progress Report (APR) be completed and submitted to the state each year for the previous calendar year. This APR looks at the City of Citrus Heights's progress toward implementing its General Plan during the 2021 planning year.

## General Plan Background

Upon incorporation in January 1997, the city adopted the Sacramento County General Plan. Soon thereafter, the city embarked on an intensive process of crafting the first General Plan. The resulting plan was adopted on November 15, 2000. Citizen participation played an important role in preparing the city's General Plan. Because a General Plan needs to reflect community goals and aspirations, citizens were involved with issue identification and goal formulation. The public as well as various civic and professional organizations were consulted during the General Plan preparation stage whenever possible. Numerous public meetings were held to discuss the General Plan. In 2011, a *focused* update to the General Plan was completed that addressed the areas of mobility/complete streets, water quality, climate change/sustainability. The Housing Element of the General Plan was updated in 2013 and again in 2021 to reflect the planning periods 2013-2021 and 2021-2029.

The General Plan addresses State General Plan requirements. California law requires that every city and county adopt a long-term General Plan that addresses seven specific topics or "elements," organized in any format or structure preferred by the community. The General Plan may also address other topics the community feels are relevant. Regardless of the format or issues addressed, the Plan must be internally consistent. The city's Plan is organized into three elements that meet the State requirements, as shown in Table 1: General Plan Content.

**Table 1**  
**General Plan Content**

<b>Citrus Heights Plan Elements</b>	<b>Required Plan Topics</b>	<b>Issues Covered</b>
Community Development	Land Use Circulation Housing	Community character, neighborhoods, corridors, economic development, gateways, public spaces, housing, transportation and mobility, regional coordination
Resource Conservation	Conservation Open Space	Biological resources, open space, energy conservation, cultural resources
Community Health	Noise Safety	Flooding, seismic activity, hazardous materials, noise, air quality, climate change, services, parks and recreation, education, utilities

### **City's Responsibility**

The effectiveness of the General Plan ultimately depends on how it is implemented and maintained over time. State law requires that most actions of local governments affecting the physical environment be consistent with the General Plan. The implementation of the Plan is the responsibility of numerous departments and divisions including:

- City Manager's Office (City Clerk, Economic Development and Communications Divisions)
- City Attorney
- Community Development Department (Planning, Building and Housing Divisions)
- Police Department (Includes Code Enforcement, Animal Control, Fleet, and Rental Housing Inspection Divisions)
- General Services Department (Public Works and Engineering, Community Services and Facilities, Grounds Divisions)
- Administrative Services Department (Finance, Information Technology, and Human Resources Divisions)

Additionally, several other governmental agencies provide services within the city's boundary. While these agencies are neither part of the city's operational structure nor directly responsible for implementation of the General Plan, the city does coordinate its activities with these other agencies and relies upon their assistance for full implementation of the General Plan. These agencies include, but are not limited to the following:

- Water Districts (3)
- Sacramento Metropolitan Fire District
- San Juan Unified School District
- Sunrise Recreation and Park District
- Sacramento Area Sewer District

## Impacts of COVID-19 on Citrus Heights

COVID-19 has had a significant impact on the city's ability to achieve the goals outlined in the General Plan and as a result Citrus Heights staff and officials have continued to closely monitor updates from the Sacramento County Public Health Department and Office of Emergency Services. In 2021, the City Hall premises were periodically and partially closed to the public but all departments remained open and available to the public via phone and internet communications, with many staff members able to work remotely.

## Amendments to the General Plan

State law allows the city to amend its General Plan no more than four times per year. Amendments may be proposed and acted upon at any time during the year and one action may include multiple amendments. Any changes to the General Plan require public hearing by the City Council and evaluation of the environmental impacts as required by the California Environmental Quality Act.

Per state law, every jurisdiction in California is required to update the Housing Element of its General Plan every eight years. In 2021, the city updated the Housing Element of the General Plan for the first time since 2013, to reflect the impending 2021-2029 Housing Element period. While the Regional Housing Needs Allocation (RHNA) for Citrus Heights did not differ drastically from the 2013-2021 period, many new goals and actions were introduced into the General Plan for the 2021-2029 period, including the following:

- Permitting over 100 Accessory Dwelling Units (ADUs) during the 2021-2029 period;
- Encouraging mixed-use development with the goal of creating approximately 349 housing units within mixed-use zones;
- Entitling 50% more assisted housing, below market-rate projects, and senior housing than during the 2013-2021 period;
- Entitling 211 low- and very low-income units for the 2021-2029 period;
- Specific policy actions to help Affirmatively Further Fair Housing within the city

## Major Project Developments

Construction was approved, initiated or completed within Citrus Heights for the following major projects during the 2021 planning year:

**Mitchell Farms** – In 2021 the Mitchell Farms subdivision issued building permits to begin construction on 53 of the projected 260 total single-family residential dwelling units located on approximately 32 acres, with 61 being issued certificates of occupancy.

