

# 2020-2024 Consolidated Plan for the City of Citrus Heights

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## Executive Summary

### ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

The Consolidated Plan is required by the U.S. Department of Housing and Urban Development (HUD) in order for local jurisdictions to receive federal housing and community development funds under the Community Development Block Grant (CDBG) program. The overall goal of the CDBG program is to develop viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities.

The Consolidated Plan serves the following functions:

- A planning document for the City of Citrus Heights, which builds on a participatory process;
- An application for federal funds under HUD's CDBG formula grants program;
- A strategy to be followed in carrying out HUD's programs; and
- An allocation of funds to specific projects for the first program year of the Consolidated Plan.

#### *Consolidated Plan Timeframe*

The 2020-2024 Consolidated Plan covers the five-year timeframe from January 1, 2020 to December 31, 2024. During this timeframe, the city anticipates receiving only CDBG funding directly from HUD and HOME funding through the city's consortium partnership with the Sacramento Housing and Redevelopment Agency (SHRA).

#### *Consolidated Plan Format*

In order to standardize the preparation of the Consolidated Plan across all grantees, HUD developed a tool in the Integrated Disbursement and Information System (IDIS), which is the system in which projects and funding are tracked. The Consolidated Plan tool provides data from HUD-selected sources, primarily the 2011-2015 American Community Survey (ACS) dataset. Newer data has been included wherever possible to ensure the longevity of the city's 2020-2024 Consolidated Plan. The tool consists of a question-and-answer format with limited opportunities for customization. In some cases, the questions are targeted toward grantees receiving other HUD funding sources, such as HOME, Emergency Shelter Grant (ESG), and Housing Opportunities for People with AIDS (HOPWA).

### *Income Definitions*

The primary focus of the CDBG program is assisting low-income households. Throughout this document, there are several references to various income levels:

- Extremely low-income households are those earning at or below 30% of the area median income.
- Very low-income households are those earning 31% to 50% of the area median income.
- Low-income households are those earning 51% to 80% of the area median income.
- Moderate-income households are those earning between 81% and 100% of the area median income.
- Above-moderate income households are those earning 101% of the area median income and over.

The maximum income for each category is defined by HUD on an annual basis, and is adjusted based on household size. The 2019 HUD income limits by household size for the Sacramento—Roseville--Arden-Arcade, CA HUD Metro FMR Area are listed in the table below. The 2019 HUD median family income for the Citrus Heights area is \$83,600.

2019 HUD Income Limits for Selected Household Sizes

<b>Income Level</b>	<b>One person</b>	<b>Two persons</b>	<b>Three Persons</b>	<b>Four Persons</b>
Extremely low-income	17,600	20,100	22,600	25,750
Very low-income	29,300	33,450	37,650	41,800
Low-income	46,850	53,550	60,250	66,900

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

The Needs Assessment identified several target populations:

- Extremely low-income and very low-income individuals and households;
- Homeless persons;
- Seniors; and
- Youth.

The Needs Assessment also identified several types of projects that are needed in the Citrus Heights community:

### *Housing Needs*

The following housing needs were identified during the community survey and stakeholder consultations:

- Affordable housing. The community survey indicated a significant need for affordable housing, particularly for seniors, workforce households, and disabled persons. Nearly 50 percent of survey respondents report paying more than 30 percent of their monthly income on rent or mortgage costs. Residents prioritized increasing homeownership for single-family homes as the most needed housing program, followed by programs to create more affordable rental units and construction of new, single-family homes.
- Permanent supportive housing. The community survey indicated homelessness as a high priority for the city to address. The survey also indicated the two most important services to provide to people experiencing homelessness are mental health services and supportive services, such as job training, life skills, financial training, and health care. Given the need for additional affordable housing along with mental health and supportive services, permanent supportive housing is a possible solution to address both needs.
- Transitional housing. During the city's consultation with the Citrus Heights Homeless Assistance Response Team (HART), a need for transitional housing was expressed. This need was also noted at the Collaborative work session and in the community survey responses. The city currently does not have a transitional, or interim, house for homeless within the city limits while the city connects them with permanent housing and/or other programs and services. There is a need for transitional housing for families, including families with children. Survey respondents indicated homeless housing solutions are a high priority in the city.

### *Homeless Needs*

The following homeless needs were identified during the community survey and stakeholder consultations:

During the city's consultation with stakeholders as part of the development of the Consolidated Plan process. The following homeless needs were identified:

- Mental health services. Over 68 percent of community survey respondents indicated the most-needed service for those experiencing homelessness in Citrus Heights are mental health services.
- Supportive services. The community survey results show 63 percent of respondents believe supportive services, such as job training, life skills, financial training, and

healthcare are the most-needed service for those experiencing homelessness in Citrus Heights.

- Day center. About 33% community survey respondents indicated a need for a day center as the top need for people experiencing homelessness to have mail delivered, shower, etc.
- Transitional housing. As stated in section NA 10 Housing Needs Assessment, the community survey and the city's consultation with the Citrus Heights Homeless Assistance Response Team (HART) identified a need for transitional housing. About 31 percent of survey respondents indicated transitional housing as the top priority need for homeless services in Citrus Heights. This need was also noted at the Collaborative work session. The city currently does not have a transitional house for homeless within the city limits. There is a need for transitional housing for families, including families with children. Survey respondents indicated homeless housing solutions are a high priority in the city.

#### *Public Facility Needs*

Citrus Heights contains a large number of nonprofit organizations, most of which have facility needs. . Public facility needs identified over the next five years include the following:

- Neighborhood facilities. During staff's consultation with the Citrus Heights Collaborative, several non-profits expressed the need for more recreational opportunities within Citrus Heights. Although there are a number of parks within the city, many are in need of rehabilitation and safety due to homeless activity in parks was listed as a concern. During staff's consultant with the Sunrise Recreation and Park District, funding was listed as a barrier to rehabilitating local parks and increasing services offered in Citrus Heights.
- Youth center. Similarly, in the city's online survey of various public facility needs, respondents marked a youth center, as the most desired public facility need. Although the city developed a neighborhood youth center on Sayonara Drive, the community expressed a need for more youth facilities within Citrus Heights.
- Emergency food closet. During staff's consultation with the Sunrise Christian Food Ministry, the nonprofit expressed a need for a larger emergency food closet. The group currently operates out of a small building at the Advent Lutheran Church in Citrus Heights. Due to the small size of the building, it is challenging to meet the increasing need for emergency food in the Citrus Heights community. In addition, about 19 percent

of community survey respondents noted food banks as one of the most important services for those experiencing homelessness in Citrus Heights.

### *Public Improvement Needs*

The city has a continued need for infrastructure and accessibility-related public improvements, including the following:

- Infrastructure improvements. About 62 percent of community survey respondents stated the city's street surfaces need improvement. In addition, the city has a need to improve drainage facilities.
- ADA-accessible curb ramps. Curb ramps allow disabled residents to have a safe path of travel on City sidewalks.
- Sidewalk infill. Sidewalk infill projects install sidewalk, curb, and gutter improvements in areas where there is currently no sidewalk. Generally, the sidewalk connects with existing sidewalk on both ends, or connects residents with a facility or other public improvement (e.g., trail).
- Signalized intersection improvements. Upgrades to signalized intersections to be ADA accessible.

Other ADA improvements. Occasionally, other types of ADA improvements will be identified by the City's General Services Department.

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

The city evaluated its past performance as part of setting the goals and strategies associated with this Consolidated Plan. The city successfully completed the following projects during the 2015-2019 Consolidated Plan period:

- Highland Avenue Accessibility Project;
- \$1.3 million in accessibility improvements;
- \$1.2 million in health and safety repairs for low-income homeowners; and
- 30 mobilehome health and safety repair loans/grants to low-income mobilehome homeowners.

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

### **4. Summary of citizen participation process and consultation process**

The city offered several opportunities for participation and comment throughout the development of the Consolidated Plan consistent with the city's Citizen Participation Plan. Outreach included traditional local newspaper announcements for public meetings and hearings as well as publication on the city's website. The city also included an online survey and

promoted the public meetings and survey through social media platforms such as Twitter, Facebook, and Next Door. The city developed a second online survey to collect feedback from stakeholders. The city hosted a public meeting on August 28 at the Sayonara Neighborhood Center to gather input on current needs and priorities. City staff provided a report to the City Council on September 12 on the status of the Consolidated Plan development and to obtain feedback from the City Council, which was televised. On September 13, city staff held a brainstorming session at the monthly Collaborative meeting to gather input on current needs and priorities from local non-profits, health care providers, and local government agency representatives. In addition, the city posted the draft plan in advance of a 30-day public review and comment period beginning September 26. The draft plan was reviewed at the October 10 public hearing and the final plan will be considered at the October 24 public hearing.

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

Feedback received through the outreach efforts, such as meetings with nonprofits, service providers, and online survey responses, is incorporated into the Process and Needs Assessment sections and, to a lesser degree, the Market Analysis section. Comments received at the two public hearings for this plan will be incorporated into the plan and included in the final submission to HUD.

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

All comments to date have been accepted.

## **7. Summary**

Based on the needs assessment, market analysis, and consultations with the community and stakeholders, the following are the selected key community needs for the Consolidated Plan:

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

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

Within those priorities, the city identified eight main goals:

- Foster affordable housing
- Provide services for people experiencing homelessness

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

To address these goals, the city plans to fund the construction of affordable housing on Sayonara Drive, provide loans to homeowners for health and safety repairs, support nonprofits offering a wide-range of social services, provide services to those experiencing homelessness, assist with accessibility and other improvements to public facilities. Other types of projects may be considered as needed throughout the Consolidated Plan timeframe. The city anticipates funding activities using a variety of sources, including CDBG, HOME, General Fund, and grants received by the City. The city will work with local and regional nonprofits, as well as affordable housing developers, to implement many of the activities.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

CDBG Administrator	CITRUS HEIGHTS	Community Development Department
HOME Administrator	CITRUS HEIGHTS	SHRA

**Table 1 – Responsible Agencies**

#### Narrative

The City of Citrus Heights Housing and Grants Division, within the Community Development Department, serves as the lead agency for the Consolidated Plan and the administration of CDBG, HOME, and other housing and community development funds. Within the Housing and Grants Division, the Housing and Human Services Program Coordinator oversees the administration of the CDBG program. The Grants and Housing Technician assists in administering the CDBG program.

For the receipt of HOME funds, Citrus Heights is in a consortium with Sacramento County, City of Sacramento, and the City of Rancho Cordova. The Sacramento Housing and Redevelopment Agency (SHRA) is the lead agency in the city's HOME consortium.

#### Consolidated Plan Public Contact Information

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

### **1. Introduction**

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

In preparing the Consolidated Plan, the City of Citrus Heights consulted with a number of local service providers and public agencies to identify local needs and evaluation opportunities for partnership and improved coordination. The city also participated in an extensive public outreach campaign to assess community needs and priorities. The following sections will discuss the consultation process, the public comment process, and the planned coordination efforts for the next five-year Consolidated Plan cycle.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

Sacramento Steps Forward is the nonprofit group that manages the regional Continuum of Care. The city cooperates with Sacramento Steps Forward whenever possible, including serving on the Continuum of Care Advisory board, participating in the Funders Collaborative, prompt response to requests for data, and ongoing participation in the Continuum of Care discussions.

The city's Housing and Human Services Program Coordinator maintains a seat on the Continuum of Care Advisory Board and actively participates in regional coordination through the Funder's Collaborative.

The city supports the Citrus Heights Homeless Assistance Response Team (HART) and its efforts, including the Winter Sanctuary, Student Connect, a resource fair for students and families in transition, the Veterans Stand Down, and other events throughout the year.

The city's Homeless Navigator provides outreach and services for people experiencing homelessness. The city's Homeless Navigator also provides housing counseling services to those at-risk of homelessness. Additionally, Meals on Wheels and the Sunrise Christian Food Ministry provide emergency food services to those at-risk of homelessness and those currently experiencing homelessness.

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

Sacramento Steps Forward administers the Homeless Information Management System (HMIS) as well as the available Emergency Shelter Grant (ESG) funds for the Sacramento region. The city participates in improving the HMIS system through the Continuum of Care Advisory Board. The city is working to become more involved in the allocation of ESG funds through the regional Funders Collaborative.

**2. Describe Agencies, groups, organizations, and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

1	Agency/Group/Organization	Citrus Heights Collaborative
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Other government - Local Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy

<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Citrus Heights Collaborative is an informal network of community members representing government agencies, non-profits, religious institutions, businesses, and neighborhood groups. Specifically, the group is comprised of local government, non-profits, and community members, fraternal and faith-based organizations. City staff held a work session at the Collaborative meeting on September 12, 2019 Collaborative meeting to obtain stakeholder feedback.</p> <p>A total of 21 stakeholders attended the Collaborative work session, including:</p> <p><i>Citrus Heights Staff</i></p> <p>Colleen McDuffee, Community Development Director, Community Development Department</p> <p>Mary Poole, Operations Manager, General Services Department</p> <p><i>Organizations</i></p> <p>San Juan Unified School District, Natalia Aguirre, Elizabeth Thomas, Christina Sparks, Mariela Silva, Debbie Chiguina-Owens</p> <p>Aetna Better Health - Merrett Sheridan, Martin Gonzales</p> <p>CH Resident (Antelope Neighborhood) – Ken Horner</p> <p>Sylvan Middle School Neighborhood Liaison – April Jacek</p> <p>Sunrise R.P.D (Parks) - Becky Henz</p> <p>The Glass Slipper – Jackie Guzman</p> <p>Sayonara Center – Julie Habeeb</p> <p>Crossroads – Matthew Rorario, Maihina Lee</p> <p>Stakeholders from the Collaborative noted the clients they serve have a need for increased access to transportation, free after-school programs, mental health services, affordable housing (particularly for transitional-aged youth), increased number of foster families, employment opportunities, emergency food, and recreational opportunities.</p>
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2	Agency/Group/Organization	Sunrise Recreation and Park District
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Other government - Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Sunrise Recreation and Park District (SRPD) participated via the city's online stakeholder survey and at the September 13 Collaborative meeting. SRPD staff noted a lack of funding as a factor that impacts its ability to provide services to the Citrus Heights community. SRPD staff also stated generally how the homeless population continues to grow and parks are being heavily impacted by transient and drug activity. SRPD also noted a need to get the word out about available services and programs.
3	Agency/Group/Organization	About Kidz
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>About Kidz participated in the city’s online stakeholder survey. The nonprofit provides school supplies, sports program sponsorships, and tutoring services for low-income students. The nonprofit noted the following as their clients’ greatest needs:</p> <p>School supplies</p> <p>Access to youth sports</p> <p>Tutoring</p> <p>Transportation</p> <p>Mentoring</p> <p>Funding was listed as the organization’s greatest need.</p>
4	Agency/Group/Organization	SACRAMENTO SELF-HELP HOUSING
	Agency/Group/Organization Type	<p>Services-Children</p> <p>Services-Elderly Persons</p> <p>Services-Persons with Disabilities</p> <p>Services-homeless</p>
	What section of the Plan was addressed by Consultation?	<p>Housing Needs Assessment</p> <p>Homelessness Strategy</p> <p>Homeless Needs - Chronically homeless</p> <p>Homeless Needs - Families with children</p> <p>Homelessness Needs - Veterans</p> <p>Homelessness Needs - Unaccompanied youth</p> <p>Non-Homeless Special Needs</p>
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>Sacramento Self-Help Housing (SSHH) provides housing counseling and homeless navigation services for the City of Citrus Heights. The city’s Homeless Navigator completed the City’s online stakeholder survey and identified housing as the greatest need of her clients. The lack of housing first practices was identified as a barrier to providing services.</p>
5	Agency/Group/Organization	Campus Life Connection

	Agency/Group/Organization Type	Services-Children Non-Homeless Special Needs
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>Campus Life Connection participated in the city's online stakeholder survey and the Collaborative work session on September 13. The nonprofit operates the Sayonara Center and provides after-school tutoring, mentoring, and food to Citrus Heights students. The following were identified as the clients' greatest needs:</p> <p>Nonperishable food for children when school is out (weekends and holidays)</p> <p>Mentorship</p> <p>Safe space</p> <p>Community</p> <p>Homework assistance and support</p> <p>Recreational opportunities for youth</p> <p>The nonprofit noted its organization's greatest needs are locating enough food to provide good meals each day and funding to staff the Sayonara Center.</p>
6	Agency/Group/Organization	WEAVE
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Victims of Domestic Violence Services-Health Services - Victims Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>WEAVE completed the city’s online survey. The organization stated their clients’ greatest need is safety, including emergency shelter, protective orders, legal assistance, advocacy, and counseling.</p> <p>WEAVE noted barriers to providing services include funding and transportation. Existing shelters are not located in Citrus Heights which can create transportation barriers for victims who need shelter but also continue to work or have children in Citrus Heights.</p>
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**Table 2 – Agencies, groups, organizations who participated**

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

No agency types were excluded from consultation.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Sacramento Steps Forward	Addressing housing and service needs for homeless individuals and families.
Housing Element	City of Citrus Heights	Addressing multi-family housing siting, actions to encourage development of new affordable housing, and barriers to new affordable housing.

