



City of Citrus Heights General Plan Annual Progress Report 2022

CITY OF CITRUS HEIGHTS
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
6360 FOUNTAIN SQUARE DRIVE
CITRUS HEIGHTS, CA 95621
(916) 727-4740

This page intentionally left blank

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 2022 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

Citrus Heights Plan Elements	Required Plan Topics	Issues Covered
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

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.

In 2022 the City amended the General Plan one time(s), which included changes to the Community Health chapter to remain in compliance with state requirements for the City's Local Hazard Mitigation Plan (LHMP).

Major Project Developments

Construction was approved, initiated or completed within Citrus Heights for the following major projects during the 2022 planning year:

Mitchell Farms – In 2022 the Mitchell Farms subdivision was issued building permits to begin construction on 68 of the projected 260 total single-family residential dwelling units located on approximately 32 acres, with 54 units being issued certificates of occupancy.

Northridge Grove Subdivision – The Northridge Grove subdivision was issued building permits to begin construction on twelve (12) single family homes, with six (6) receiving certificates of occupancy in 2022. The entire project will construct 46 homes on an approximately 7.1-acre site.

Wyatt Ranch Subdivision – Originally entitled in 2016, the Wyatt Ranch subdivision issued building permits to begin construction on nine (9) single-family dwelling units.

Sunrise Village Retail Center – Originally approved in 2019, this high-visibility retail center at the corner of Sunrise Blvd and Madison Avenue has been undergoing a significant remodel and site refresh for over a year. New businesses include Starbucks, Firehouse Subs, City Sports Gym, and an undisclosed grocery tenant.

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

Arcade-Cripple Creek Groundbreaking – The Arcade-Cripple Creek Trail (ACCT) broke ground in November 2022 and will continue through August of 2023, weather permitting. The City is constructing a 2.9 mile long multi-use trail between Sunrise Boulevard (near Arcade Creek Park Preserve) and Wachtel Way that will largely follow an existing Sacramento Municipal Utility District (SMUD) electric corridor easement. The project is located in the City and unincorporated Orangevale, and connects several neighborhoods to eight parks, several schools and the Sunrise MarketPlace.

Citrus Heights Cares – The City launched its Beautification Crew program in October 2022 to provide maintenance and beautification services, including litter and weed abatement, illegal sign removal, minor graffiti removal, cleaning of debris along sidewalks and trails, among other things.

Greenback Lane Complete Streets Project – Rehabilitation of this major arterial corridor between Sunrise Boulevard and Fair Oaks Boulevard was completed this year, and included enhanced pedestrian and bike mobility, improved traffic flow and improved rideability and aesthetics of the corridor.

2022 Citrus Heights Homeless Outreach Navigator End-of-Year Report – The Homeless Navigator program achieved several notable objectives and participated in several community partnerships in the 2022 calendar year, including:

- Navigator’s weekly attendance at HART’s Winter Shelter
- Antelope Christian Fellowship mail program
- Added an additional Navigator to the team
- Partnership with Advent Lutheran Church to host weekly Navigator office hours on Thursdays
- Navigator Respite center at Living Waters Church on Mondays. This respite lead to a partnership with Sunrise Christian Food Ministry to provide food to the community through the respite and outreach
- Success with a Citrus Heights Homeless individual of 30+ years, who is now sober and living at Grace House. He reconnected with his family and spent the holidays traveling and visiting.

2022 Homeless Outreach Navigator Statistics:

- Active caseload: 139 individuals
- 215 enrollments in 2022
- 70 households housed (totaling 112 individuals)
- Average 5.8 households a month housed
- 12 families with minors were placed in a shelter
- 16 individuals went into a recovery program

Status of General Plan Implementation Actions

The table below analyzes selected General Plan policies and action items that made notable progress in 2022. 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 14.