**Northridge Grove Subdivision** – The Northridge Grove subdivision was issued certificates of occupancy for six homes in 2021. The entire project will construct 46 homes on an approximately 7.1-acre site.

**Sunrise Pointe** – Originally entitled in 2019, building permits were issued for the construction of a 47-unit multi-family affordable housing project on Sunrise Boulevard in 2021. Construction is expected to be completed in 2022.

**Fair Oaks Senior Housing** – Approved in 2020, this 110-unit affordable senior housing project located southeast of the Sunrise Mall site was issued building permits in 2021. Site work is currently underway.

## Other Major Milestones and Projects that Support the Goals of the General Plan

**2021 Residential Street Resurfacing** – As part of the City’s annual resurfacing program, 19 residential roadways were resurfaced in 2021. In addition, the city collaborated with Sacramento County to resurface the shared roadways of Kenneth Avenue and a portion of Madison Avenue.

**LED Street Light Conversion** – Over 550 street lights were converted to energy efficient models reducing the city’s street light electrical usage by nearly 8% and reducing the city’s overall monthly street light expenditures by over \$30,000 per year.

**Local Roadway Safety Program:** Adopted July 22, 2021, the city’s Local Roadway Safety Plan (LRSP) identifies emphasis areas to guide ongoing safety evaluation of the city’s transportation network. The LRSP is particularly focused on identifying safety issues affecting all roadway users, improving safety at specific high-crash locations and recommending safety improvement measures. The LRSP is required in order for the city to apply for funding through the state’s Highway Safety Improvement Program (HSIP).

## Status of General Plan Implementation Actions

The table below analyzes selected General Plan policies and action items that made notable progress in 2021. The table is not a comprehensive list of all policies and action items in the General Plan; many policies/actions are under ongoing implementation, and may not be listed here. A majority of the General Plan policies and related action items have been implemented through the adoption of ordinances or resolutions, incorporated into the regular governmental activities, or considered during the review of development proposals. The policy implementations below provide a streamlined review to highlight the annual progress efficiently. A comprehensive list of all General Plan policies and action items with status and/or implementation can be viewed in prior General Plan APRs.

A review of the Housing Element implementation status for all action items, and progress toward meeting the city’s Regional Housing Needs Assessment, is provided in the subsequent section, beginning on page 18.

Community Character and Identity		
Goal 2: Preserve the unique character of Citrus Heights, and create a distinctive community identity		
Goal/Action #	Policy/Action	Status/Implementation
2.2	<i>Preserve the City's small-town attributes and sense of community.</i>	
2.2A	Seek partnerships with local civic organizers to provide programs and services that will foster community pride and cohesiveness	In 2021, the Citrus Heights City Council set a three-year goal from 2021-2024 to "enhance community vibrancy and engagement," in the community. In response, the city has created a coalition with local community leaders to help achieve that goal and strengthen community connection by problem-solving, sharing existing events/resources, and leveraging the city's communications tools.

Sunrise Marketplace		
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		
Goal/Action #	Policy/Action	Status/Implementation
12.3	<i>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.</i>	
12.3A	<p>Prior to issuing any discretionary approval in the Sunrise Mall area, develop a comprehensive specific plan that includes:</p> <ul style="list-style-type: none"> <li>• An effective concentration and complementary mix of land uses;</li> <li>• Streetscape and community gathering features that are engaging and support an active street life and a stronger sense of place;</li> <li>• Architectural and design details to transition this area from an auto-oriented suburban center to an amenity-rich, pedestrian friendly, and experience-oriented regional destination;</li> <li>• Phasing, infrastructure and financing approaches.</li> </ul> <p>The specific plan shall reflect changing market conditions and provide sustained economic benefit to the City.</p>	<p>On November 10, 2021, Citrus Heights City Council unanimously voted in favor of adopting the Sunrise Tomorrow Specific Plan and its associated Environmental Impact Report, rezoning, and General Plan amendment.</p> <p>The Sunrise Tomorrow Specific Plan will allow for the following:</p> <ul style="list-style-type: none"> <li>• Introduces new uses to the Sunrise Mall site, like zoning for a variety of residential options, entertainment, and more.</li> <li>• Triples the development allowed on the site, creating an opportunity for the community to diversify its economy, attract quality industry sectors like medical and tech, and more.</li> </ul>