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

The City of Citrus Heights will continue to cooperate and coordinate with other public agencies to help meet the goals identified in the Consolidated Plan. These agencies include the California Department of Housing and Community Development, Sacramento Housing and Redevelopment Agency, Sacramento Steps Forward, HUD, Department of Veterans Affairs, CalVet, San Juan Unified School District, Sacramento County Department of Health and Human Services, Sacramento County Department of Human Assistance, Sacramento County, City of Sacramento, City of Rancho Cordova, City of Elk Grove, as well as any other agencies or units of local government that may assist the city in reaching its Strategic Plan goals.

The city is currently coordinating with Sacramento County, City of Elk Grove, City of Rancho Cordova, Sacramento Housing and Redevelopment Agency, and a number of other local agencies on a regional Analysis of Impediments.



## **PR-15 Citizen Participation**

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

The City of Citrus Heights completed a robust citizen participation process during the development of the 2020-2024 Consolidated Plan. Outreach included traditional local newspaper announcements for meetings, public hearings, and publications on the city’s website. The city also included two online surveys – one for community members and one targeted at stakeholders. The city promoted the public meetings and survey through social media platforms such as Twitter, Facebook, and NextDoor; published news items on the city’s website, encouraged local press coverage, and held a community meeting in a lower-income neighborhood to increase participation. All public comments were accepted throughout the public participation, and the survey results and feedback from the public meetings were used to help shape the Needs Assessment and Strategic Plan sections of the Consolidated Plan. The table below outlines specific public outreach efforts.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Community Needs Survey	<p>Non-English-speaking – Specify other language: Spanish</p> <p>Non-targeted/broad community</p> <p>Public Service Stakeholders</p>	<p>The city received 342 survey responses. The survey was available in both online and paper copies that were available for completion at City Hall and through key service providers.</p>	<p>Survey results indicated the highest priority for residents is to provide services to people experiencing homelessness. The survey responses also indicated a desire for more community events and activities to increase opportunities to socialize; a need for increased transportation options to improve access to services; and a need for improvements to public infrastructure and recreational areas as well as public safety. Complete survey responses are included in the attached appendix.</p>	<p>All comments were accepted.</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of public and assisted housing Neighborhood residents & stakeholders	Two stakeholders attended a CDBG grant application workshop on July 10, 2019.	Potential applicants were encouraged to apply for funding, and the application process was explained.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of public and assisted housing</p> <p>Neighborhood residents &amp; stakeholders</p>	<p>Approximately 50 people attended the Community Priorities Workshop on August 28, 2019 at the Sayonara Neighborhood Center. The workshop was publicly noticed 7 days prior to the workshop in <i>The Sacramento Bee</i>, and the public notice is attached.</p>	<p>The meeting identified the top two needs as 1) expanding homeless housing and services and 2) foster affordable housing. Participants also noted a need for a wide-range of public services. Participants also expressed a desire to focus resources on extremely-low income households, families with children, and persons with mental disabilities. A summary of the workshop responses is attached in the appendix.</p>	<p>All comments were accepted.</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of public and assisted housing</p> <p>Neighborhood residents &amp; stakeholders</p>	City Council meeting on September 12, 2019.	No comments were received.	All comments were accepted.	
5	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of public and assisted housing</p> <p>Neighborhood residents &amp; stakeholders</p>	The draft Consolidated Plan was noticed for public comment in The Sacramento Bee on September 25, 2019. A public hearing to review the draft plan took place on October 10. The notice is in the appendix.	Pending		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Stakeholder Survey	<p>Non-profit service providers</p> <p>Affordable housing developers</p> <p>Public agencies</p> <p>Health service providers</p> <p>Advocacy groups &amp; stakeholders</p>	The city provided an online survey to non-profit service providers and other stakeholders to gather feedback on current needs and priorities of their clients and assess any barriers they face in providing services to the Citrus Heights community.	12 stakeholders responded to the survey. The responses indicate a need for housing; homeless services and transitional/emergency housing; public services, such as childcare and youth programs; as well as networking and employment opportunities.	All comments were accepted.	

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The Needs Assessment collects and analyzes data on the housing needs for residents of the City of Citrus Heights. The assessment focuses especially on affordable housing, special needs housing, community development, and homelessness. Information is gathered through a community survey, stakeholder consultations, and various online data sources. Through this data collection, the city estimates its housing needs for the next five-year plan period.

First, the assessment addresses the characteristics of citywide housing including income level, tenure, household type, and housing problems, including cost burden, overcrowding, and substandard housing conditions. Second, the Assessment looks at whether any of the above housing characteristics are concentrated among minority or certain racial groups. Third, the Assessment discusses the number and character of existing public housing units in the city, as well as the demand and number of waitlisted residents.

Fourth, the extent and nature of homelessness is discussed. The number and type of available housing and services for the homeless, and the challenges and risk factors for persons and families becoming homeless, are also discussed. Fifth, specific populations that are at risk of becoming homeless are reviewed for their needs, including elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents, and victims of domestic and other similar types of violence. Lastly, the Needs Assessment will address the needs for public facilities, public improvements, public services, and other eligible Community Development Block Grant (CDBG) uses.



## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

The data below is derived primarily from the 2011-2015 American Community Survey (ACS). Newer data has been included wherever possible to ensure the longevity of the city's 2020-2024 Consolidated Plan.

The City of Citrus Heights has approximately 85,000 residents and about 33,000 households. From 2009 to 2015, the city's total population increased by three percent. From 2000 to 2015, the city's total population increased by only 0.4 percent. According to the U.S. Census Bureau's annual Population Estimates Program (PEP), the 2018 population estimate for Citrus Heights is 87,910. The stability of the city's total population may be attributed to the built-out nature of the city with limited undeveloped land.

Households that make less than 80% of HUD's Adjusted Median Family Income (HAMFI) are classified as low-income and are typically eligible for HUD assistance programs. According to the Comprehensive Housing Affordability Strategy (CHAS) prepared by HUD and presented below in Table 5, approximately 13% (4,170 households), 15% (4,990 households), and 22% (7,280 households) of all Citrus Heights households make 0–30% of HAMFI, 30%–50% of HAMFI, and 50%–80% of HAMFI respectively.

The data identifies approximately 16,440 households, or about 50% of total Citrus Heights households, that make less than 80% of HAMFI. Of these 16,440 households, 1,415 (8.6%) are households with five or more members; 6,070 households (37%) are households with at least one person aged 62 years or older; and 2,649 (16%) are households with one or more children 6 years old or younger. Thus, the largest group of lower-income households, sorted by special needs type, are households with seniors, followed by households with young children.

Further analysis of Table 5 shows the three tabulated household categories where the majority of households make less than 80% HAMFI include small households, seniors, and households with children aged 6 or younger.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	83,301	85,410	3%
Households	33,328	32,985	-1%
Median Income	\$53,735.00	\$50,047.00	-7%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

**Number of Households Table**

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households	4,170	4,990	7,280	4,285	12,260
Small Family Households	1,400	1,615	2,755	1,935	6,140
Large Family Households	330	570	515	395	825
Household contains at least one person 62-74 years of age	670	1,095	1,830	885	2,740
Household contains at least one person age 75 or older	670	780	1,025	430	1,005
Households with one or more children 6 years old or younger	785	810	1,054	775	805

**Table 6 - Total Households Table**

Data Source: 2011-2015 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	45	55	70	25	195	4	0	15	20	39
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	100	165	25	4	294	40	0	20	0	60
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	175	265	260	85	785	0	65	30	80	175
Housing cost burden greater than 50% of income (and none of the above problems)	1,790	1,040	200	50	3,080	870	890	405	140	2,305
Housing cost burden greater than 30% of income (and none of the above problems)	155	1,305	1,725	235	3,420	175	375	1,245	625	2,420

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	250	0	0	0	250	190	0	0	0	190

**Table 7 – Housing Problems Table**

Data 2011-2015 CHAS

Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	2,105	1,525	550	165	4,345	915	955	470	240	2,580
Having none of four housing problems	410	1,530	3,430	1,855	7,225	295	980	2,830	2,025	6,130
Household has negative income, but none of the other housing problems	250	0	0	0	250	190	0	0	0	190

**Table 8 – Housing Problems 2**

Data 2011-2015 CHAS

Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	875	1,030	855	2,760	265	400	620	1,285
Large Related	265	390	110	765	65	125	105	295
Elderly	439	555	470	1,464	545	600	715	1,860
Other	679	815	620	2,114	200	195	245	640

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	2,258	2,790	2,055	7,103	1,075	1,320	1,685	4,080

**Table 9 – Cost Burden > 30%**

Data 2011-2015 CHAS  
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	740	415	110	1,265	215	320	150	685
Large Related	250	160	0	410	65	110	35	210
Elderly	425	320	50	795	435	380	150	965
Other	675	265	45	985	190	140	75	405
Total need by income	2,090	1,160	205	3,455	905	950	410	2,265

**Table 10 – Cost Burden > 50%**

Data 2011-2015 CHAS  
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	250	305	230	60	845	40	65	35	80	220
Multiple, unrelated family households	25	50	55	29	159	0	0	8	0	8
Other, non-family households	0	80	0	0	80	0	0	0	0	0
Total need by income	275	435	285	89	1,084	40	65	43	80	228

**Table 11 – Crowding Information – 1/2**

Data 2011-2015 CHAS  
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Table 12 – Crowding Information – 2/2

**Describe the number and type of single person households in need of housing assistance.**

According to 2013-2017 American Community Survey, 28.5% or 9,643 out of 33,865 households in the City of Citrus Heights are one-person households. About 3,970 of the total households, or 11.7%, are one-person households where the householder is over the age of 65. Of the approximately 35,309 housing units in Citrus Heights, 4,922 (14%) are studio or one-bedroom units. This shows a disparity between the number of one-person households and the number of smaller units, which would likely be more affordable.

As single bedroom and efficiency units tend to cost less than two-bedroom units do, low-income family households with two or more persons are frequently competing with single-person households for one-bedroom and even efficiency units. This competition puts significant pressure on the lower-cost housing units. At the same time, Citrus Heights has had very few new market-rate multi-family developments. The lack of new market-rate one-bedroom and efficiency units puts additional pressure on the existing rental housing market, and encourages single-person households who can afford market rate rents into larger multi-family units or into single-family rentals.

According to 2013-2017 American Community Survey, the median income for one-person households is approximately \$33,466. Of note, the median family income of one-person households in Citrus Heights is \$13,384 below the 80% HAMFI for the Sacramento--Roseville--Arden-Arcade, CA HUD Metro FMR Area. The high number of one-person households, low supply of studio and one-bedroom units, low median household income for single-person households, and number of single-householders over the age of 65 indicate the need for housing assistance for single-person households in Citrus Heights.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

Approximately 15.4% of Citrus Heights residents have a disability. According to 2013-2017 American Community Survey, the median annual income for individuals with a disability in Citrus Heights is \$21,386 – less than one-half of the 80% HAMFI for the Sacramento--Roseville--Arden-Arcade, CA HUD Metro FMR Area for a one-person household, or \$46,850.

Domestic violence is a primary cause of homelessness for women and families. Financial stress can make it more difficult for victims to leave violent situations. The Citrus Heights Police Department (CHPD) completed 603 domestic violence related reports between the dates of January 1, 2018 – December 31, 2018. These reports comprise of all verbal and physical domestic related events. Among the 603 domestic violence related reports, approximately 18% involved weapons.

CHPD responded to 493 domestic violence- related calls for service. These calls for service are based on the reporting party notifying the CHPD Communications Center that a domestic violence incident is occurring or has occurred. The CHPD Communications Center will then classify the call for service as 273.5, which is also the CA Penal Code for domestic violence. Based on the 493 domestic violence calls for service, CHPD Officers responded to an average of one domestic violence call for service per day.

Of the 493 domestic violence calls for service reported to the CHPD Communications Center, there were 132 calls for service at repeat addresses, which were further analyzed by applicable apartment, building, or suite number. The 132 calls for service at repeat addresses account for approximately 27% of all domestic violence related calls for service reported to the CHPD Communications Center. Based on the 132 repeat calls for service, approximately one out of every four domestic violence related call for service originated from a residence with a prior domestic violence related call for service. The highest range being 7 calls for service at one residence.

The City of Citrus Heights has contributed to the effort to house those in domestic violence situations by purchasing a safe house in 2006 with local housing funds. The safe house is called “Harmony House” and serves as an emergency shelter for those escaping a violent environment. A local nonprofit, A Community for Peace (ACFP) serves as the operator of the Harmony House.

### **What are the most common housing problems?**

HUD identified four conditions that constitute housing problems, with two additional conditions that constitute a severe housing problem. The four conditions are: 1. Incomplete kitchen facilities; 2. Incomplete bathroom plumbing facilities; 3. Overcrowding at more than 1 person per room; and 4. Housing cost burden 30% or more of monthly gross household income. The two severe housing problems are: 1. Overcrowding at more than 1.5 persons per room; and 2. Housing cost burden at 50% or more of monthly gross household income. Many lower-income households in Citrus Heights face one or more of these housing problems.

Tables 7 and 8 listed previously detail the different housing problems. The Housing Problems table indicates, 195 renters and 39 owners live in housing that does not have complete

plumbing or kitchen facilities; 785 rental units and 175 owner-occupied units are overcrowded with 1.01 to 1.50 persons per room; 294 rental units and 60 owner-occupied units are severely overcrowded with more than 1.51 persons per room; 3,420 renter-occupied households and 2,420 owner-occupied households have a housing cost burden of more than 30% of income; and 3,080 renter-occupied households and 2,305 owner-occupied households pay more than 50% of their household income on housing costs.

Across all these categories, renters experience a much higher proportion of housing problems than owners and the most frequently occurring housing problem is high housing cost burden. The majority of surveyed agencies agreed that housing cost burden, overcrowding, and substandard conditions are linked to instability in housing and risk of homelessness for Citrus Heights residents.

**Are any populations/household types more affected than others by these problems?**

Renters in the City of Citrus Heights have an overall higher incidence of housing problems than owners. The most prolific housing problem among the four (high cost burden, overcrowding, incomplete plumbing, and incomplete kitchens) is housing cost burden. As shown in the above tables, among renters, the small related family (two to four related members) experiences the greater rate of cost burden and severe cost burden, followed by elderly households.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

*Imminent risk of becoming homeless*

It is difficult to estimate the number of individuals, and persons in families with children, who are at risk of becoming homeless. One social service provider interviewed during this analysis said that because of a lack of prevention services, it is difficult to know the number or characteristics of households that may be facing imminent homelessness. Current services are focused more on response after a household has become homeless instead of preventing homelessness. One provider does offer housing placement services for households facing imminent homelessness; however, moving a household to a different housing unit does not always remediate the underlying factors that led to the household's initial housing instability.



It is generally assumed that those who are extremely low-income and very low-income are at the greatest risk, especially those with housing cost burdens in excess of 50% of their income. Approximately 28% or 9,160 households in Citrus Heights make less than 50% of HAMFI. Households at 50% of HAMFI are considered very low-income, and often results in severe financial stress on families and households who do not have savings and are living paycheck to paycheck. A minor financial setback can put the family at risk of displacement and can result in a chain reaction of negative impacts, including job loss, lapses in education, compromised safety and security, and even family dissolution. If an economic hardship were to occur, which is common in any household but more common for lower-income households, the family may need outside assistance to keep their housing and meet their other needs. However, without the assistance of a personal network or support, they run the risk of becoming homeless and needing to rely on public assistance outside their network.