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
2.3	<i>Maintain a high level of services for all citizens, including high standards of public safety.</i>	
	<p>At the May 26, 2022 City Council meeting, City Council adopted a Focus Area Work Plan that outlined and clarified strategic objectives for the City to accomplish by March of 2024. Part of those objectives included the creation of a Beautification Crew. The crew began working in November of 2022, and provides expeditious cleanup and response, active enforcement of encampments and nuisance situations that impede public right-of-ways and other public areas that are detrimental to public enjoyment and safety.</p> <p>Additionally, at the October 27, 2022 City Council meeting, Council adopted a Shopping Cart ordinance to aid businesses in the retention of carts and reduce long-term costs for businesses relative to shopping cart replacement and addressing the public nuisance created by stolen shopping carts that become community blight and litter.</p>	

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 the 2022 year alone, the City issued 32 building permits for the construction of Accessory Dwelling Units (ADUs). Six of these permits were from the City's Permit-Ready Accessory Dwelling Unit Program (PRADU), providing 18 different ADU plans to prospective applicants free of charge. This is all part of the City's efforts to 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 2022, a development proposal for the 11.34-acre property near Sylvan Corners was received. The plan includes 95 single-family, detached for-sale homes. The development concept will provide walkability to nearby retail and schools, and attract new families to the

		established corridor. Attracting new families will help support the existing commercial nodes in the area and provide an economic impact and ensure neighborhood vitality. The project is under review and will go through the City's normal development review process, including public hearings at the Planning Commission and City Council. Woodside Homes will work with the City on project review and approval, including obtaining all necessary entitlements and ongoing communication with the community.
--	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Goal 26: Develop, conserve, and improve the housing stock to ensure decent accommodations for all segments of the community		
Goal/Action #	Policy/Action	Status/Implementation
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.	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. In 2022, the RHIP team identified 583 individual housing units with violations and identified a total of 3,431 total violations, of which 2,119 violations were cleared. 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.
26.1.F	Continue and expand the City's Owner Occupied Rehabilitation Program where feasible.	The City's Critical Home Repair Grant Program helped four (4) eligible homeowners with health, safety, and ADA repairs to their

		homes in 2022. This program is funded with CDBG Revolving Loan Funds. Additionally, the City's Critical Home Repair Grant Program assisted six (6) eligible mobile home owners with health and safety repairs to their homes. This program is funded with CARES Act funds.
--	--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Goal 28: Ensure housing opportunities for all segments of the community		
Goal/Action #	Policy/Action	Status/Implementation
28.1	<i>Enforce Code requirements to ensure that housing is accessible to the disabled</i> The City's General Service Department used a portion of CDBG funding on accessibility improvements to public infrastructure, ADA-compliant sidewalks (six) and curb/ramps (twenty-nine).	
28.2	<i>Endeavor to meet the housing needs of homeless persons.</i>	
28.2.B	Continue to work with the Sacramento County Department of Housing Assistance to provide emergency shelters and other support services	The City offered a variety of public service activities using CDBG and CARES Act funds in 2022, including an emergency food closet, an after-school youth program at the Sayonara Center, meals to seniors, housing counseling, permanent housing placement services, workforce development services to youth, and a free Renters Helpline to provide information and assist with fair housing disputes.
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 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 began in 2022 and is ongoing.

Resource Conservation		
Goal 36: Preserve, protect and increase plantings of trees within the City		
Goal/Action #	Policy/Action	Status/Implementation
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 fifth 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 tree planting event was held at the 2022 Sunday Funday event at Rusch Park.</p>

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.	<p>The Arcade-Cripple Creek Trail (ACCT) broke ground in November 2022 and will continue through August of 2023, weather permitting. The City is constructing a 2.9 mile long multi-use trail between Sunrise Boulevard (near Arcade Creek Park Preserve) and Wachtel Way that will largely follow an existing Sacramento Municipal Utility District (SMUD) electric corridor easement. The project is located in the City and unincorporated Orangevale, and connects several neighborhoods to eight parks, several schools and the Sunrise MarketPlace.</p>

Public Safety		
Goal 58: Ensure excellent public safety services and rapid and effective emergency response		
Goal/Action #	Policy/Action	Status/Implementation
58.1	<i>Provide police staffing as necessary to meet community needs</i>	
	IMPACT Detectives and the SWAT Team, in conjunction with Code Enforcement and the City's Building Division, were successful in shutting down an illegal gambling operation within the City limits. The neighboring businesses and landlord were extremely appreciative for the police department's assistance.	
	The IMPACT Unit and the Homeless Outreach Navigators proactively partnered with other City government departments and the City Attorney's Office to look for strategies and best practices to tackle issues concerning blight and chronic nuisances that have negatively affected the quality of life in Citrus Heights. This collaboration led to forming a Community Prosecutor position through the City Attorney's Office. A chronic nuisance offender (CNO) is any person who negatively affects the quality of life in our city through repeated violations of the City Municipal Codes and Ordinances and is a drain on City resources. This program aims to have an efficient way for the City of Citrus Heights and the Police Department to work with our Community Prosecutor to hold those accountable who are chronic nuisance offenders.	