		<ul style="list-style-type: none"> <li>• Streamlines future development review, so that projects aligned with the Sunrise Tomorrow vision can be expedited, saving developers time and money.</li> <li>• Allows flexibility for redevelopment, empowering responsiveness to changes in the market.</li> <li>• Fulfills CEQA requirements and mitigates development risk, which is one of the most impactful ways local government can stimulate redevelopment.</li> <li>• Aligns market demand with community vision, building grassroots, local support in favor of re-imagining the Sunrise Mall site.</li> </ul>
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Housing		
Goal 25: Provide adequate sites for a variety of housing opportunities to serve all residents		
Goal/Action #	Policy/Action	Status/Implementation
25.1	<i>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.</i>	
25.1A	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	In 2021 the city adopted its Permit-Ready Accessory Dwelling Unit Program (PRADU), providing 18 different ADU plans to prospective applicants free of charge. These ADU plans come pre-approved by the Building Division, meaning a streamlined permit process and significant savings for any interested ADU owner. This in turn will create more housing opportunities within single-family zoned neighborhoods.
25.2	<i>Strive to meet the City's fair share housing allocation based on the Regional Housing Needs Assessment.</i>	
25.2A	Develop an inventory of land suitable within the City for the development of housing for all segments of the community.	In 2019 the city purchased 11.3 acres of vacant land and is currently working with a housing developer who proposed to construct approximately +/-93 new homes on

		the property. 15% of the proposed units will be sold as income restricted units.
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<b>Goal 26: Develop, conserve, and improve the housing stock to ensure decent accommodations for all segments of the community</b>		
<b>Goal/Action #</b>	<b>Policy/Action</b>	<b>Status/Implementation</b>
26.1	<i>Encourage the conservation and improvement of existing housing.</i>	
26.1.A	Promote the use of administrative remedies to remediate substandard rental units.	<p>The city's Rental Housing Inspection Program (RHIP) officially launched in 2019. Since then, the team has been in the field conducting inspections and working with rental property owners and property managers to resolve code violations that are negatively impacting the quality of the city's housing stock.</p> <p>Even with complications created by the COVID pandemic, in 2021 the RHIP team inspected 307 individual housing units and were able to help fully rehabilitate four. In most cases, each one of these units had the potential to cause a hazard that could result in great bodily harm or death. These impressive results highlight and underscore the need and importance of having a program dedicated to improving the city's rental housing.</p>
26.2	<i>Promote construction of housing types with a variety of prices, styles, and designs.</i>	
26.2B	Continue streamlining the review process to minimize any constraints on or disincentives to housing development.	<p>The Building Division revised its permitting, inspections and plan review processes by:</p> <ul style="list-style-type: none"> <li>• Expanding the use of the Citizen Access Portal to accommodate all residential and non-residential projects;</li> <li>• Updating forms and website content; and</li> <li>• Implementing a remote video inspection program.</li> </ul>

		Building permit and plan review processes are now fully electronic and 100% paperless.
26.3	Promote improvements and rehabilitation to enhance the quality of multi-family developments.	<p>The Building Division completed its last phase of the inspection program for exterior elevated elements (decks, balconies, stairs and associated waterproofing elements) for multi-family buildings in compliance with Senate Bill 721.</p> <p>SB 721 requires an inspection of exterior elevated elements and associated waterproofing elements, including decks and balconies, for buildings with 3 or more multifamily dwelling units by:</p> <ul style="list-style-type: none"> <li>• a licensed architect;</li> <li>• licensed civil or structural engineer;</li> <li>• a building contractor holding specified licenses; or</li> <li>• an individual certified as a building inspector or building official.</li> </ul> <p>The bill would require the inspections, including any necessary testing, to be completed by January 1, 2025, with certain exceptions, and would require subsequent inspections every 6 years. If the inspection reveals conditions that pose an immediate hazard to the safety of the occupants, the inspection report shall be delivered to the owner of the building within 15 days and emergency repairs be undertaken.</p>