Thus, these families often need resources, such as CalWORKS, which provides temporary income for the family, and CalFresh, which provides food and groceries. There are also subsidized utilities and communications programs that lower-income households may qualify for but need assistance in applying. A notable challenge for many households can be past due utility or communications bills that prevent the household from obtaining new connections. This can inhibit a household from moving to more affordable or suitable housing, because the new utility connection will require the payment of back debt.

Very low- and extremely low-income households with children face many of the same challenges. This can be particularly true for single-parent households who do not have family or community resources to help ensure the family meets basic needs. These resources can include child care, nutrition assistance, and affordable transportation assistance.

Additionally, as mentioned above, renters are often more at risk of homelessness. Households with extremely low and very low incomes may be at increased risk, particularly if there are conflicts with their landlord. Lower-income housing often faces maintenance challenges and may include deposits or other fees that very low- and extremely low-income households do not have the resources to address. Tenant-landlord mediation services help prevent eviction and address landlord maintenance and accommodations issues. The city has engaged with Sacramento Self-Help Housing to provide tenant-landlord mediation and prevent evictions and unnecessary tenant displacement.

Additional services that may assist in preventing homelessness for at-risk renters is landlord and property management training, which can educate property managers in proper tenant noticing, required maintenance, legal leasing language, and other common points of tenant-landlord contention. Responsibility also falls on the side of the tenant, and from agency interviews, more classes on being a better tenant and neighbor would also be beneficial in

preventing homelessness. One such program called “Ready to Rent” is offered by Sacramento Steps Forward. Other educational opportunities that could help prevent households from imminent risk of homelessness are life-skills classes, such as household budgeting, financial management, and healthy food preparation, as well as job training to help household wage-earners improve job prospects and increase potential earnings.

Lastly, Citrus Heights residents also experience the national trend toward increasing disparities between the incomes from lower-wage jobs and the cost of housing and other expenses. With the increasing burden of housing cost, lower-income households are less likely to save for emergencies and, therefore, are at an increased risk of homelessness due to what might be otherwise minor problems or unforeseen costs.

### Previously Homeless

Households that were previously homeless but are currently housed may face additional challenges in retaining stable housing. Some households struggle with maintaining stable housing due to a disability, such as mental and/or physical illness. They may be unable to work or have limitations in their ability to work steady jobs or to increase their position, hours, and pay. These individuals and families need long-term affordable supportive housing options and continued case management to retain stable housing.

While many individuals stabilize and only need a rental subsidy to keep stable housing, others may still need continued assistance with daily living, and some may need some limited term case management to help them maintain their housing. Those with a less severe disability or no disability at all, can often return to market-rate housing at some point, but may still need access to supportive or social services to continue assisting with the underlying issues that initially lead to their homelessness.

Whether in temporary or permanent market-rate housing, individuals and families who were previously homeless may require continued assistance with substance abuse issues; job training, education, or new employment; debt management; maintaining proper health; transportation needs; and counseling. It is important that these individuals and families stay connected with benefits and nonprofits so these resources can assist with life challenges and other potential problems so as to avoid a relapse resulting in homelessness.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Based on currently available data, it is very difficult to estimate the populations in the City of Citrus Heights who are at risk of homelessness. The data does not exist at the local jurisdiction

level for cities the size of Citrus Heights. Additionally, the City does not have an independent housing authority and is a participant in the larger Continuum of Care, currently managed by Sacramento Steps Forward.

During the consultation process for this Consolidated Plan, homeless service providers offered characteristics that frequently indicate households may be at risk of homelessness. Temporary homelessness is a result of lack of income, lack of affordable housing, and lack of a personal support network to deal with personal life issues. Chronic homelessness is more often the result of serious mental illness or substance abuse issues.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Cost burden, overcrowding, and poor housing conditions, particularly for renters, all link to the instability in housing that can lead to homelessness. The Sacramento area is currently experiencing rapidly rising rents, while at the same time, particularly in Citrus Heights, there has been no significant increase in the available multi-family rental stock. Single-family rentals are frequently much more expensive than multi-family rentals, and many low-income households, especially large families and single-parent families, cannot reasonably afford suitable rental housing.

As noted in Table 6, low-income households with small children represent a significant portion of the low-income population in Citrus Heights. The data is not obvious, but it is likely that small family households try to escape the high housing costs by living with other families or living with extended families, which contributes to overcrowding.

Overcrowding can result in unstable housing conditions due to too much wear and tear on the housing unit, increased health risks, and a reduction of security and safety for the household members, particularly children. For example, the housing unit amenities may not be sufficient to allow adequate sleep, personal hygiene, cooking, or cleaning. Due to the stresses and shortcomings from overcrowding, families may only stay in one place for a short time, and may be forced to move frequently or with little notice. This may result in children forced to change schools and adjust to different living environments, which can be harmful for their education, lead to social or mental health problems for those who need more stability, and put them at risk of abuse from unfamiliar or ever-changing additional household members.

Additionally, substandard housing may cause stress and worsen health conditions for residents. A housing market that does not provide sufficient rental housing stock to support vacancy rates high enough to encourage stable rents frequently contributes to deferred maintenance and a higher number of substandard units. Landlords have no incentive to update or repair units since the lack of stock means that they can leave substandard units alone and just have another

tenant move in; but this tenant will face the same substandard housing issues, which only contributes to increased instability.

Proximity of rental and low-income housing to transportation can also be a factor in homelessness. Low-income car-owners often have trouble affording routine maintenance on their vehicles or repairing the cause of a major breakdown. If these individuals do not have an alternate means to get to their jobs, they are at risk of losing their source of income and becoming homeless. Low-income residents may not have sufficient means to afford a personal vehicle, so they rely on public transportation to get to work, to go shopping, or to access public assistance or other resources, which can be located outside the city.

A lack of housing close to public transit, or transit located close to lower-income housing, can result in an increased cost burden on a low-income household for transportation costs, or an unsustainable time obligation in navigating the public transit system. This can be particularly difficult for families with children and multiple schedules that require a significant amount of travel. A lack of transportation and lower-cost housing coordination can also be an unsustainable burden for elderly and disabled residents who rely more heavily on public transit and who have mobility challenges.

**Discussion**

The City conducted a Community Needs Survey to help identify housing and service needs identified by the Citrus Heights community. The Community Needs Survey generated 342 responses. According to the survey data, the Citrus Heights community identified several of the same needs as the data analysis in the above sections of the Consolidated Plan. Below is a table of the survey results regarding housing needs in the city:

Most-Needed Housing Programs	Percentage of Vote
Homeownership for single-family homes	64.39%
Create more affordable rental units	48.07%
New construction of single-family homes	34.42%
Home improvements for low-income homeowners	32.94%
Emergency repairs for low-income homeowners	27.89%
Homeownership and credit counseling	24.93%

Loan program for residential solar panels	18.69%
New construction of multi-family housing units	15.13%
Home improvements for low-income rental units	11.87%
Fair housing and tenant/landlord mediation to prevent discrimination	11.57%

According to the Community Needs Survey, residents prioritized increasing homeownership for single-family homes as the most needed housing program, followed by programs to create more affordable rental units and construction of new, single-family homes.

The city does not maintain a dedicated housing authority, nor does it have the resources to develop and operate independent housing for the homeless and those at risk of homelessness. The city partnered with Jamboree Housing, a nonprofit housing developer, on a 47-unit affordable project in Citrus Heights. The city worked with the Sacramento Housing and Redevelopment Agency (SHRA) to allocate \$1.3 million in HOME Consortium funding for the City of Citrus Heights to this project. The Citrus Heights City Council approved the project in January 2019; the developer is currently working to secure the necessary financing to proceed with construction.

The Citrus Heights Homeless Assistance Resource Team (HART), a local nonprofit, operates a winter sanctuary for homeless individuals during for approximately nine weeks from September to February. The winter sanctuary provides shelter to approximately 25 individuals per night. During their stay, participants are provided with secured storage space, transportation, food, and access to a number of social services.

The following housing needs were identified during the community survey and stakeholder consultations:

- Affordable housing. The community survey indicated a significant need for affordable housing, particularly for seniors, workforce households, and disabled persons. Nearly 50 percent of survey respondents report paying more than 30 percent of their monthly income on rent or mortgage costs. Residents prioritized increasing homeownership for single-family homes as the most needed housing program, followed by programs to create more affordable rental units and construction of new, single-family homes.
- Permanent supportive housing. The community survey indicated homelessness as a high priority for the city to address. The survey also indicated the two most important

services to provide to people experiencing homelessness are mental health services and supportive services, such as job training, life skills, financial training, and health care. Given the need for additional affordable housing along with mental health and supportive services, permanent supportive housing is a possible solution to address both needs.

- Transitional housing. During the city's consultation with the Citrus Heights Homeless Assistance Response Team (HART), a need for transitional housing was expressed. This need was also noted at the Collaborative work session and in the community survey responses. The city currently does not have a transitional, or interim, house for homeless within the city limits while the city connects them with permanent housing and/or other programs and services. There is a need for transitional housing for families, including families with children. Survey respondents indicated homeless housing solutions are a high priority in the city.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

Pursuant to HUD regulations, a disproportionately greater need exists when the members of a racial/ethnic group at a given income level experience housing problems at a greater rate (10% or more) than the jurisdiction as a whole at that income level. The four housing problems are: 1) lacking complete plumbing facilities; 2) lacking complete kitchen facilities; 3) overcrowding (more than 1.0 persons per room); and 4) housing cost burden greater than 30% of income.

Tables 13, 14, and 15 examine the disproportionately greater need across the lower-income levels (0-30%, 30-50%, and 50-80% HAMFI). According to the tables below, the Hispanic population was the racial/ethnic group that experiences housing problems at a greater occurrence than the jurisdiction as a whole at the 0-30% HAMFI income level. Two racial/ethnic groups – Black/African American and Pacific Islander – experience housing problems at a greater occurrence than the jurisdiction as a whole in the 30-50% HAMFI income level. The data below follows the general data – that lower-income households are more likely to have housing problems than moderate or above-moderate income levels.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,350	385	440
White	2,200	250	270
Black / African American	80	70	85
Asian	150	30	25
American Indian, Alaska Native	35	0	14
Pacific Islander	0	0	0
Hispanic	830	4	50

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,160	830	0
White	3,170	720	0
Black / African American	115	0	0
Asian	60	10	0
American Indian, Alaska Native	4	4	0
Pacific Islander	15	0	0
Hispanic	720	75	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,985	3,295	0
White	2,970	2,560	0
Black / African American	150	145	0
Asian	115	80	0
American Indian, Alaska Native	4	30	0
Pacific Islander	0	25	0
Hispanic	595	435	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%



## 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,270	3,015	0
White	965	2,315	0
Black / African American	80	84	0
Asian	4	125	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	185	395	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

## Discussion

### 0-30% HAMI

According to the data presented in Table 13, Hispanic households experienced a greater disproportionate need (94%), or more frequent occurrence of housing problems, than the population as a whole (80%). The Hispanic racial/ethnic group was the only group identified as having an incidence of housing problems more than 10% higher than the jurisdiction as a whole for the 0-30% HAMFI category. Table 13 shows 81% of extremely low-income white households experience housing problems – just over the average for the entire population at this income level. Asian (73%) and American Indian/Alaska Native (71%) households also had high rates of housing problems. Although the sample size is low, Black/African American households at this income level had relatively low reports of housing problems and Pacific Islander households were not represented in this table.

### 30-50% HAMI

Table 14 provides a list of housing problems by racial/ethnic group for households earning 30-50% HAMI. Two racial/ethnic groups, Black/African American and Pacific Islander, experience housing problems at a greater occurrence than the jurisdiction as a whole in the 30-50% HAMFI income level. Of note, the Hispanic racial/ethnic group was 8 percent over the average for the entire jurisdiction; this is only two percentage points away from meeting the HUD standard for disproportionate need. Overall, the very low-income category (30-50% HAMI) has a high incidence of housing problems across all racial/ethnic groups. As such, this income group needs better access to safe, decent, and affordable housing.

### *50-80% HAMFI*

As shown in Table 15, there is no one racial/ethnic group that experiences housing problems at a greater occurrence than the jurisdiction as a whole in the low-income 50-80% HAMFI group. Instead, the data provided reflects the general data – that lower-income level households are more likely to have housing problems than moderate and above-moderate income levels.

### *80-100% HAMFI*

Table 16 provides an overview of the number of housing problem within the selected racial/ethnic groups for moderate-income households earning 80-100% HAMFI. In this income category Black/African American households experiences housing problems at a greater occurrence than the jurisdiction as a whole. Table 16 shows 30% of moderate-income households in Citrus Heights experience one or more housing problems; 49% of Black/African American households at the same income level have one or more housing problems.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

This section describes the households with a disproportionately greater prevalence of severe housing problems. The two severe housing problems include: 1) household is severely overcrowded (more than 1.5 persons per room); and 2) household is severely cost burdened (monthly housing costs exceed 50% of monthly income).

Tables 17, 18, and 19 below show three racial/ethnic groups experienced severe housing problems throughout the income spectrum: at the 0-30% of AMI range, Hispanics experienced a disproportionate housing need; at the 30-50% of AMI range, Black/African Americans and Asians experienced a disproportionate housing need; at the 80-100% of AMI range, Black/African Americans experienced a disproportionate housing need.

It is noteworthy that race/ethnic groups that showed over 100% of households experiencing a severe housing problem in any income category had small population samples to draw from, and therefore, are likely subject to statistical error.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,020	705	440
White	1,995	460	270
Black / African American	65	85	85
Asian	150	30	25
American Indian, Alaska Native	35	0	14
Pacific Islander	0	0	0
Hispanic	735	100	50

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**30%-50% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	2,480	2,510	0
White	1,835	2,055	0
Black / African American	115	0	0
Asian	50	20	0
American Indian, Alaska Native	0	8	0
Pacific Islander	0	15	0
Hispanic	465	340	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**50%-80% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,020	6,260	0
White	730	4,790	0
Black / African American	45	255	0
Asian	45	150	0
American Indian, Alaska Native	0	35	0
Pacific Islander	0	25	0
Hispanic	170	855	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	405	3,880	0
White	295	2,980	0
Black / African American	45	120	0
Asian	4	125	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	55	530	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## Discussion

### *0-30% AMI*

Table 17 gives the ratios of households with severe housing problems in the extremely low-income (0-30% AMI) range. This income group had 73% of households experiencing a severe housing problem throughout the jurisdiction. Hispanics in this income range experienced a disproportionately high housing need at 83%. Overall, 73% of White and Asian households and 71% of American Indian/Alaska Native households experienced a severe housing problem in this income group, while 28% of Black/African American households experience severe household problems at this income group.

### *30-50% AMI*

Table 18 estimates the number of households with severe housing problems in the very low-income, or 30-50% AMI range. The table calculates 4,990 households, or 50% of households in this income range across the jurisdiction have severe housing problems. Two racial/ethnic groups experienced a disproportionately high incidence of severe housing problems in this income group: Black/African American (100%) and Asian (71%).

### *50-80% AMI*

Table 19 tabulates the number of households with severe housing problems in the low-income, or 50-80% AMI range. According to the table, 1,020 households, or 14% of the low-income households in Citrus Heights experienced a severe housing problem. Although no single, racial/ethnic group had a

disproportionate, need greater than 10% of the overall city's need for the same income category. However, Asians were only one percentage point short of HUD's definition of disproportionate need at 23%. Approximately 17% of low-income Hispanic households experienced severe housing problems, while 15% of Black/African Americans and 13% of Whites in the same income category experienced a severe housing problem.

*80-100% AMI*

Table 20 analyzes the occurrence of severe housing problems in the moderate-income, or 80-100% AMI range. Moderate-income Black/African American households experience a disproportionate need with 27% of households experiencing a severe housing problem, compared to the citywide average of 9% at the same income level.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

This section displays the number of households with a housing cost burden. A household is considered cost burdened when its monthly housing costs, including utilities, exceed 30% of its monthly income. A disproportionately greater need exists when the members of a specific racial or ethnic group at a given income level experience housing problems at a greater ratio, at least 10 percentage points or more, than the jurisdiction at that income level as a whole. The levels of housing cost burden are organized by no housing cost burden (less than 30% of income on housing costs), housing cost burden (between 30-50% of income on housing costs), severely cost burdened (greater than 50% of income on housing costs), and not computed (those with no or negative income).