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. Table 2 identifies the breakdown of this number for each of the income categories covered by the RHNP for the City.

Table 2
Regional Housing Needs Allocation (6th Cycle – June 1, 2021 – Dec 31, 2022)

Income Category	RHNA	Total Units to Date of Current Planning Period*	Total Remaining RHNA by Income Level
Extremely Low Income/Very Low	132	--	132
Low Income	79	32	47
Moderate Income	144	--	144
Above Moderate	342	95	247
Total	697	127	570

**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 2022. This information is a summary of Tables A through J 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.

Jurisdiction	Citrus Heights	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	32
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		91
Total Units		123

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

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	0	91	59
2 to 4	0	0	0
5+	0	0	0
ADU	0	32	3
MH	0	0	0
Total	0	123	62

Housing Applications Summary			
Total Housing Applications Submitted:	2		
Number of Proposed Units in All Applications Received:	111		
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.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction		Citrus Heights	
Reporting Year		2022 (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, the Sunrise Tomorrow Specific Plan adopted in 2021 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 2022 the city continued issuing building permits and 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 began its planning phase in fall 2022 and is expected to 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 has adopted a zoning code that removes the constraints to development of innovative housing types. The City saw its highest number of ADUs permitted (32) in 2022. In addition, the city has adopted pre-approved plans for ADUs and educational events to encourage ADUs. In 2022, the city also issued and finalled dozens of new building permits for Mitchell Farms, a 260 unit single family development project on a former golf course.
25.2A	Develop an inventory of land suitable within the City for the development of housing for all segments of the community	Ongoing	In 2022, a development proposal for the 11.34-acre property near Sylvan Corners was received. The plan includes 95 single-family, detached for-sale homes. The development concept will provide walkability to nearby retail and schools, and attract new families to the established corridor. Attracting new families will help support the existing commercial nodes in the area and provide an economic impact and ensure neighborhood vitality. The project is under review and will go through the City's normal development review process, including public hearings at the Planning Commission and City Council. Woodside Homes will work with the City on project review and approval, including obtaining all necessary entitlements and ongoing communication with the community.

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 Tomorrow Specific Plan encourage this type of development.
26.1A	Promote the use of administrative remedies to remediate substandard rental units	Ongoing	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. In 2022, the RHIP team identified 583 individual housing units with violations and identified a total of 3,431 total violations, of which 2,119 violations were cleared. 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.
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	The city offers affordable housing assistance through its First-Time Homebuyer Program and Housing Repair Program. 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.

26.1D	Work with financial institutions, nonprofit organizations and government agencies to promote housing rehabilitation	Ongoing	The City has teamed with 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 communitygroups to provide housing repair assistance, including the Rebuilding Together Program	Ongoing	<p>The City has teamed with 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 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 Municipal Code 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 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	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.
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 Tomorrow Specific Plan 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 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 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 mobile home parks	Annually	The City remains 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 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	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 began in 2022, and is ongoing.
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 began in 2022 and is ongoing.
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	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.
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	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. 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.
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	The Zoning Ordinance allows density bonuses for a variety of project types including targeting low-income and senior populations. The City provides material to distribute to non-profits and developers informing them about the opportunities the City has available on its website. The Fair Oaks Senior Apartments project utilized the density bonus to provide additional housing in their development.

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	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.
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	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 began in 2022 and is ongoing. The City will continue to leverage all available funding sources for low and moderate income housing projects.
General Comments:			

This page intentionally left blank

CITY OF CITRUS HEIGHTS
6360 FOUNTAIN SQUARE DRIVE
CITRUS HEIGHTS, CA 95621
PHONE (916) 725-2448
FAX (916) 725-5799
WWW.CITRUSHEIGHTS.NET