<b>Goal 28: Ensure housing opportunities for all segments of the community</b>		
<b>Goal/Action #</b>	<b>Policy/Action</b>	<b>Status/Implementation</b>
28.3	<i>Support and cooperate with regional and community-based organizations in the delivery of special needs housing resources.</i>	
28.3.A	Support SHRA efforts to provide housing assistance within the community.	The city continues to fund programs and services assisting homeless individuals or those at risk of

		<p>homelessness, seniors, domestic violence victims, and youth living in Citrus Heights. This is especially important in 2021 as the COVID-19 pandemic continued to increase the risk of homelessness for many facing uncertain economic futures.</p> <p>The city also partnered with SHRA to help Sunrise Pointe, a 46-unit deed-restricted affordable housing development, obtain funding.</p> <p>The city also dedicates a quarter of its available human services portion of the CDBG annual entitlement funds towards funding the Homeless Navigator Program.</p>
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<b>Goal 29: Plan, design, construct, and manage a Complete Streets transportation network that accommodates the needs of all mobility types, users and ability levels</b>		
<b>Goal/Action #</b>	<b>Policy/Action</b>	<b>Status/Implementation</b>
29.4	<i>Support safe, complete and well-connected neighborhood street, bicycle, and pedestrian access and connections that balance circulation needs with the neighborhood context.</i>	
29.4.G	Develop and implement a Safe Routes to School Plan. This effort should complement the ADA Transition Plan, the PMP, and the BMP.	Construction began on the 4 <sup>th</sup> and final phase of the Mariposa Safe Routes to School Project. This phase includes sidewalk, curb, gutter, bike lanes, pedestrian crossing enhancements, accessibility upgrades and a signal modification at the Madison intersection. Once complete, this project will provide a safe route to Skycrest Elementary School as well as San Juan Park. Construction is anticipated to be complete in Spring 2022.

<b>Resource Conservation</b>		
<b>Goal 36: Preserve, protect and increase plantings of trees within the City</b>		
<b>Goal/Action #</b>	<b>Policy/Action</b>	<b>Status/Implementation</b>
36.1	<i>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.</i>	

36.1.B	Prepare a plan to systematically increase tree canopy in the City.	<p>For the fourth year in a row, the City of Citrus Heights has been named a Tree City USA by the Arbor Day Foundation, in honor of the City's ongoing commitment to effective urban forest management.</p> <p>Citrus Heights achieved Tree City USA recognition by meeting four requirements set by the Arbor Day Foundation, including having a tree board or department, a tree care ordinance, an annual community forestry budget of at least \$2 per capita, and an Arbor Day observance and proclamation. A small public tree planting event was held in 2021 due to COVID-19.</p>
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Open Space		
Goal 38: Establish a system of creekside trails, passive open space and parks for public use		
Goal/Action #	Policy/Action	Status/Implementation
38.1	<i>Provide for recreational trail rights-of-way along local creek channels through development easements and agreements.</i>	
38.1.A	Pursue development of recreational trails that respect privacy of adjoining properties, safety of users, and maintenance of natural areas.	The Arcade-Cripple Creek Trail project will construct a nearly 3-mile long trail through the City of Citrus Heights and a portion of unincorporated Sacramento County, connecting to 8 parks, 1 school and several neighborhoods. The project will increase active transportation in the city and provide a safe, off-street route for both recreational and commute use. Originally referred to as the "Electric Greenway Trail", the project was formally named "Arcade-Cripple Creek Trail" after council selected from public submissions. The project design is complete and construction is anticipated to begin in 2022.

Government Services		
Goal 56: Strive to provide consistently responsive, efficient and customer-oriented government services and facilities		
Goal/Action #	Policy/Action	Status/Implementation
56.3	<i>Continue pursuit of innovative techniques to deliver public services in a cost-effective and responsive matter.</i>	
56.3.A	Continue to improve the City website to provide community information and respond to service needs.	<p>In response to the unprecedented COVID-19 pandemic and subsequent closure of City Hall premises, the city relied heavily on its online presence, both through social media and the city's website.</p> <p>Additionally, the city conducted its first State of the City Broadcast in 2021, in addition to continuing live social media gatherings on Facebook to promote new and upcoming projects, community services and highlight businesses throughout the community.</p>

## **Housing Element Annual Progress Report**

### **Overview**

Preserving and enhancing the range and affordability of housing is an important goal of the General Plan. A goal of the Plan is to continue to address the housing needs for all, including move-up homeowners, low-income renters, seniors, disabled persons, and other with special needs. The Plan includes a variety of goals, policies and actions primarily directed toward the following objective:

- Increase the level of home ownership in the community
- Preserve the existing housing supply and assure its continuing quality.