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	19,280	7,290	5,975	440
White	15,700	5,495	4,280	270
Black / African American	530	225	220	85
Asian	530	155	210	25
American Indian, Alaska Native	130	24	35	14
Pacific Islander	39	15	0	0
Hispanic	1,920	1,125	1,130	50

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2011-2015 CHAS

### Discussion:

#### *Less than 30%*

Households that spend less than 30% of their gross monthly income on housing are classified as not having a significant cost burden. As identified in Table 21 above, 58% of the households in the jurisdiction as a whole do not have a cost burden; broken down further, 61% of White; 50% of Black/African American; 58% of Asian; 64% of American Indian, Alaska Native; 72% of Pacific Islander; and 72% of Hispanic households do not have a housing cost burden.

#### *30-50% of Income*

Households that spend more than 30% but less than 50% of their gross monthly income on housing costs are considered to have a housing cost burden – one of the four housing problems discussed previously. In the jurisdiction as a whole, about 22% of households are paying between 30% and 50% of their gross monthly income on housing, thus carrying a housing cost burden. By comparison, 28% of Pacific Islander and 27% of Hispanic households are paying between 30% and 50% of their gross monthly income on housing. While neither of these percentages constitute a disproportionate need, it is worth noting that Pacific Islanders (28%) and Hispanics (27%) have a higher incidence of housing cost burden than the general jurisdiction.

#### *More than 50% of Income*

Households who pay more than 50% of gross monthly income on housing have a severe housing cost burden. In the jurisdiction as a whole, about 18% of households had a severe housing cost burden. In this housing cost category, Hispanic households had the highest ratio of housing cost burden at 27%. Although this ratio is one percentage point from a disproportionately greater need, this group has a higher cost burden than all other groups at this housing cost category. Two other racial/ethnic groups, Asian (23%) and Black/African American (21%) had severe housing cost burdens greater than the jurisdiction as a whole. Overall, White (17%) and American Indian, Alaska Native (17%) households experience severe housing cost burdens at lower rates than the jurisdiction as a whole.

#### *No/Negative Income*

Black/African Americans (8%) and American Indian, Alaska Native (7%) have the highest rates of households with no or negative income. However, as mentioned previously, the population sample is so small that it is vulnerable to statistical error. Overall, 3% of Asian households have no or negative income compared to 1% of all households within the city.



## NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

### Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

At the extremely low-income group (0-30% AMI), Hispanic households experienced a higher incidence of housing problems than other groups in the same income group. At the very low-income group (30-50% AMI), Black/African American, Pacific Islander, and Asian households experienced a higher incidence of housing problems than other groups at the same income levels. There was no disproportionate need in the low-income category (50-80% AMI)

### If they have needs not identified above, what are those needs?

Cost burden is the most significant housing problem facing the lower-income population across all racial and ethnic groups. One factor is the absence of new market-rate multi-family housing. No new market rate multi-family housing has been developed in over 20 years in Citrus Heights. Given the lack of supply of new multi-family housing, households that could afford market-rate rents (generally lower than single-family rents) compete with low-income households for the same housing stock. The resulting pressure on existing multi-family housing stock artificially inflates market rents for a lower-quality product. These increased rents add to the housing cost burden facing so many lower-income households. Given the limited supply of market-rate housing and the age of the city's housing stock, there is a need for better access to safe, decent, and affordable housing among all lower-income households in Citrus Heights.

### Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Total population	83,301	% of Total
White	66,856	80.3
Hispanic or Latino (of any race)*	13,734	16.5
Some Other Race	5,348	6.4
Black or African American	2,751	3.3
Asian	2,714	3.3
American Indian and Alaska Native	753	0.9
Pacific Islander	363	0.4

Source: 2010 Census

Attached maps show the race and ethnic distribution across the city for four groups: Hispanic, Black/African American, and Asian households. There is a concentration of Hispanic households in the Sunrise Mall area.

## NA-35 Public Housing – 91.205(b)

### Introduction

The City of Citrus Heights does not administer its own housing authority; instead, the Sacramento Housing and Redevelopment Agency (SHRA) administer housing choice vouchers and public housing in the city. The conventional public housing units in the city are operated by SHRA. Reference will be made to SHRA as the regional housing authority.

The Housing Choice Voucher (HCV) program (formerly known as Section 8) is the federal government’s primary program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. HCV assistance is provided on behalf of the family or individual who is then free to choose any housing, including single-family homes, townhouses, and apartments, where the owner agrees to rent under the program and where housing quality meets the requirements of the program. The choice of housing is not limited to units located in subsidized housing communities. Recipients of housing choice vouchers may rent from any landlord willing and able to participate in the voucher program. The recipient pays 30% of their gross monthly income on rent, and the voucher covers the difference between that income and the HUD-approved market-rate rent for the unit.

There are approximately 11,698 project-based and housing choice vouchers currently in use across SHRA’s jurisdiction. HUD does not track specific voucher placement and management by jurisdiction if the jurisdiction is not the housing authority. The following data is based on SHRA’s total voucher and public housing inventory.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	983	11,698	538	10,929	131	63	0

**Table 22 - Public Housing by Program Type**

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	11,330	14,058	12,251	14,162	10,523	11,411
Average length of stay	0	0	6	7	1	8	0	9
Average Household size	0	0	2	2	2	2	1	3
# Homeless at admission	0	0	1	2	0	0	2	0
# of Elderly Program Participants (>62)	0	0	138	2,542	119	2,400	16	3
# of Disabled Families	0	0	266	4,330	191	4,022	83	21
# of Families requesting accessibility features	0	0	983	11,698	538	10,929	131	63
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	357	4,391	182	4,090	67	32	0
Black/African American	0	0	531	5,312	187	5,034	60	24	0
Asian	0	0	66	1,689	148	1,527	2	2	0
American Indian/Alaska Native	0	0	17	244	12	226	1	5	0
Pacific Islander	0	0	12	62	9	52	1	0	0
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	131	1,285	73	1,188	8	11	0
Not Hispanic	0	0	852	10,413	465	9,741	123	52	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)



## **Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

According to the tables above, there are approximately 11,698 voucher holders residing in the SHRA area. The majority of these vouchers are tenant-based (10,929) and 131 are specifically for veterans. The average annual income for these voucher holders is \$14,058 per year and the average length of stay is seven years.

Table 23 calculates the number of disabled households in public housing to be 266, or about 27% of all public housing tenants. There are significantly higher percentages of elderly and disabled residents in the voucher programs. Table 23 also reports 4,330 voucher holders as disabled, which is about 37% of all vouchers. Seniors make up another 2,542 vouchers holders, or about 22% of all vouchers.

Families on the waitlist have a variety of special needs. SHRA's waitlist has 19,990 families on it. Additionally, 2,792 disabled persons are on the County's waitlist and they will need units to accommodate their disability. Of those, only 2% indicated a non-English language as a preference.

### **Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

The two most frequent household types for low-income residents are elderly and families with small children. These groups need affordable housing of sufficient size and accessibility (see section NA-10 for more details). Two-bedroom units are in the highest demand in the SHRA area. The demand for the number of bedrooms are as follows, in decreasing order: two bedrooms (37%), one bedrooms (28%), three bedrooms (16%), and one bedroom for elderly/disabled (12%), four bedrooms (6%), and five bedrooms (2%).

Residents of public housing earn an average annual income of \$11,330, which amounts to approximately \$944 per month, while residents with housing choice vouchers have an average income of \$14,058, or \$1,172 per month. Households with extremely low- and very low-incomes often struggle with basic expenses, even with vouchers and public housing support.

### **How do these needs compare to the housing needs of the population at large**

The cost of housing in California is currently on an upswing. In many neighborhoods, housing costs are nearing pre-bubble highs. The most affordable housing product is still out of reach for a large portion of the population, particularly households that tend to have lower incomes, such as single-parent households, elderly and disabled households, large families, and households with young children. A mismatch between housing inventory and housing needs has pushed many lower-income households into paying more of their monthly income, which has resulted in a significant housing cost burden. Households with a high housing cost burden frequently have the same social support, access to low-cost transportation, access to healthy food, and health care assistance as the population in public housing and with housing vouchers.

## **Discussion**

Data suggests there is a growing gap between housing costs and incomes. Household incomes have been generally stagnant, or experienced marginal increases over the past several decades, while housing costs have increased dramatically for both homeowners and renters. This gap is contributing to housing and cost burdens that can compromise household stability. There are insufficient housing subsidies and affordable housing opportunities to provide sufficient relief to the vast majority of housing cost-burdened and severely cost-burdened households. The City of Citrus Heights will continue to encourage SHRA to maintain and keep public housing fully occupied, and to keep all available vouchers in circulation.

## **NA-40 Homeless Needs Assessment – 91.205(c)**

### **Introduction:**

HUD requires the city to provide, through the Consolidated Plan, a summary of the nature and extent of homelessness in the city and the identification of need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and any other subpopulations of homeless. Further, to the extent data is available, HUD requests information be provided that breaks down the homeless populations by familial status, racial and ethnic groups, and whether or not those populations are chronic homeless, veterans, and/or suffering from mental illness.

The Sacramento County Continuum of Care, the non-profit Sacramento Steps Forward, manages the Homeless Management Information System (HMIS) for all jurisdictions within the county, including Citrus Heights. Every other year, Sacramento Steps Forward organizes a survey to count the number and characteristics of homeless on one particular night. Volunteers recently completed the survey, called the Point-in-Time (PIT) Count, in January 2019, and then compiled data in the *Homelessness in Sacramento County: Results from the 2019 Point-in-Time Count* report prepared by Sacramento State University. Though data gathered is not specific per jurisdiction, it does identify overall homeless populations with as much detail as possible.

Data regarding the city's homeless populations are updated throughout the year as recorded by homeless service providers. The city's Homeless Navigator provided data about the homeless populations within Citrus Heights specifically. The Citrus Heights Police Department organizes the annual count in April in partnership with Sacramento Self-Help Housing as the city contracts with the nonprofit for homeless outreach and navigation services. The survey spans the entire month of April in order to obtain the most accurate assessment of the city's homeless population. In the city's April 2019, 163 homeless individuals completed the survey. Of that population, 73% are unemployed; 62.5% are interested in receiving services; 67% self-categorize as chronically homeless; 67% are addicted to alcohol and/or drugs. During the city's homeless survey, 38% claim their probation/parole status prevents them from accessing housing; 31% report the lack of affordable housing keeps them homeless. Of note, 9% of the city's homeless population reported having a history of domestic violence; 4.9% reported having a traumatic brain injury; and 1% are veterans.

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**



**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

According to the 2019 Point in Time (PIT) Count for Sacramento County, in the City of Citrus Heights, there were 45 unsheltered homeless people. The report highlighted that the Cities of Citrus Heights, Folsom, and Elk Grove had relatively small numbers of unsheltered homeless individuals (45, 17, and 7 nightly homeless, respectively, or about 1.6% combined) despite these cities’ sizable overall populations, which collectively make up 22% of the county’s total population.

The homeless survey conducted in April 2019 by the Police Department in partnership with Sacramento Steps Forward determined that the total homeless count in Citrus Heights was 163 persons. The survey included a note stating that the Sacramento PIT Count, referenced above, resulted in an undercount of the homeless population in suburban areas, because of a difference in methodology.

The police survey identified about 2 homeless veterans. In the Sacramento County PIT Count, homeless veterans made up approximately 12% of the homeless population. A count of homeless families was not broken out in the police-led survey, but based on estimations made from the Sacramento County PIT Count; families with children were estimated to be at 20% of the overall homeless population. In the Sacramento County PIT count, about half of the homeless families with children were unsheltered.

In the overall Sacramento county count, an estimated 6% of the homeless population identified as unsheltered youth and 2% were identified as sheltered youth.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

The PIT Count for Sacramento County estimated the population breakout by racial and ethnic composition as the following: 18% Hispanic, 47% White, 34% Black, 1% Asian, 8% American Indian, 2% Native Hawaiian, and 9% Multiracial.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

The 2019 PIT Count for Sacramento County found that 3,900 unsheltered individuals experienced homelessness throughout the entire County. Of those 3,900 individuals, 45 unsheltered homeless individuals resided in Citrus Heights, representing 1 percent of Sacramento County’s unsheltered homeless.

The City of Citrus Heights has a total estimate of 45 unsheltered (at the lower end, obtained through the PIT) to 163 unsheltered and sheltered (the higher end, counted through the police survey in April 2019) homeless individuals. In the police survey, 163 homeless individuals completed the survey. A high portion of the homeless individuals surveyed were unemployed and interested in receiving services. About two-thirds said they are addicted to alcohol and/or drugs, and one out of five said they had a mental illness.

### **Discussion:**

The City of Citrus Heights has an estimated 45 to 163 unsheltered homeless individuals. Some highlights from the survey conducted by the Police Department include the following statistics: 73% were unemployed, 62.5% were interested in receiving services, 67% considered themselves chronically homeless, and 67% were addicted to alcohol and/or drugs. During that survey, 38% claimed their probation/parole status prevents them from accessing housing, and 31% reported that the lack of affordable housing keeps them homeless. Of note, 9% of this homeless population reported having a history of domestic violence; 4.9% reported having a traumatic brain injury; and 1% are veterans.

During the County of Sacramento County Analysis of Impediments process, the need for shelter and services for people experiencing homelessness was a concern voiced by participants in focus and pop-up groups, including some who had experienced being homeless (currently and in the past). Participants identified challenges that included gaps in shelter or service offerings, long wait lists for housing, and the importance of advocates who could help those currently experiencing homelessness navigate the system.

In the open-ended comments section of the City of Citrus Height's community engagement survey, a significant number of responses involved the desire to resolve homelessness in the City, especially at public areas such as parks. While the number of homeless persons in the City may not be as large as in other cities in the Sacramento County area, there is still a small but visible population.

In addition, the feedback that the City received from service providers during the engagement process identified that homeless individuals in Citrus Heights are local residents who find it very difficult to travel to other areas for service. In addition, there are limited shelters available for families and children. In the Sacramento PIT Count, the most common response regarding helping Sacramento County do better for people experiencing homelessness was the need for Sacramento County to provide "more affordable housing."

During the city's consultation with stakeholders as part of the development of the Consolidated Plan process. The following homeless needs were identified:

- Mental health services. Over 68 percent of community survey respondents indicated the most-needed service for those experiencing homelessness in Citrus Heights are mental health services.

- Supportive services. The community survey results show 63 percent of respondents believe supportive services, such as job training, life skills, financial training, and healthcare are the most-needed service for those experiencing homelessness in Citrus Heights.
- Day center. About 33% community survey respondents indicated a need for a day center as the top need for people experiencing homelessness to have mail delivered, shower, etc.
- Transitional housing. As stated in section NA 10 Housing Needs Assessment, the community survey and the city's consultation with the Citrus Heights Homeless Assistance Response Team (HART) identified a need for transitional housing. About 31 percent of survey respondents indicated transitional housing as the top priority need for homeless services in Citrus Heights. This need was also noted at the Collaborative work session. The city currently does not have a transitional house for homeless within the city limits. There is a need for transitional housing for families, including families with children. Survey respondents indicted homeless housing solutions are a high priority in the city.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

Certain groups may have more difficulty finding housing and may require specialized services or assistance. Due to their special circumstances, they are more likely to be low-income. These groups include the following:

- Elderly persons, including frail elderly;
- Persons with disabilities;
- Large households;
- Female-headed households;
- Homeless persons; and
- Victims of domestic violence.

While a few providers have offices in Citrus Heights, most are located in the City of Sacramento or in unincorporated areas of the County closer to the urban core of the County. A regional online and telephone referral service, called 211, offers a comprehensive listing of services in the County.

### **Describe the characteristics of special needs populations in your community:**

#### *Elderly Households*

Senior households have special housing needs primarily resulting from physical disabilities and limitations, income, and healthcare costs. Additionally, senior households have other needs that help preserve their independence including protective services to maintain their health and safety, in-home support services to perform activities of daily living, conservators to assist with personal care and financial affairs, public administration assistance to manage and resolve estate issues, and networks of care to provide a wide variety of services and daily assistance. According to 2010 Census reports the City's population of citizens aged 65 and over is 13% of the City's total. Approximately 20% of these are frail elderly, which is defined as needing at least some assistance to maintain an independent lifestyle. Much of the senior population faces financial difficulties in the form of a limited income after retirement. According to Census data, 27% of senior households are renters in Citrus Heights.