This annual report includes a review of the Plan's goals as they relate to housing. Table D, included within this report, provides the status/progress of the programs within the housing element section of the General Plan.

### **Regional Housing Needs Plan**

In an effort to address statewide housing needs, the state of California requires regions to address housing issues and needs based on future growth projections for the area. Housing and Community Development (HCD) allocates regional housing needs to councils of government throughout the state. The Regional Housing Needs Plan (RHNP) then allocates to each city and unincorporated county their "fair share" of the region's projected housing needs by household income level. This distribution is commonly referred to as the Regional Housing Needs Allocation (RHNA).

The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also fill the housing needs for the entire region. Additionally, a major goal of the RHNP is to ensure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population.

For the city, the RHNP is developed by the Sacramento Area Council of Governments (SACOG). State law requires the city to identify its progress in meeting its share of the RHNA as well as local efforts to remove governmental constraints to housing. The city's General Plan Housing Element includes programs and actions to be taken to meet these objectives, and reflects the RHNP and RHNA for the Sacramento region.

SACOG, along with the city and the other jurisdictions in the region, prepared the Regional Housing Needs Plan (RHNP) and the Regional Housing Needs Assessment (RHNA) for the 2021–2029 planning period. The RHNP identified a total of 697 dwelling units as the city's fair share of the regional needs total. Due to the nature of the new Housing Element cycle starting mid-year (May 15, 2021), the calculations of progress toward RHNA for 2021 was split into two tables – one for the previous cycle of 2013–2021, and one for the current cycle from 2021–2029. Tables 2 and 3 identify the breakdown of both cycles for each of the income categories covered by the RHNP for the city.

**Table 2**  
**Regional Housing Needs Allocation (5<sup>th</sup> Cycle – Jan 1 – May 14, 2021)**

<b>Income Category</b>	<b>RHNA</b>	<b>Total Units to Date of Current Planning Period*</b>	<b>Total Remaining RHNA by Income Level</b>
Extremely Low Income/Very Low	146	11	135
Low Income	102	6	96
Moderate Income	130	27	103
Above Moderate	318	165	153
<b>Total</b>	<b>696</b>	<b>209</b>	<b>487</b>

*\*Numbers from Table B of the Annual Housing Element Report*

**Table 3**  
**Regional Housing Needs Allocation (6<sup>th</sup> Cycle – May 15 – Dec 31, 2021)**

<b>Income Category</b>	<b>RHNA</b>	<b>Total Units to Date of Current Planning Period*</b>	<b>Total Remaining RHNA by Income Level</b>
Extremely Low Income/Very Low	132	--	132
Low Income	79	--	79
Moderate Income	144	--	144
Above Moderate	342	4	338
<b>Total</b>	<b>697</b>	<b>4</b>	<b>693</b>

*\*Numbers from Table B of the Annual Housing Element Report*

## Summary of Units

The information below is a summary of housing unit activity of the City of Citrus Heights during 2020. This information is a summary of Tables A through F submitted to the State of California's Housing and Community Development Department.

## Housing Element Program Implementation

The city adopted its 2021–2029 Housing Element on May 27, 2021. It was subsequently certified by HCD.

<b>Jurisdiction</b>	Citrus Heights	
<b>Reporting Year</b>	2021	(Jan. 1 - Dec. 31)
<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	1
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		53
<b>Total Units</b>		<b>54</b>

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
SFA	0	0	0
SFD	0	53	71
2 to 4	0	0	0
5+	0	0	0
ADU	0	1	4
MH	0	0	0
<b>Total</b>	<b>0</b>	<b>54</b>	<b>75</b>

Housing Applications Summary			
Total Housing Applications Submitted:	1		
Number of Proposed Units in All Applications Received:	30		
Total Housing Units Approved (that were submitted in 2021):	0		
Total Housing Units Disapproved (that were submitted in 2021):	0		
Use of SB 35 Streamlining Provisions			
Number of Applications for Streamlining	0		
Number of Streamlining Applications Approved	0		
Total Developments Approved with Streamlining	0		
Total Units Constructed with Streamlining	0		
Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

State law requires the city to complete a specific review of the implementation of the programs in the Housing Element. Table D lists each of the programs in the Housing Element and indicates the timeframe to complete the program and the city's efforts to date. As the table shows, the city is on track with implementation of its Housing Element.

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# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Citrus Heights		
Reporting Year	<del>2020</del> 2021 (Jan. 1 - Dec. 31)		
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
24.1A	Use City Housing funds to leverage private funds to create home ownership opportunities	Ongoing	Ongoing
24.1B	Continue to participate in programs that encourage people to own homes close to their workplaces	Ongoing	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.  For example on November 10, 2021, Citrus Heights City Council unanimously voted in favor of adopting the Sunrise Tomorrow Specific Plan and its associated Environmental Impact Report, rezoning, and General Plan amendment. This project will introduce over 1,200 housing units on the 100-acre site, located in the heart of the city’s commercial and business core known as the Sunrise MarketPlace.  In addition, in 2021 the city issued an additional 53 building permits and 61 certificates of occupancy for 260 new small lot single family homes on the site of a former golf course. This project is located adjacent to the Sunrise MarketPlace is in close proximity to hundreds of jobs and businesses.
24.1C	Develop and distribute the housing resource materials to potential homebuyers	Ongoing	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.
24.1D	Use available state and federal funds for the city-wide first time home buyer assistance program	Ongoing	Ongoing
24.1E	Create and participate in partnerships that encourage home ownership	Ongoing	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.
24.1F	Explore and pursue innovative ways of creating opportunities for increased home ownership	Ongoing	Ongoing
24.1G	Assist homeowners facing possible foreclosure with technical assistance and support to prevent foreclosure	Ongoing	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.
24.2A	Develop a program to allow and encourage conversion of small rental properties to owner occupancy	Ongoing	The City has purchased and demolished several dilapidated rental units on Sayonara and developed a Sayonara Replacement Housing Plan. The city has initiated a partnership with a nonprofit housing builder to replace the demolished units with ownership housing for income restricted persons and families. The project is expected to start in fall 2022 and take three years to complete.
24.2B	Investigate ways to provide ownership of mobile home parks by their residents	Ongoing	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.
25.1A	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	Ongoing	The City created its Permit-Ready Accessory Dwelling Unit program in 2021, allowing greater financial flexibility to individual homeowners to create more housing opportunities within single-family communities.
25.2A	Develop an inventory of land suitable within the City for the development of housing for all segments of the community	Ongoing	Ongoing

25.2B	Prepare an Annual General Plan Progress Report to analyze the City's progress to meet the fair share allocation based on the RHNP.	Ongoing	Ongoing
25.2C	Establish a 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.	Ongoing	Ongoing
25.3A	Implement mixed-use development along the City's major corridors	Ongoing	The Auburn Boulevard Specific Plan, the revised Zoning Code, and the Sunrise Mall Specific Plan <del>(in development)</del> encourage this type of development.
26.1A	Promote the use of administrative remedies to remediate substandard rental units	Ongoing	<p>The city's Rental Housing Inspection Program officially launched in 2019. Since then, the team has been in the field conducting inspections and working with rental property owners and property managers to resolve code violations that are negatively impacting the quality of the city's housing stock.</p> <p>Even with complications created by the COVID pandemic, through the end of 2021, the RHIP team has identified over 3,500 individual housing units with violations. In most cases, each one of these violations has the potential to cause a hazard that could result in great bodily harm or death. These impressive results highlight and underscore the need and importance of having a program dedicated to improving the city's rental housing.</p>
26.1B	Remove unsafe or dilapidated housing through the Neighborhood Enhancement Program, secure vacant nuisance residential structures and require resolution through the Neighborhood Enhancement Program	Ongoing	The Rental Housing Inspection Program will assist in improving dilapidated housing.
26.1C	Offer incentives and financing assistance for affordable housing and housing rehabilitation	Ongoing	<p>The city offers affordable housing assistance through its First-Time Homebuyer Program and Housing Repair Program.</p> <p>The City has also implemented Zoning Code modifications to incentivize construction of ADUs throughout the City. The City has used LEAP funding to help create pre-approved ADU plans and offer other educational opportunities related to ADUs.</p>