#### *Disabled Persons*

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a person's mobility, or make caring for oneself difficult. The Census defines three types of disabilities including work disability, mobility limitation, and self-care limitation. A disability is defined as a mental, physical, or health condition that lasts over six months. According to the 2010 Census, 8,057 or 16% of persons 5 years of age or older in the City of Citrus Heights have a disability. Many of these persons have more than one disability. The greatest proportion of disabilities are employment disabilities followed closely by physical disabilities, which are often related to each other, meaning a person with a physical disability may not be able to work.

Disabled persons often have special housing needs related to accommodating potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation. The disabled person with a mobility limitation requires housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (e.g., lowered countertops, grab bars, adjustable shower heads) and special sensory devices including smoke alarms and flashing lights.

### *Persons with Developmental Disabilities*

A developmental disability is defined as a disability that originates before an individual is 18 years old, continues or can be expected to continue indefinitely, and constitutes a substantial disability for the individual, including mental retardation, cerebral palsy, epilepsy, and autism. This includes disabling conditions closely related to mental retardation, or requiring treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are entirely physical in nature.

Many developmentally disabled persons can live and work independently in a conventional housing environment, although more severely disabled individuals may require a supervised group living environment. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are available. Because developmental disabilities appear during childhood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The City of Citrus Heights is serviced by the Alta California Regional Center in Sacramento, which provides a point of entry to services for people with developmental disabilities. The center is a private nonprofit community agency that contracts with local businesses to offer a wide range of services. According to Alta, 675 Citrus Heights residents are considered developmentally disabled, with the largest age group being 23-54.

There are a number of housing types appropriate for people living with a developmental disability, including rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the considerations that are important in serving these individuals.

### *Single-Parent and Female-Headed Households*

Single-parent households are households with children under the age of 18 at home and include both male- and female-headed households. These households generally have a higher ratio between their income and their living expenses (that is, living expenses take up a larger share of income than is

generally the case in two-parent households). Therefore, finding affordable, decent, and safe housing is often more difficult for single-parent households. Additionally, single-parent households have special needs involving access to day care or childcare, healthcare, and other supportive services.

The 2010 Census counted 4,348 female-headed single parent households in the City of Citrus Heights. Single parent households have special needs, especially when considering the rate of poverty. In 2010, 11.7% of all family households were in poverty, and 23.1% of female headed households were in poverty. In 2011, the City constructed the Citrus Heights Children and Youth Center, which is located on Sayonara Drive and administered by Campus Life. The Center is a free after school center that will provide more than 100 low-income children with tutoring services and educational games. A high proportion of these children come from Hispanic single parent households.

### *Large Family Households*

Large family households are defined as households containing five or more persons. Large family households are considered a special needs group because there is limited supply of adequately sized housing to accommodate their needs. The more persons in a household, the more rooms are needed to accommodate that household. Specifically, a five-person household would require three or four bedrooms, a six-person household would require four bedrooms, and a seven-person household would require four to six bedrooms. The 2010 Census indicated that 6.4% of owner-occupied households in Citrus Heights have five or more members, which is equal to 2,000. Thirteen percent of renter households have five or more persons, a significant increase from 6.5% in 2000.

There appears to be ample large bedroom sizes in Citrus Heights. For example, only 6.4% of the owner households and 13% of the renter households were large families, while 20.3% of the ownership units were four or more bedrooms. On the other hand, there appears to be a deficit of larger rental units (only 3.3% are 4 or more bedroom) and most likely larger rental families occupy two or three bedroom units.

### *Homeless Persons*

Homeless individuals and families have perhaps the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due to both the diversity and complexity of the factors that lead to homelessness and to community opposition to the location of facilities that serve homeless clients.

In April of 2019, the city's police department conducted a survey on homelessness, in which they received 163 completed survey cards from individuals experiencing homelessness within the city. Homeless persons need access to emergency shelter, transitional housing, and permanent housing, often with supportive services. Homeless persons also often need case management, assistance securing government or other benefits, drug/alcohol treatment, and job and life skills training.

### *Victims of Domestic Violence*

According to A Community for Peace (ACFP), the City's local domestic violence and trauma informed care agency, there were 2,744 incidents of physical domestic violence and 2,204 heated domestic disputes that caused police to be called to the scene in the past five years. Locally there were 989 unmet requests for shelter in this region of the county last year. ACFP states the need for additional shelters and targeted comprehensive case management is critical to avoid the revolving shelter/relationship door experienced by many victims who are sheltered without an in depth, customized case management plan and to more effectively intervene on the integration or repeated domestic violence relationships. In 2013, ACFP responded to 430 domestic violence calls in Citrus Heights; of those 72 were cases in which children were exposed to domestic violence.

Domestic violence victims tend to be extremely low-income or very low-income. They often need short-term and long-term housing as they seek to escape abusive relationships. They also need services, including counseling (individual and family) and legal advocacy.

**What are the housing and supportive service needs of these populations and how are these needs determined?**

While Citrus Heights does not have a facility to serve the needs of homeless persons, many regional organizations provide programs to serve homeless persons residing in the city. Many of these regional organizations and resources are generally located in the city of Sacramento.

Sacramento Steps Forward, the lead agency for Sacramento County's Continuum of Care, oversees federally funded housing and services for vulnerable populations and for people who are experiencing chronic homelessness. The housing programs include permanent supportive housing, rapid rehousing, and transitional housing.

The city works in partnership with Sacramento Self-Help Housing to connect persons experiencing homelessness to local resources, including resources in Citrus Heights. Through the Navigation program, Sacramento Self-Help Housing outreach staff meet with persons experiencing homelessness or vulnerable populations to provide housing counseling.

The Citrus Heights Homeless Assistance Resource Team (HART) organizes local programs and organizations offering services, including food banks, meals, animal resources, clothing donations, and laundry services, to increase awareness and accessibility to local resources. With many of the regional services located in Sacramento, HART attempts to address the physical gap for persons experiencing homelessness in Citrus Heights. HART, in partnership with the city, also provides a series of educational workshops to address factors that contribute to the cycle of poverty and connect attendees with agencies and resources. These workshops serve vulnerable populations, including persons returning from mental and physical health institutions, to connect them with and educate them about housing resources. HART also serves students and families who are at risk or are experiencing homelessness through Student

Connect Program. Services include mental and physical healthcare, financial assistance, housing assistance, school enrollment, clothing and hygiene, and more.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

According to the California Department of Public Health Office of AIDS, there were 1,481 persons living with HIV and 1,877 persons living with AIDS in Sacramento County as of December 2012. The county level is the lowest level at which data was available. Since Citrus Heights' population is approximately 6% of the County's total population, it is estimated that Citrus Heights contains 89 persons with HIV and 113 persons with AIDS. This is likely an underestimate, since not all persons with HIV/AIDS are aware that they carry the disease.

Statewide, persons with HIV/AIDS tend to be overwhelmingly male (87%). Whites (44%) and Hispanics (33%) have the highest incidence. About 87% are adults between the ages of 20 and 49.

**Discussion:**

Special needs groups with high priority housing and supportive services needs include elderly persons, persons with disabilities, female-headed households, victims of domestic violence, and the homeless. These populations would generally benefit from permanent housing with supportive services on-site.

Citrus Heights does have a number of providers that serve special needs populations, including the Meals on Wheels by ACC (seniors), Sacramento Self-Help Housing (homeless and extremely low-income), WEAVE (victims of domestic violence), and the Sunrise Christian Food Ministry (all groups). The need for the services provided by these groups and many others is clearly high, and the city will need to continue to support their activities in order to best serve its special needs population.



## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

#### **How were these needs determined?**

Citrus Heights contains a large number of nonprofit organizations, most of which have facility needs. . Public facility needs identified over the next five years include the following:

- **Neighborhood facilities.** During staff's consultation with the Citrus Heights Collaborative, several non-profits expressed the need for more recreational opportunities within Citrus Heights. Although there are a number of parks within the city, many are in need of rehabilitation and safety due to homeless activity in parks was listed as a concern. During staff's consultant with the Sunrise Recreation and Park District, funding was listed as a barrier to rehabilitating local parks and increasing services offered in Citrus Heights.
- **Youth center.** Similarly, in the city's online survey of various public facility needs, respondents marked a youth center, as the most desired public facility need. Although the city developed a neighborhood youth center on Sayonara Drive, the community expressed a need for more youth facilities within Citrus Heights.
- **Emergency food closet.** During staff's consultation with the Sunrise Christian Food Ministry, the nonprofit expressed a need for a larger emergency food closet. The group currently operates out of a small building at the Advent Lutheran Church in Citrus Heights. Due to the small size of the building, it is challenging to meet the increasing need for emergency food in the Citrus Heights community. In addition, about 19 percent of community survey respondents noted food banks as one of the most important services for those experiencing homelessness in Citrus Heights.

### **Describe the jurisdiction's need for Public Improvements:**

The city has a continued need for accessibility-related public improvements, including the following:

- **Infrastructure improvements.** About 62 percent of community survey respondents stated the city's street surfaces need improvement.
- **ADA-accessible curb ramps.** Curb ramps allow disabled residents to have a safe path of travel on City sidewalks.
- **Sidewalk infill.** Sidewalk infill projects install sidewalk, curb, and gutter improvements in areas where there is currently no sidewalk. Generally, the sidewalk connects with existing sidewalk on both ends, or connects residents with a facility or other public improvement (e.g., trail).

- Signalized intersection improvements. Upgrades to signalized intersections to be ADA accessible.  
Other ADA improvements. Occasionally, other types of ADA improvements will be identified by the City's General Services Department.

**How were these needs determined?**

These needs were determined in coordination with the City's General Services Department and other stakeholder consultations as well as through community survey results.

**Describe the jurisdiction's need for Public Services:**

Citrus Heights is served by several local and regional nonprofits. Nonprofits provide services ranging from case management to after-school programs to landlord/tenant mediation. Needs identified over the next five years include the following:

- Senior services. Seniors need continued access to meals, both delivered for homebound seniors and Rusch Park, for more mobile seniors. Seniors also need access to transit that provides service close to their homes, medical facilities, shopping, and other services.
- Youth services. Youth in general need access to after-school and extracurricular programs that help them maintain education and gang involvement.
- Tenant/Landlord services. Renters need access to free advisory services when faced with a tenant landlord dispute.
- Homeless Assistance. Many survey respondents and Collaborative members mentioned services to the homeless as a high priority need in the city. Respondents mentioned mental health services are a particularly needed.
- Job training/education. Many low-income and English as a second language individuals need specialized job training and mentoring in order to fill the needs of Citrus Heights' employers.

**How were these needs determined?**

These needs were determined upon consultation with the Citrus Heights Collaborative, various non-profits and service providers, input from a community workshop, and an online survey for community members and stakeholders.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The City of Citrus Heights' housing stock is primarily composed of single-family homes, with a combination of owned and rental properties. Most single-family homes have at least three bedrooms and there is an adequate number of housing units to accommodate most of the city's residents, as evidenced by the low rate of overcrowding. The City of Citrus Heights is 98 percent built out, so there is little land available for new housing developments. Additionally, Citrus Heights is characterized by aging housing stock, with a majority of housing built before 1979, which can result in increased need for repair and rehabilitation. Therefore, the primary components of the city's housing strategy are to preserve and rehabilitate its existing housing stock through housing repair and rental inspection programs, and to continue to operate its First-Time Homebuyer Program (FTHB).

Community engagement efforts expressed similar support for these programs. When asked to prioritize affordable housing needs, residents selected the following four preferences: emergency repair (21 percent), acquisition/rehab multi-family (21 percent), accessibility repairs grant (13 percent), and rehabilitation of existing single-family homes (13 percent). When surveyed, 18 percent of renters said they believed their home had a code violation, and all but one said they had reported it already to code enforcement. When why they had not reported it, 40 percent said they were afraid the owner would retaliate in some way. Moreover, when asked what are the top three housing program for the city to focus on, they said: homeownership - affordable single-family homes; rentals: affordable rental units, new construction of single-family, and home improvements for low-income homeowners.

The city has adequate housing for moderate and above-moderate income households, but many lower-income households struggle with different challenges as a result of economic factors. The city offers a mix of conventional housing units and assisted housing units both public-housing complexes and privately-owned. No affordable housing units are at risk of being converted to market rate rents during the upcoming plan period. Nonetheless, the city will continue to pursue additional affordable housing. The city will also continue to seek and develop opportunities for redevelopment, foster and develop an educated workforce through job training services, and expand jobs in the local community. This is especially important because most residents commute to outside of Citrus Heights to work.

The city gathered community feedback on housing affordability issues as well. When surveyed about their satisfaction with housing, renters said they were most unsatisfied with frequency of rent increases and affordability of rent. When asked about prioritizing city programs, residents ranked housing issues as the top two most important activities: 1) Expand homeless housing and services, 2) foster affordable housing, 3) offer a variety of public services, 4) construction/upgrade public facilities, and 5) improve accessibility. When asked what groups have the greatest need for affordable housing, respondents prioritized these three groups: seniors, disabled persons, and homeless persons. All of these groups typically need financial assistance with repairs and repairs to their home.

The city has made efforts to 1) take the lead in the design, construction, and funding of public improvements; 2) improve the appearance of commercial districts; and 3) stimulate private investment. These efforts have included streetscape enhancement projects and a campaign to revitalize the Auburn Boulevard Specific Plan Area. The campaign included assisting business owners with improving their customer base, one-on-one consulting, and a variety of grants and fee waivers to assist the property and business owners along the Auburn Boulevard corridor.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

#### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	19,595	57%
1-unit, attached structure	3,300	10%
2-4 units	3,025	9%
5-19 units	4,555	13%
20 or more units	2,415	7%
Mobile Home, boat, RV, van, etc	1,640	5%
<b>Total</b>	<b>34,530</b>	<b>100%</b>

**Table 26 – Residential Properties by Unit Number**

Data Source: 2011-2015 ACS

#### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	20	0%	470	3%
1 bedroom	145	1%	3,510	24%
2 bedrooms	2,620	14%	6,000	40%
3 or more bedrooms	15,330	85%	4,895	33%
<b>Total</b>	<b>18,115</b>	<b>100%</b>	<b>14,875</b>	<b>100%</b>

**Table 27 – Unit Size by Tenure**

Data Source: 2011-2015 ACS

#### Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The city has approximately 1,133 units that have been assisted with federal, state, and local programs.

To illustrate, the city has 140 units that have been assisted through the city's FTHB Loan Program and 243 units assisted through the Housing Repair Program.

Additionally, the city offers a variety of affordable housing options, including multifamily units with below market rents and vouchers that can be used at multiple sites.

In the City of Citrus Heights, there are ten affordable housing complexes, six of which are public housing units under the jurisdiction of Sacramento Housing and Redevelopment Agency (SHRA), which acts as the housing authority for Sacramento County; the remaining four are conventional housing units that are privately owned. The six public housing complexes contain 90 units and the privately owned complexes contain 650 units for 740 affordable housing units.

Complexes are available to low-income renters, while a few are available to both very low- and low-income renters. The apartment complexes are funded through a variety of sources: Low-Income Housing Tax Credit (LIHTC) properties, county multifamily funds, and HUD Section 202 funds. The city has two senior complexes, Normandy Park and Vintage Oaks, with 317 units available to Citrus Heights' population ages 55 and over. For a current list of affordable housing units, see the city's affordable housing webpage: <https://www.citrusheights.net/368/Affordable-Housing>.

Property Name	Number of Assisted Units	Target
<b>Publicly Owned Apartment Complexes (SHRA)</b>		
Sierra Hills Apartments	20	Unknown
Shadow Ridge Apartments	3	Unknown
Mariposa Manor	24	Unknown
Louis F. Glud Commons	15	Unknown
Tiara Terrace	20	Unknown
7554 Cook Avenue	8	Unknown
<b>Privately Owned Apartments Complexes</b>		
Arborelle Apartments	177	Non-targeted
Greenback Manor	156	Large family
Normandy Park	82	Seniors
Vintage Oaks	235	Seniors
<b>Total</b>	<b>740</b>	-

Sources: <https://www.treasurer.ca.gov/ctcac/projects.asp>; <https://www.citrusheights.net/368/Affordable-Housing>

Rents at these properties are set at rates affordable to households earning 60 percent or less of the area median income. In the case of very low-income units, rents are set at rates affordable to households earning 50 percent or less of the area median income.