26.1D	Work with financial institutions, nonprofit organizations and government agencies to promote housing rehabilitation	Ongoing	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.
26.1E	Support the efforts of all local service organizations and, schools, and other community groups to provide housing repair assistance, including the Rebuilding Together Program	Ongoing	<p>The City has teamed with Rebuilding Together, NeighborWorks and other local organizations to provide housing repair assistance, access improvements, and maintenance to several homeowners.</p> <p>The City has lead efforts for housing rehabilitation of residential projects and cleanup annually through the Sacramento Valley Association of Building Officials.</p> <p>The City continues to search for opportunities to partner with non-profits, local partners, and community groups to assist with housing repair efforts.</p>
26.1F	Continue and expand the City's Owner Occupied Rehabilitation Program where feasible	Ongoing	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.
26.1G	Examine the feasibility of creating a Resale Inspection Program	N/A	<p>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.</p> <p>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.</p>
26.1H	Continue to provide interest free housing repair loans to senior residents through the City's Owner-Occupied Rehabilitation Program.	Ongoing	Ongoing
26.1I	Use available housing funds to assist in rehabilitating housing.	Ongoing	Ongoing

26.1J	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.	Ongoing	Ongoing
26.1K	Use a system of cumulative and substantial fines to gain compliance from the owners of nuisance properties	Ongoing	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.
26.1L	Work with community based organizations to create self-help housing in the City	Ongoing	The City has attempted to create partnerships to create self-help housing, however, no projects have come to fruition.
26.1M	Seek new ownership opportunities to redevelop existing problematic housing developments	Ongoing	<p>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.</p> <p>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.</p>
26.1N	Encourage the use of Green Building practices for the revitalization or redevelopment of the existing housing stock	Ongoing	Ongoing
26.1O	Seek grants and other funding mechanisms to assist in redevelopment of existing housing stock	Ongoing	Ongoing
26.2A	Promote the development of mixed-use housing including clustered, live-work and above-retail uses in appropriate zones	Ongoing	The Auburn Boulevard Specific Plan, the revised Zoning Code, and the Sunrise Mall Specific Plan <del>(in development)</del> encourage this type of development.
26.2B	Continue streamlining the review process to minimize any constraints on or disincentives to housing development	Ongoing	Ongoing
26.2C	Promote quality design by offering flexible housing development standards	Ongoing	Ongoing
26.2D	Use available funding to assist in developing a variety of housing types.	Ongoing	Ongoing
26.2E	Encourage and offer incentives to developments that include Green practices including LEED Certification and/or Photovoltaic Systems	Ongoing	Ongoing

26.2F	Encourage and offer incentives to developments that promote Universal Housing	Ongoing	Ongoing
26.3A	The City will investigate the feasibility of establishing a rental inspection program. The City will consider incorporating the concept of a resale inspection program as a priority as a part of the Climate Action plan, addressing energy efficiency into older homes. Investigate the feasibility of establishing a rental inspection program	Ongoing	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.
26.3B	Work with the local housing authority (Sacramento) to enhance the quality and appearance of public housing in the City	Ongoing	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.
26.4A	Implement the Design Guidelines within the Zoning Code	Ongoing	Ongoing
26.5A	Continue to pursue the use of local, state, and federal funds to make physical improvements to existing mobile home parks	Annually	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.
26.5B	Continue to offer Community Development Block Grant (CDBG) funds to rehabilitate mobile and manufactured homes	Ongoing	CDBG funds allow for individual grants of \$10-20k for mobile home repairs. The City will continue to look into ongoing funding opportunities for these programs.
26.5C	Continue to fund the emergency repair program for lower income owners of mobile and manufactured homes	Ongoing	CDBG funds allow for individual grants of \$10-20k for mobile home repairs. The City will continue to look into ongoing funding opportunities for these programs.
26.5D	The City will investigate the feasibility of converting mobile home parks to resident owned or similar ownership. The City will conduct annual assessment with Mobile Home Park owners and residents to evaluate the potential for partnerships to achieve resident ownership in mobilehome parks	Annually	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.

26.5E	Redevelop / Rehabilitate existing deteriorated mobile home parks or manufactured homes	Ongoing	CDBG funds allow for individual grants of \$10-20k for mobile home repairs. The City will continue to look into ongoing funding opportunities for these programs.
27.1A	Annually review the status of housing projects whose government restrictions are expiring or near expiration to determine the need for intervention	Ongoing	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.
27.1B	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	Ongoing	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.
27.1C	Work with nonprofit housing organizations, SHRA, and other agencies to help purchase complexes where the owner wishes to convert to market rate	Ongoing	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.
27.1D	If preservation of an "at-risk" development cannot be accomplished, work with the owners to ensure proper federal notification and moving assistance is provided	Ongoing	Ongoing
27.1E	Use CDBG, Redevelopment funds 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	Ongoing	Ongoing
27.1F	Continue to implement strategies to redevelop Sayonara Drive (Sunrise to Lialana)"	Ongoing	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.
28.1A	Enforce Code requirements to ensure that housing is accessible to the disabled	Ongoing	Ongoing
28.1B	The City will consider development of Universal/Adaptable Design Guidelines for disabled and aging populations	Ongoing	The City encourages Universal Design and Adaptable Design during the development review process.