The following are the resources provided for affordable housing:

- The city has an affordable housing impact fee; this funding source receives fees collected per square foot on new or additional commercial development in the city. The affordable housing impact fee must be used to produce housing that is affordable to low- and very low-income individuals.
- Since 1998, the city has provided down payment assistance through its FTHB program to people who purchase homes in Citrus Heights. The program is funded using the city's annual share of Home Consortium funds; the level of assistance is up to \$40,000 per project. To date, the program has assisted 140 new homeowners.
- The city's Housing Repair Program offers loans to homeowners making health-related and safety repairs to their homes. The program offers conventional loans to eligible homeowners for up to \$60,000 in assistance for needed home repairs. The city also offers grants for accessibility improvements, lead-based paint inspection, abatement, and relocation. To date, the program has assisted 243 homeowners.
- The city was awarded a \$1,000,000 grant from the California Department of Housing and Community Development (HCD) to upgrade substandard mobile homes. The City Council approved the program guidelines in January 2016. In 2018, the city provided low-interest, deferred payment 20-year forgivable loans to eligible mobile home homeowners. The city completed this grant in 2018 and assisted 29 homeowners.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

No units are expected to be lost from the affordable housing inventory during the five-year Consolidated Plan period. There will be one change to the housing stock, starting in 2021, when SHRA will be converting its 6 public housing complexes to the Rental Assistance Demonstration (RAD) program. This is part of the housing authority's plan for properties with five or more units. The RAD program was initiated by the US Department of Housing and Urban Development (HUD) in 2012 to help public housing authorities convert properties to more viable housing programs. As a result of HUD determining that the configuration of the public housing program was not economically sustainable, SHRA implemented the RAD program to convert its public housing to long-term, project-based Section 8 rental assistance developments. This allows these developments to maintain the public housing protections while providing more options to borrow money (private debt and equity) to perform necessary rehabilitation work.

SHRA will remain committed to housing extremely low-income households and continues to follow a “no net loss policy” where the development of at least an equivalent number of replacement units will be a guiding principle when units are removed from the baseline inventory.

### **Does the availability of housing units meet the needs of the population?**

The availability of housing units meets the needs for some populations. Non-low-income households can afford average rents and purchase prices while lower-income households have more affordability barriers.

In 2015, the vacancy rate for Citrus Heights housing units was measured at 4.5 percent according to the 2011-2015 American Community Survey (ACS) 5-Year Estimates. HUD views a vacancy rate above 5 percent to mean there is adequate housing to provide choice and mobility for a community’s residents. The 2015 overall vacancy rate of just below 5 percent would indicate that there is a slight need for more housing.

On the other hand, the city’s low overcrowding rate indicates that, in general, its housing stock is well suited for the types of households that reside in the city. While a variety of housing types are available, there is an affordability mismatch for some, especially for extremely low-income households who still struggle to find affordable housing. Feedback from residents and stakeholders, during the community engagement process, is consistent with this. When asked what types of activities the City should prioritize, the number one response was to expand homeless (who are typically extremely low-income) housing and services.

### **Describe the need for specific types of housing:**

There is limited affordable housing for persons and families earning 30 percent or below HUD area median family income (HAMFI), or very low-income. As shown in Table 35 below, only 360 rental units were identified as affordable for persons and families in this income bracket, compared to the 9,130 rental units and 4,895 units available for purchase that were available to persons and families earning 80 percent of HAMFI. This demonstrates a lack of affordable housing available to very low-income households.

Specific housing needs were identified through the community engagement survey and public meeting process as follows:

- 75 percent of respondents identified seniors as having the most important housing need.
- 59 percent of respondents identified workforce households (e.g., teachers, medical assistants, entry-level professionals) as having the most important housing need.



- 52 percent of respondents identified disabled persons as having the most important housing need.

Additionally, the consultation process with local agencies and service providers revealed the need for affordable housing for transitional youth aging out of the foster care system and permanent, supportive housing for homeless persons with supportive services (drug and alcohol treatment facilities, counseling services, etc.).

## **Discussion**

The city has adequate housing resources for moderate- and above-moderate income households. Additionally, the city's housing stock as a whole is well suited for its population, with sufficient numbers of large units that could be modified for persons with disabilities or seniors.

However, there remains a need for more affordable housing, especially for the lowest-income populations. To help meet this need, the city has taken steps toward meeting its affordable housing goals. On January 10, 2019, the City Council approved a 47-unit multifamily affordable housing development named Sunrise Pointe and the allocation of \$1.3 million from the Citrus Heights HOME Investment Partnerships Fund related to the development. The Sunrise Pointe developer is Jamboree Housing Corporation and the service provider is TLCS, Incorporated. Sunrise Pointe will provide 47 residential units of permanent affordable housing for persons and families identified through the coordinated entry system and whose income ranges fall within or below the income limits. This project is currently identifying gap-funding sources and is estimated to begin construction in March 2020.

Also, the Sayonara affordable housing project is currently in the pre-planning phase. Previously, the city purchased and demolished 15 complexes and 1 eight-plex on the street with the intent of replacing them with a new affordable housing development. In that same neighborhood, on Sayonara Drive, the Citrus Heights Children and Youth Center was recently funded completed with CDBG funds in the 2010-2014 Consolidated Plan period.

Additionally, the existing housing stock needs continued maintenance and repairs to aging housing units. The city's Housing Repair Program offers loans and grants to lower-income homeowners, including for stick-built and manufactured homes. The city has initiated a rental housing inspection program through its code enforcement team to help preserve the condition of housing citywide.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

Housing costs in Citrus Heights rose in the 2000s until falling in 2010 in the wake of the recession. After reaching a low in 2013, as indicated by 2013–2017 ACS data, housing values have steadily increased toward pre-2008 values. The cost of rent has consistently increased and has now surpassed 2009 median rent values.

The rate at which housing and rental prices are increasing in Citrus Heights poses an affordability concern not only for low-income households, but also for median income households (those earning between 50 percent and 80 percent of HAMFI). Cost burden, defined as paying at least 30 percent of monthly earnings toward housing costs, has increased for low- and median-income households between 2009 and 2017, indicating that many households in Citrus Heights are paying for housing beyond their means.

Housing affordability was a priority concern for Citrus Heights residents who participated in the community engagement survey. Respondents reacted to the frequency of rental increases they are experiencing and selected affordable housing as a need for the senior population and persons with disabilities in terms of increased competition for affordable units.

Note: HUD automatically generates Data in tables with 2015 data. The tables cannot be modified. Because housing costs have risen significantly since 2015, more recent 2018 data is discussed in the narrative.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	309,600	199,200	(36%)
Median Contract Rent	884	907	3%

**Table 28 – Cost of Housing**

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	794	5.3%
\$500-999	8,875	59.7%
\$1,000-1,499	4,325	29.1%
\$1,500-1,999	685	4.6%
\$2,000 or more	175	1.2%
<b>Total</b>	<b>14,854</b>	<b>99.9%</b>

**Table 29 - Rent Paid**

Data Source: 2011-2015 ACS

## Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	360	No Data
50% HAMFI	1,360	1,205
80% HAMFI	9,130	4,895
100% HAMFI	No Data	7,715
<b>Total</b>	<b>10,850</b>	<b>13,815</b>

**Table 30 – Housing Affordability**

Data Source: 2011-2015 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$676	\$806	\$1,012	\$1,491	\$1,792
High HOME Rent	\$717	\$806	\$1,012	\$1,252	\$1,378
Low HOME Rent	\$666	\$713	\$856	\$989	\$1,103

**Table 31 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

## Is there sufficient housing for households at all income levels?

Median gross rent in Citrus Heights in 2015 was \$1,023 (see Table 36a), while the median fair market rate (FMR) was \$1,012 (see Table 36). Though the FMR is lower than the median gross rent, it is not significantly lower.

According to Selected Housing Characteristics from the ACS (2011–2015), 45.80 percent of tenant-occupied households paid 35 percent or more of their income toward rent in 2015, making these units unaffordable. A rental is considered affordable if no more than 30 percent of income is paid toward rent. The burden was slightly lower for owner-occupied households, where 30.10 percent of households paid over 35 percent of their income toward their home mortgage.

Overpayment is a significant problem for very low- and low-income households (i.e., with income less than 50 percent of area median income). As shown in Table 35, only 360 units were considered affordable for households at 30 percent or below HAMFI, while 1,360 units were affordable for households at 50 percent of HAMFI. This is in large contrast to the 9,130 units that are affordable to those at 80 percent or more HAMFI, which are households with higher incomes. That overpayment is a significant issue is supported by feedback from Citrus Heights residents who completed the community engagement survey.

When asked about the frequency of rent increases, 30 percent of respondents selected “Unsatisfied” to indicate that rent increases occurred too frequently. Additionally, as this Consolidated Plan will discuss in detail, respondents repeatedly identified affordable housing as a top priority for low-income senior populations and persons with disabilities, who typically cannot afford market-rate rentals.

In general, the supply of housing for moderate-income and above moderate-income households is sufficient. Households at these income levels can afford both the median rent and the median ownership price. However, households at extremely low-income levels (30 percent or less) face a shortage of available rental homes.

### **How is affordability of housing likely to change considering changes to home values and/or rents?**

As shown in Table 33, between 2009 and 2015, the median home value decreased approximately 36 percent. Median contract rents did not change as drastically and held steady with a 3 percent increase. However, since 2015, median house values have increased 24 percent, reported to be a median value of \$246,600 in 2017 in the 2013–2017 ACS data. Further, as shown in Table 36(a), in 2016, the median home values increased by 9.5 percent (\$199,200 in 2015 to \$218,200 in 2016); in 2017, the median home values increased by 13.5 percent (\$218,200 in 2016 to \$246,600 in 2017). This indicates that home values are rising more rapidly each successive year, which can result in the decrease in the affordability of housing.

Overall, the percentage of homeowners experiencing cost burden has decreased since 2010, according to 2013–2017 ACS data; however, data suggests that lower-income households leaving the homeownership market because of high housing costs may cause this. As of 2017, 35 percent of Citrus Heights homeowners experienced cost burden, which is a 31 percent decrease from 2010. Median household incomes have increased by 1.5 percent since 2010, with 2013–2017 ACS data reporting median income as \$54,373. This may factor into the decrease in cost burden on homeowners in Citrus Heights since 2010. As discussed in the Needs Assessment of this Consolidated Plan (see Table 7), cost burden for homeowners was primarily concentrated in households earning 50–80 percent of HAMFI (median income), with 51 percent of households experiencing cost burden in the median income bracket, as compared to households earning less than 50 percent HAMFI (low income), which represents 22 percent. This difference is likely primarily due to the low rate of homeownership in low-income households.

Unlike median housing values, 2009 represents the lowest rent value (\$884), with rent prices increasing to \$907 in 2015, as shown in Table 33, and \$971 in 2017, according to 2013–2017 ACS data.

While the increase to \$907 in 2015 was relatively incremental (3 percent over six years, as shown in Table 33), that rate more than doubles over the course of three years: between 2015 and 2017, rent increases by 7 percent to \$971. Similarly, to the median housing values, this increasing rate of change can result in the rapid decrease in affordable rental housing.

The decrease in affordable rentals is supported by increase in households experiencing cost burden. Based on ACS data, 52 percent of households in 2010 were paying at least 30 percent of their monthly income on housing. By 2017, the ACS data reports that percentage had increased to 53 percent. Further, 82 percent of those 2017 households were paying more than 35 percent of their monthly income on housing costs. Low-income and median-income households alike feel the increase in cost burden. As discussed in the Needs Assessment in Table 7, low-income households, earning 50 percent HAMFI and below, represent 43 percent of all rental households experiencing cost burden. Median-income households, earning between 50–80 percent HAMFI, represent 50 percent of rental households experiencing cost burden.

Overall, these findings show that affordability has decreased as the median value of homes and rental prices have increased in Citrus Heights, and not only for low-income households.

City of Citrus Heights	2009	2015	% change	2016	2017	% change
Median home values	\$309,600	\$199,200	-36%	\$218,200	\$246,600	13%
Median gross rent	\$991	\$1,023	3%	\$1,048	\$1,112	6%
Median HH income	\$53,735	\$50,047	-7%	\$51,715	\$54,373	5%

**Table 31- Changes in Median housing values and income, 2009-2017**

Data source: 2009 ACS, B25031 2011-2015 ACS, 2016 ACS, 2017 ACS

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

According to ACS data for 2017, the median gross rent in 2017 for a one-bedroom apartment in Sacramento County was \$848, whereas the FMR in 2017 based on HUD User Data for a one-bedroom apartment was \$821. The median gross rent amount for a one-bedroom unit is higher than the FMR and high home rent rates. A two-bedroom apartment median gross rent was \$1,073, and the FMR was again lower, at \$1,036. On average, the market rate rents, FMRs, and HOME rents were close to each other. Rents for low-income units in Sacramento County are relatively close to market-rate rents.

However, this also means that low-income tenants may experience more competition in renting low-income units because prospective tenants in the overall housing market have a greater number of choices in their price range. The city's strategy, therefore, will need to focus on those households for which market-rate rents remain unaffordable, namely very low- and extremely low-income households.

## **Discussion**

The cost of housing can be a challenge for low-income households, which are sometimes forced to spend more than 30 percent of their gross income on housing costs due to market factors, including availability, resale pricing, interest rates, and property taxes and assessments. The challenges households face vary by income level:

For low-income households, the primary challenge is homeownership, especially at a time when demand is high and competition from investor's further limits supply. Low-income households generally face low barriers to renting, with market-rate rents comparable to affordable rents.

For very low-income households, both renting and purchasing is a challenge, with members of this group overpaying for shelter. In general, extremely low-income households are not advised to purchase homes. These households face the most difficulty finding affordable rents in the city.

The city is aware of the need for more low-income housing; efforts are being made to address the issue. For example, the city has an affordable housing impact fee; this funding source receives fees collected per square foot on new or additional commercial development in the city. The affordable housing impact fee must be used to produce housing that is affordable to low- and very low-income brackets. The city also works closely with the county's housing authority, SHRA.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

The City of Citrus Heights is in need of rehabilitation of its aging housing stock. The majority of units were constructed prior to 1989.

### Definitions

A property in "substandard condition" means any dwelling unit that contains a circumstance that endangers the life, limb, health, property, safety, or welfare of the public or the occupants. The conditions that make a property a "substandard dwelling" are defined in detail in the Citrus Heights Municipal Code.

For the purposes of the CDBG program, "substandard condition but suitable for rehabilitation" means that the cost of remedying all substandard conditions plus the current value of the property does not exceed the after-rehabilitation value of the property.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	5,885	32%	7,015	47%
With two selected Conditions	145	1%	895	6%
With three selected Conditions	15	0%	30	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	12,065	67%	6,935	47%
<b>Total</b>	<b>18,110</b>	<b>100%</b>	<b>14,875</b>	<b>100%</b>

Table 32 - Condition of Units

Data Source: 2011-2015 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	825	5%	734	5%
1980-1999	4,235	23%	5,995	40%
1950-1979	12,400	68%	7,885	53%
Before 1950	655	4%	255	2%
<b>Total</b>	<b>18,115</b>	<b>100%</b>	<b>14,869</b>	<b>100%</b>

Table 33 – Year Unit Built

Data Source: 2011-2015 CHAS

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	13,055	72%	8,140	55%
Housing Units build before 1980 with children present	1,500	8%	470	3%

**Table 34 – Risk of Lead-Based Paint**

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	N/A	1,547	<b>1,547</b>
Abandoned Vacant Units	N/A	N/A	N/A
REO Properties	N/A	15	15
Abandoned REO Properties	N/A	N/A	N/A

**Table 35 - Vacant Units**

## Need for Owner and Rental Rehabilitation

Sixty-one percent of the Citrus Heights housing stock was built between 1950 and 1979 and another 3 percent was built before 1950, which means that approximately 64 percent of the total housing stock is over 38 years old.