28.2A	Work with other jurisdictions to assess need for transitional housing and develop plans to address this problem.	Ongoing	<p>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.</p> <p>The city has also issued building permits for Sunrise Pointe, a 46 unit deed restricted affordable and supportive housing project, which utilized a variety of regional funding sources. Construction is expected to be completed in 2022.</p>
28.2B	Continue to work with the Sacramento County Department of Housing Assistance to provide emergency shelters and other support services	Ongoing	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.
28.2C	Provide CDBG funds and other resources as available to help finance the City's fair share of homeless services	Ongoing	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.
28.3A	Support SHRA efforts to provide housing assistance within the community	Ongoing	The City continues to have a great working relationship with SHRA. The city has issued building permits for Sunrise Pointe, a 46 unit deed restricted affordable and supportive housing project, which utilized a variety of regional funding sources. Construction is expected to be completed in 2022.
28.3B	Enforce Federal and State anti-discrimination laws.	Ongoing	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.
28.3C	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.	Ongoing	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.
28.4A	Conduct annual review as part of the submittal of the Annual Report to HCD as required by law	Annually	The City continues to report annually to HCD on the effectiveness and appropriateness of housing related goals, policies, and actions.

28.4B	Seek grant funding to implement housing programs.	Annually	The City aggressively monitors the availability of new housing resources and program funds.
28.4C	Ensure existing affordable housing developments are meeting their rent and income restrictions	Annually	<p>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.</p> <p>The City monitors its rehab and first time home buyer loans to verify occupancy and income requirements.</p>
28.4D	Monitor market conditions to determine the effect of density and land costs on development of affordable housing.	Bi-Annually	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.
28.5A	Review the City's available land inventory annually to ensure that sufficient land is designated for an appropriate range of housing types	Annually	<p>In 2012, the City prepared a Vacant, Pending, and Underutilized Land Inventory (VLI). This inventory was subsequently updated in 2020 for the 2021-2029 Housing Element cycle.</p> <p>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.</p>
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.	Annually	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.
28.7A	Continue to staff the Interdepartmental Development Review Committee to ensure timely processing of development applications	Ongoing	The City Interdepartmental Development Review Committee (IDRC) continues to meet twice a month to ensure projects are reviewed accurately and in a timely manner.
28.7B	Continue to make development decisions at the lowest level possible (e.g. staff approvals) in order to expedite development decision making.	Ongoing	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.
28.7C	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.	Ongoing	<p>The Zoning Ordinance allows density bonuses for a variety of project types including targeting low-income and senior populations.</p> <p>The City provides material to distribute to non-profits and developers informing them about the opportunities the City has available on its website.</p> <p>Two projects, Sunrise Senior Apartments and Sunrise Pointe, both utilized the density bonus to provide additional housing in their respective developments.</p>

28.7D	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 the Human Rights and Fair Housing Agency, housing advocates, building trade organizations, Chamber of Commerce, and other private interests in making this assessment.	Ongoing	The city went through a comprehensive fee update in 2019 that took effect January 1, 2020. Development and impact fees will be updated in the future.
28.7E	Establish Council policy on fee waivers and deferrals for future development.	Jul-09	The Council currently grants fee waivers and deferrals on a case-by-case basis. Such requests have been considered and granted.
28.7F	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.	Ongoing	<p>The City continually monitors total fee packages in comparison to other jurisdictions to determine impacts to development of housing.</p> <p>The City closely reviews fee increases by other agencies that impact the cost of developing housing in Citrus Heights and provides feedback where appropriate.</p>
28.7G	Research the access to services, facilities, and transportation for special needs populations, including the adequacy of major streets and sidewalks.	Ongoing	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.
28.8A	Leverage available funding to obtain Federal, State, or other funds for low and moderate housing projects.	Ongoing	<p>The City participates in the Sacramento County Continuum of Care, making an annual contribution of its CDBG funds to the Continuum.</p> <p>The city has also issued building permits for Sunrise Pointe, a 46 unit deed restricted affordable and supportive housing project, which utilized a variety of regional funding sources. Construction is expected to be completed in 2022.</p> <p>The City will continue to leverage all available funding sources for low and moderate income housing projects.</p>
<b>General Comments:</b>			

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