Per 2015 ACS data, the median year that homes were built in the city was in 1976, making those homes nearly 43 years old. The need for owner and rental rehabilitation is high. While major repairs are primarily the landlord's responsibility in rental units, homeowners are solely responsible for their repairs. Many homeowners have few resources to address a leaky roof, broken HVAC system, or non-operational water heaters. The city has maintained an active housing rehabilitation program to assist owner-occupied homes with needed health-related and safety repairs. The city's Housing Repair Program offers conventional loans to eligible homeowners for up to \$60,000 in assistance for needed home repairs to address health and safety issues. The city also offers up to \$5,000 grants for seniors and permanently disabled to make minor improvements to the accessibility and safety of the home including ramps, grab-bars, and visual alarms.



### **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

As 64 percent of the city's housing stock was built prior to 1980, there is the need for testing for lead-based paint hazards. It is estimated that 72 percent of owner-occupied houses and 55 percent of rental units were constructed before 1980.

### **Discussion**

The need for rehabilitation of the city's housing stock is high, as a significant portion of housing units were constructed prior to 1980. The city needs to maintain its Housing Repair Program, which assists homeowners with needed health-related and safety repairs to their homes.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

The City of Citrus Heights does not own or operate any public housing. SHRA owns and operates 6 complexes in Citrus Heights, with a total of 93 units; 4 more units are privately owned with 650 subsidized units. The number in Table 36 includes vouchers used within the city. Citrus Heights has 743 affordable units that were assisted by federal, state, and/or local funds.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	298	371	27	344	N/A	N/A	N/A
# of accessible units	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center); Sacramento County Regional AI

### Describe the supply of public housing developments:

Due to its built-out nature, the city does not anticipate a new influx of additional public housing developments. However, the city has a history of partnering with SHRA to rehabilitate existing facilities.

### Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

SHRA public housing complexes are:

- Sierra Hills (6054 Shupe Drive)
- Shadow Ridge (6111 Shupe Drive)
- Mariposa Manor (6250 Mariposa Avenue)
- Louis F. Glud Commons (6649 Sunrise Blvd.)
- Tiara Terrace (7500 Tiara Way)
- 7554 Cook Avenue

SHRA also monitors a seventh privately owned apartment complex: Normandy Park (7575 Madison Avenue).

City inspections of the properties’ exteriors indicate they are in good condition. Internal inspections were not performed by the city, but SHRA is required to inspect units regularly to ensure they meet housing quality standard rehabilitated units.

**Public Housing Condition**

<b>Public Housing Development</b>	<b>Average Inspection Score</b>
Sierra Hills (6054 block of Shupe Drive)	Unknown
6100 block of Terrell Drive	Unknown
6250/6260 Mariposa Avenue	Unknown
Louis F. Glud Commons (6649 Sunrise Blvd.)	Unknown
Tiara Terrace (7500 Tiara Way)	Unknown
7532 Carleton Lane	Unknown
7554 Cook Avenue	Unknown
Arborelle Apartments (8007 Sunrise Blvd.)	Unknown
Sunrise Creek Apartments (7761 Greenback Lane)	Unknown
7524 Pratt Avenue	Unknown

**Table 37 - Public Housing Condition**

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

Based on an exterior inspection of the units, public housing units in all locations are acceptably maintained and not in need of major upgrades. Repairs and rehabilitation are the responsibility of SHRA; however, the city does have a history of assisting with rehabilitating public housing units, as was the case with Tiara Terrace and Mariposa Manor. Additionally, the city’s new housing inspection program will help with maintenance and repairs of privately owned housing units. Through the RAD program, SHRA is also converting all six public housing units to long-term, project-based Section 8 rental assistance developments over the next several years. The conversion allows these developments to maintain the public housing protections while simultaneously providing more options to borrow money (private debt and equity) to perform necessary rehabilitation work. It is anticipated that converted properties will be in better financial conditions for making routine repairs as the unit’s age.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

SHRA participates in the Family Self-Sufficiency (FSS) Program offered by HUD. The FSS Program encourages and assists clients in increasing their earned income, thereby increasing their ability to become economically self-sufficient. Resources offered through the FSS Program include job training and searching assistance, financial counseling, credit repair, and regular one-on-one or group support.

The FSS Program also offers incentives to encourage participation and enhance ability to achieve self-sufficiency. The main incentive offered to all clients is the ability to build savings during participation in the FSS program. The savings earned is distributed to eligible clients (clients who have completed their goals, are not receiving cash assistance, and are employed at 32 hours a week). FSS participants also have personal incentives for involvement, including structured goal planning, greater opportunities to increase their standard of living, an enhanced support system, and increased self-esteem.

**Discussion:**

Citrus Heights contains 90 units of public housing, which is generally in good condition. SHRA, which oversees public housing, has policies in place to inspect units, perform regular maintenance, and offer support to households attempting to achieve self-sufficiency.

## **MA-30 Homeless Facilities and Services – 91.210(c)**

### **Introduction**

Homelessness occurs for many reasons: loss of employment, lack of career retraining, family disputes, mental health issues, physical health issues, disabilities, and drug or alcohol addiction. The 2019 Point in Time Count for Sacramento County found that 3,900 unsheltered individuals experience homelessness throughout the entire County. Of those 3,900 individuals, 45 unsheltered homeless individuals reside in Citrus Heights, representing 1 percent of Sacramento County’s unsheltered homeless, despite its sizeable population.

During the Consolidated Plan process, the city conducted multiple efforts to receive public feedback through community engagement. From the community engagement process, residents and stakeholders provided input surrounding the need for facilities, programs, and services to address homelessness in the city. From the community engagement survey, it was found that the top three services that were needed for those facing homeless in the city were 1) mental health services, 2) supportive services (e.g., job training, life skills, financial training, healthcare), and 3) day centers. Information collected from a community engagement meeting found that when asked what activities should be prioritized within the city, 29% of respondents believe that the city should prioritize homeless programs and services, while on a separate question, 21% believed that the city should prioritize creating homeless facilities. It should be noted that these were the most selected responses of all of the other categories for each respective question.

Additionally, in a community stakeholder meeting that was held, stakeholders identified the greatest priority needs for homeless populations in the city. The need for more mental health services, additional public park improvements aimed at homeless needs and an increase in the availability of drug treatment facilities throughout the city were the main topics that were identified. One of the community stakeholders that responded was the city’s homeless navigator. Their response stressed the need for additional affordable housing units within the city and surrounding areas and increased program options for Sacramento Self Help Housing programs.

The issue of homelessness continues to be a high priority between the city and the county. Through continued local and regional efforts, the city will continue to vie for programs, facilities, and services that are aimed at homeless and at-risk homeless

populations. The following table illustrates the number of individuals experiencing homelessness that are utilizing the county’s shelter resources, as outlined by the 2020-2024 Sacramento County 2020-2024 Consolidated Plan.

**Facilities and Housing Targeted to Homeless Households**

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	426	N/a	303	1,361	-
Households with Only Adults	505	N/a	379	1,929	-
Chronically Homeless Households	N/a	0	N/a	2,572	-
Veterans	40	0	109	677	-
Unaccompanied Youth	32	0	138	25	-

**Table 38 - Facilities and Housing Targeted to Homeless Households**

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Nonprofit organizations, faith-based organizations, and local businesses in Citrus Heights and across Sacramento County offer diverse services to homeless individuals and their families:

- Animal-related resources, including pet food banks and free vet services
- Food banks and weekly meals
- Clothing closets
- Laundry services
- Legal services
- Employment services
- Drug and alcohol treatment services
- Mental health services, including counseling and community support teams

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

In April of 2019, the city's police department conducted a survey on homelessness, in which they received 163 completed survey cards from individuals experiencing homelessness within the city. Out of 163 total survey cards completed:

- 129 respondents claimed to know that there are services available (79%)
- 102 respondents wanted access to services (62.5%)
- 48 respondents used some type of homeless service in the past (29%)
- 110 respondents consider themselves chronically homeless (67%)
- 2 respondents claimed to be veterans (1%)
- 110 respondents claimed to be addicted to alcohol and/or drugs (67%)
- 62 respondents claimed that their probation/parole status prevents them from getting housing (38%)
- 15 respondents claimed to have a domestic violence history (9%)
- 51 respondents claimed that the lack of affordable housing keeps them homeless (31%)
- 2 respondents claimed to have traumatic brain injuries (1%)
- 8 respondents claimed to be living with Post Traumatic Stress Disorder (PTSD) (4.9%)
- 34 respondents claimed that they have a mental illness, some of which are self-diagnosed (20.8%)
- 120 respondents identified as being unemployed (73%)

- An overwhelming majority claimed that they receive their medical services from Mercy San Juan Hospital

Note, that out of all the surveys that were completed and received, only one individual refused to answer the survey questions. This is a large contrast to prior surveys, which aimed to gather the same information, in which multiple individuals chose not to participate. This indicates that the police department has been successful in building strong rapport with the homeless population, allowing for a more credible and clear response from homeless individuals.

While Citrus Heights does not have a facility to serve the needs of homeless persons, many regional organizations provide programs to serve homeless persons residing in the city. Many of these regional organizations and resources are generally located in the city of Sacramento.

Sacramento Steps Forward, the lead agency for Sacramento County Continuum of Care, oversees federally funded housing and services for vulnerable populations and for people who are experiencing chronic homelessness. The housing programs include permanent supportive housing, rapid rehousing, and transitional housing.

The city works in partnership with Sacramento Self-Help Housing to connect persons experiencing homelessness to local resources, including resources in Citrus Heights. Through the Navigation program, Sacramento Self-Help Housing outreach staff meet with persons experiencing homelessness or vulnerable populations to provide housing counseling.

The Citrus Heights Homeless Assistance Resource Team (HART) organizes local programs and organizations offering services, including food banks, meals, animal resources, clothing donations, and laundry services, to increase awareness and accessibility to local resources. With many of the regional services located in Sacramento, HART attempts to address the physical gap for persons experiencing homelessness in Citrus Heights. HART, in partnership with the city, also provides a series of educational workshops to address factors that contribute to the cycle of poverty and connect attendees with agencies and resources. These workshops serve vulnerable populations, including persons returning from mental and physical health institutions, to connect them with and educate them about housing resources. HART also serves students and families who are at risk or are experiencing homelessness through Student Connect Program. Services include mental and physical healthcare, financial assistance, housing assistance, school enrollment, clothing and hygiene, and more.



## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

Special needs populations often have an increased need for housing, services, and facilities. Based on the 2018 HUD-prepared IDIS Desk Guide, for purposes of this plan, special needs groups include, but are not limited to, persons aged 62 years and older; persons with mental, physical, and/or development disabilities; single-parent and female heads of households; persons with HIV/AIDS and their families; and victims of domestic violence, dating violence, sexual assault, and stalking.

Special needs populations often benefit from supportive housing, which is a combination of housing and services intended to help people live more stable, productive lives. Supportive housing, widely believed to work well for those who face the most complex challenges, is coupled with such social services as job training, life skills training, substance abuse programs, educational programs, and case management.

Respondents of the community engagement survey identified specific needs for facilities and services for the special needs populations in Citrus Heights. Highlights from the survey include:

- 55 percent of respondents identified affordable housing as a top priority for persons with disabilities.
- 77 percent of respondents identified affordable housing as a top priority for senior citizens.
- Respondents identified after-school programs as a top priority for both teenagers and youth younger than 12 (52 percent and 60 percent, respectively).

Local agencies and service providers serving the Citrus Heights community identified transitional youth aging out of foster homes as a special needs population through the stakeholder consultation process. Transitional youth are included as a special needs population in the analysis below.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

Several populations rely on supportive housing:

- Elderly persons (including the frail elderly) and persons with physical or developmental disabilities need in-home supportive services, often with tasks related to daily living, such as cleaning and meal preparation.

- Persons with disabilities require modifications to make housing suitable, with improvements such as accessible toilets, grab bars, and walk-in showers and tubs. In addition to difficulties finding housing that meets their needs, this population can also face discrimination based on their disabilities.
- Public housing residents may need life skills training, job training, and mental health services. As shown in Table 23 in the Needs Assessment, 14 percent are senior citizens and may require the services listed for seniors above. Persons with disabilities make up 27 percent of public housing residents and will require the services listed above for persons with disabilities. Finally, 100 percent of public housing residents in Citrus Heights requested accessibility modifications.
- Persons with alcohol and drug addictions require treatment services, including counseling, support services and programs, and in some cases medical services. Persons with alcohol and drug addictions could also benefit from job training and educational programs.
- Foster youth aging out of the foster system need life skills training, job training, and educational programs.

Persons with HIV/AIDS sometimes face bias and misunderstanding about their illness, which may affect their access to housing. Proper enforcement of fair housing regulations should be followed.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

Sacramento Steps Forward, a regional nonprofit, now oversees Sacramento County’s Continuum of Care, which covers the City of Citrus Heights. Sacramento Steps Forward manages federally funded housing and services for populations vulnerable to homelessness, including case management for persons with mental or physical health issues. The Citrus Heights Homeless Navigator, a city staff position, provides resources and services to identify housing options to persons who enter homelessness immediately after release from mental and physical health institutions.

Sacramento Self-Help Housing, in partnership with Sacramento Steps Forward, provides permanent supportive housing for chronically homeless and disabled Sacramento County residents. In the City of Citrus Heights, Sacramento Self-Help Housing provides case management services to homeless individuals and those at risk of being homeless. Participants are given referrals based on the barriers identified in individual case plans in eight assessment domains, which include alcohol and drug, medical, and psychosocial. Case managers also assist participants with accessing educational programs and employment training and with seeking employment when appropriate. Referrals to mainstream resources (General Assistance, Social Security Disability Insurance, Social Security, Veterans Affairs, MediCal, employment services

through Sacramento Employment and Training Agency, and other government entities) are also provided in an effort to increase their income.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

Citrus Heights will continue to fund several nonprofits that provide a range of supportive services, including meals for homebound seniors, housing counseling to persons who are homeless or at risk of homelessness, domestic violence intervention, and a juvenile diversion program.

The city will maintain strong involvement with Sacramento Steps Forward as it manages the Continuum of Care, including ongoing staff participation on the Continuum of Care Advisory Board. The goal of the Advisory Board is to ensure that Sacramento Steps Forward retains a broad representation of the constituents in the community, allowing the organization to establish a more efficient method of community planning and evaluation. Through the Continuum of Care, the city is on a subcommittee where funders collaborate on funding homeless and housing services.

In addition, as a partner of the HOME Consortium, the city participates in several housing initiatives. Most recently, the Flexible Housing Program (FHP), which started in June 2019, will help families and individuals transition from the streets or temporary emergency shelter to permanent housing and new lives. FHP is a key part of the collaborative investment plan of nearly \$20 million adopted by the County Board of Supervisors, the Continuum of Care Board, and the City of Sacramento in October 2018. Citrus Heights is a participant city along with the Cities of Sacramento, Elk Grove, and Rancho Cordova. In addition, the HOME Consortium allocated \$1.3 million to fund the Sunrise Pointe housing development.

The city will continue to provide funding to Sacramento Self-Help Housing, which offers housing counseling to households who are at risk of becoming homeless. Sacramento Self-Help Housing collaborates with nonprofits to reach a greater number of clients who may need assistance locating stable housing options. The organization maintains a searchable database of low-income housing options on its website. Additionally, Sacramento Self-Help Housing administers the free renter's helpline, which provides free counseling and mediation services for complaints of discrimination and landlord-tenant disputes. The renter's helpline is funded annually by CDBG funding.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

The city will continue to fund nonprofits that provide a range of supportive services. Recently this has included programs providing senior meals, case management, landlord/tenant and fair housing counseling, juvenile diversion and education services, domestic violence, and an after-school youth program. For example, in 2018 the city funded Meals on Wheels which provides balanced, nutritious meals to homebound seniors; Terra Nova Counseling which operates a Juvenile Diversion and Education Program (JDEP) that provides individual and family therapy to decrease crime recidivism and improve quality of life for Citrus Heights youth; and Sacramento Self-Help Housing (Housing Counseling/Navigator) which provides housing counseling services to households at-risk of becoming homeless and navigator services to currently homeless households.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

Notable barriers to developing affordable housing identified during the process of drafting the Housing Element update include:

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

## **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

### ***General Plan and Land Use Designations***

The Community Development Element, which was updated as part of the General Plan update in 2011, sets forth the city's development policies. Multifamily housing, defined as developments with three or more units, is permitted in the Medium Density Residential, High Density Residential, General Commercial, and Business Professional General Plan Land Use designations. The range of districts that permit residential development and the densities they offer (4–20 dwelling units per acre) allow for a variety of housing types and therefore do not serve as a constraint to housing development.

Based on the Citrus Heights Land Use Map in the General Plan, the city is primarily composed of the Low Density Residential General Plan Land Use designation, which has a maximum density of eight units per acre. This land use is not intended for multifamily housing and only allows duplexes in specified circumstances. However, accessory dwelling units may be added to residential properties developed with a single-family home.

As of 2011 when the General Plan was adopted, Citrus Heights was about 98 percent built out, meaning not much vacant land remains to be developed. At the time, there were only 149 acres remaining of residentially zoned properties. Therefore, General Plan policies primarily focused on addressing housing needs such as increasing homeownership and preserving the city's existing housing stock, as well as the development of new residential units.

### ***Smart Growth and Transit-Oriented Development***

The General Plan designated a Corridor Transition Overlay, which is applied in conjunction with a residential land use designation to modify the allowable uses and standards of that designation. The Corridor Transition Overlay provides a mix of business service uses and other nonresidential uses compatible with residential to establish more commercial uses in close proximity to residential areas. The integration of commercial uses with neighboring residential areas reduces car usage, promotes active communities, and increases accessibility to commercial uses.

### ***Zoning Standards and Permitted Housing Types***

The General Plan is largely implemented through zoning. The existing Development Code regulates the type, location, density, and scale of residential development and exists to

promote the health, safety, and general welfare of residents. The city's Development Code does not present barriers; rather, it has been amended to increase housing stock.

In addition to multifamily housing, which is permitted in Medium and High Residential zoning districts, the Development Code permits small-scale residential land uses that serve low-income residents and special needs populations. As discussed above, accessory dwelling units (also known as granny flats or secondary dwelling units) are permitted on any residential lot developed with a single-family home. Supportive/transitional housing with six or fewer clients is permitted by right in every residential zone, including RD 1-2 (Very Low Density Residential), and RD 3-4 and RD 5-7 (Low Density Residential). Other housing types that support special needs populations, including residential care facilities with six or fewer clients and adult day cares, are also permitted by right in residential zones.

In 2018, the city amended its Zoning Code and adopted standards for “small lots” with the intention to address the numerous underutilized multifamily, residential, or commercial parcels in the city. These underutilized properties are potential sites to accommodate housing; however, the majority of available sites are small or irregularly shaped, which limits the feasibility and desirability of conventional multifamily development such as apartments. The small lot development allows for flexibility to dealing with site constraints to provide housing on underutilized sites.

### ***Permitting Requirements and Development***

The 2013 Housing Element identified that the process to receive the necessary development permits for new projects can be financially prohibitive. Additionally, the amount of time required to process permits for new housing developments varies by project, and the developer is often required to pay holding costs, such as property taxes, during the predevelopment phase.

Development impact fees can add significant costs to the development of new housing. In addition to permit fees, which increase with the level of approval required, developers are required to pay for off-site improvements, including new roadways, sewer, water, and park facilities.

### ***Alignment with Goals of the General Plan***

Preserving and enhancing the range and affordability of housing is an important goal of the General Plan. Another goal of the plan is to continue to address housing needs for all, including 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 objectives:

- Increase the level of homeownership in the community.
- Preserve the existing housing supply and ensure its continuing quality.

The city consistently reports on General Plan progress. The city is on track with implementation of the Housing Element portion of its General Plan. Additional details are provided in the latest report, the General Plan Annual Report 2018.



## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

The city is interested in bringing more jobs and in addition, high quality jobs to the city. The 2011 Citrus Heights Economic Development Strategy Report identified that the city’s aging stock of retail space, particularly space in small unanchored strip retail centers, was one of its key challenges. Recently the city has been in the process of a Specific Plan amendment to redevelop the Sunrise Mall. The city also has been improving its Comprehensive Transit Plan to improve service operations for the commuting public.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	334	0	1	0	-1
Arts, Entertainment, Accommodations	4,091	3,398	13	21	8
Construction	2,391	711	8	4	-3
Education and Health Care Services	5,614	3,130	18	19	1
Finance, Insurance, and Real Estate	2,275	1,045	7	6	-1
Information	596	151	2	1	-1
Manufacturing	1,536	38	5	0	-5
Other Services	1,248	560	4	3	-1
Professional, Scientific, Management Services	2,835	1,117	9	7	-2
Public Administration	0	0	0	0	0
Retail Trade	4,951	4,886	16	30	14
Transportation and Warehousing	855	58	3	0	-2
Wholesale Trade	1,359	145	4	1	-4
Total	28,085	15,239	--	--	--

**Table 39 - Business Activity**

**Data Source:** 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	44,390
Civilian Employed Population 16 years and over	38,850
Unemployment Rate	12.44
Unemployment Rate for Ages 16-24	34.23
Unemployment Rate for Ages 25-65	8.42

**Table 40 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	7,900
Farming, fisheries and forestry occupations	1,830
Service	4,620
Sales and office	11,515
Construction, extraction, maintenance and repair	3,545
Production, transportation and material moving	2,150

**Table 41 – Occupations by Sector**

Data Source: 2011-2015 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	23,750	65%
30-59 Minutes	10,640	29%
60 or More Minutes	2,285	6%
<b>Total</b>	<b>36,675</b>	<b>100%</b>

**Table 42 - Travel Time**

Data Source: 2011-2015 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,505	535	1,470
High school graduate (includes equivalency)	7,730	1,030	3,360
Some college or Associate's degree	14,250	1,785	4,750

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	6,570	510	1,230

**Table 363 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	65	500	460	585	645
9th to 12th grade, no diploma	950	875	540	1,545	755
High school graduate, GED, or alternative	2,970	3,405	2,480	6,255	3,800
Some college, no degree	3,655	4,455	3,465	7,225	3,545
Associate's degree	405	1,725	1,330	2,655	1,285
Bachelor's degree	480	1,860	1,315	2,950	1,690
Graduate or professional degree	0	400	475	1,325	1,000

**Table 44 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,000
High school graduate (includes equivalency)	27,080
Some college or Associate's degree	34,456
Bachelor's degree	46,590
Graduate or professional degree	55,596

**Table 375 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

A majority of Citrus Heights residents work in the education and health care services sector, followed by retail trade, and arts, entertainment, and accommodations sectors. A majority of Citrus Heights residents in highly skilled professions work outside Citrus Heights.

### Describe the workforce and infrastructure needs of the business community:

In the community engagement survey, the types of businesses that were ranked as needed most were entertainment venues, locally owned businesses, and performing and visual arts.

In 2015, per the 2011–2015 ACS 5-Year estimates, there were 5,797 companies in Citrus Heights. The mean travel time to work was 25 minutes in 2015. A large portion of the population commutes outside of the city for work. According to Trulia, in 2017, about 29 percent of the population leaves the city during the day to commute to jobs outside of the city while 17.4 percent of workers live and work in the City of Citrus Heights. Increasing the availability of jobs in the city is one of the needs for the community.

The local business community expressed the need for an educated workforce during the annual city and Chamber of Commerce 2014 Business Walk. Infrastructure needs are typically related to maintaining street improvement and maintenance and technology needs, including sufficient data capacity infrastructure, reliable internet access, etc.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

There are several major redevelopment projects proposed for the City of Citrus Heights over the next five-year period. There will likely be new retail and office-related jobs generated as part of this redevelopment/new development. Workforce development is likely to be met through the existing employment training and placement services including organizations like (Crossroads, Asian Resources).

For example, the city will be revamping Sunrise Mall. The plan would likely make way for a mixed-use property. The current goal is to transform Sunrise Mall into an area where residents and visitors shop, work, live, and play. Sunrise Mall covers 100 acres of prime property in Citrus Heights. The city is working on a General Plan amendment that recognizes the importance of Sunrise Mall in the region and which would require the development of a specific plan to ensure the future redevelopment of Sunrise Mall is conducted in a comprehensive manner. These future changes are anticipated to have a positive impact on the community by diversifying the economy with more businesses and jobs.

The city also has been implementing its Comprehensive Transit Plan, which was adopted by City Council in October 2018, to improve service operations for the commuting public. The operating enhancements will address how to improve transit travel times through actions such as transit signal priority, peak hour bus-only lanes, and queue jump lanes.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

The majority of persons in each age group (except 65+) has completed some college, but did not obtain a degree. Currently, the retail trade sector represents the second largest business sector by number of workers (4,951 workers) and the largest business sector by share of jobs (30 percent). While college degree (associate and above) is not necessary for some retail positions, several respondents at the Citrus Heights Collaborative meeting and on the online survey expressed the need for job training services. One of the main goals of the city's Community and Economic Development Department is to attract highly skilled workers and businesses to expand its businesses offerings beyond its strong retail base.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The city partners with Crossroads Diversified Services, when possible; Crossroads, a nonprofit which receives SETA designated funding for the Sacramento County, provides resources and services to employers and job seekers in Sacramento County. In addition, the city has recently provided CDBG funding to Crossroads Diversified Services for the Youth and Employment Readiness Program, which offers employment readiness and soft skill development workshops to high school students.

Asian Resources provides a variety of comprehensive workforce training programs and resources for Citrus Heights youth, adults, and recent immigrants and refugees. Training programs include job placement opportunities, English classes, and technical skills training, such as computer skills and financial literacy.

The San Juan Unified School District offers workforce training through the Career and Technical Education program, which provides pathway programs to enter a number of local sectors, including health, manufacturing, construction trades, hospitality, and information technology.

Finally, the Sacramento County libraries, including Sylvan Oaks Library in the city, offer career counseling, skills training, and free amenities, such as WiFi and computers, to support residents entering the workforce or searching for a job.

Overall, these community organizations and their programs support this Consolidated Plan through expanding economic opportunities for youth and low-income residents.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

No. The city does not currently participate in the CEDS.

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

**Discussion**

The city is actively engaging in efforts to increase local jobs, so that residents have the option of working close to home in highly skilled jobs. There may be opportunities for new businesses to work with local service providers to encourage job training related to meet their needs.

The city makes efforts to strengthen the retail base to ensure its own fiscal stability, provide needed goods and services, and promote the vitality of its commercial districts and nodes. In coordination with the General Plan, the city made efforts to take the lead in the design, construction, and funding of public improvements, including streetscape enhancements, to improve the appearance of commercial districts and stimulate private investment.

For example, the city has completed several streetscape projects, including Sunrise Boulevard and portions of Auburn Boulevard. The city also recently launched a campaign to revitalize the Auburn Boulevard Specific Plan Area. The campaign includes assisting business owners in improving their customer base, one-on-one consulting, and a variety of grants and fee waivers to assist the property and business owners along the Auburn Boulevard corridor. This campaign is about halfway completed and is now currently in the second phase.

The city continually seeks ways to improve transportation services for the commuting public, which will make it easier to get to and from work. The city is also in the process of a General Plan amendment regarding redevelopment of Sunrise Mall. It would require the development of a specific plan to ensure that the future redevelopment of Sunrise Mall is conducted in a comprehensive manner. These future changes are anticipated to have a positive impact on the community by diversifying the economy and by providing more access to businesses and jobs.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

Historically, the city has focused many resources on Sayonara Drive, which is the street in the city most subject to crime, calls for service, code enforcement issues, and building deficiencies. The city purchased and demolished 15 complexes and 1 eight-plex on the street with the intent of replacing them with a new affordable housing development. The city is currently in the pre-planning phase of this project.

The city will pursue housing resources consistent with the priorities outlined in the city's Housing Element and Consolidated Plan, including pursuing funds for the city's Housing Trust Fund, FTHB, the Sayonara neighborhood, other pockets of low-income neighborhoods, and the city's ten mobile home communities.

In general, there is not a large concentration of multiple housing problems in other areas of the city.

City recently started rental housing inspection program, which would also assist with identifying any building deficiencies in the City including homes in this community.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

Racial and ethnic minorities and low-income families are not concentrated to an extent in neighborhoods that would require a specific targeting of CDBG funds. HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is: R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, neighborhoods of extreme poverty must be within census tracts with 40 percent or more of individuals living at or below the poverty line. None of the parcels within the city have that combined concentration.

### **What are the characteristics of the market in these areas/neighborhoods?**

As a majority of Citrus Heights housing was constructed prior to 1989, many neighborhoods and areas face similar challenges in terms of housing maintenance.

**Are there any community assets in these areas/neighborhoods?**

Regarding Sayonara Drive, the Citrus Heights Children and Youth Center is located on Sayonara Drive and was constructed with CDBG funds in the 2010-2014 Consolidated Plan period. The street maintains easy access to regional transit.

**Are there other strategic opportunities in any of these areas?**

The city anticipates constructing an affordable housing development project on Sayonara Drive in the Consolidated Plan period.



# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

Citrus Heights will use a need-based strategy, as opposed to a place-based strategy, over the course of the planning period.

At the community workshop in September 2019, when the public was asked what the top two priorities were that the city should prioritize, the following priorities were listed as follows: 29 percent of respondents chose expand homeless housing and services 26 percent chose foster affordable housing; 19 percent chose offer a variety of public services, 18 percent chose construct/ upgrade facilities, and 8 percent chose improve accessibility.

When the public was asked what were the top priority populations for the city to provide assistance, the following groups were selected: extremely low income, families with children and elderly, families with children, mentally ill homeless, homeless veterans, chronically homeless, persons with mental disabilities, elderly, frail elderly, persons with developmental disabilities, victims of domestic violence.

Based on the needs assessment, market analysis, and consultations with the community and stakeholders, the following are the selected key community needs for the Consolidated Plan:

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

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

Within those priorities, the city identified eight main goals:

- Foster affordable housing
- Provide services for people experiencing homelessness
- Provide services for seniors and youth
- Provide additional public services responsive to current public needs

- Improve accessibility
- Construct/upgrade public facilities
- Effectively administer CDBG program to benefit the Citrus Heights community
- Affirmatively further fair housing

To address these goals, the city is in the pre-planning process for future construction of new affordable housing development on Sayonara Drive. The city also plans to continue to provide loans to homeowners needing health-related and safety repairs, support nonprofits offering a wide range of social services and support services to the homeless populations, and assist with accessibility and new facility projects.

To help address homelessness, the city has funded Sacramento Self-Help Housing (Housing Counseling/Navigator) to provide housing counseling services to households at-risk of becoming homeless and navigator services to households that are currently homeless.

Other types of projects may be considered as needed throughout the Consolidated Plan period. The city anticipates funding activities using a variety of sources, including CDBG, HOME, General Fund, and grants received by the city. The city will work with local and regional nonprofits, as well as affordable housing developers, to implement many of the activities.

Funded programs that provide services for youth and seniors include the following: Campus Life Connection which operates an after-school center that provides low-income youth with recreational activities, activities include mentoring, tutoring, educational games, technology center, and daily nutritious meals; Crossroads Diversified Services which runs a Youth and Employment Readiness Program (YERP) that includes employment readiness and soft skill development workshops to high school students; Terra Nova Counseling which operates a Juvenile Diversion and Education Program (JDEP) that provides individual and family therapy to decrease crime recidivism and improve quality of life for Citrus Heights youth; and Meals on Wheels which provides balanced, nutritious meals throughout the week, 250 days per year to seniors.

The city will also undertake public improvements using internal staff and contractors. For example, the city recently is in process of and has completed projects relating to the rehabilitation of areas, improving public services, and improving accessibility. Sunrise Boulevard Complete Streets Phase II- the Sunrise Boulevard Rehabilitation and Complete Streets Project (multiple Phases) is a comprehensive and realistic Complete Streets project that will rehabilitate and reconstruct a regionally significant arterial, adding much needed Complete Streets element throughout the project area. In September, Phase 2A of the revitalization project was completed. The phase saw the installation of new storm drain system, new curb,

gutter and sidewalk, and new streetlights. In addition, restriping of the boulevard decreased travel lane widths and placed dedicated bike lanes.

One project that helps improve living conditions and affirmatively further fair housing is the Rental Housing Inspection Program. In October 2018, the City Council approved moving forward with a Rental Housing Inspection Program. The program promotes compliance with health and safety standards to reduce the number of substandard rental housing conditions. In addition, the Sacramento Self-Help Housing (Renters Helpline) provides a telephone and internet-based “Renters Helpline” as well as counseling, dispute resolution, and fair housing services.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Target Area	Percentage of Funds
Low- Moderate-Income Census Tracts	Estimate 85%

Table 46 - Geographic Priority Areas

### General Allocation Priorities

#### Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Citrus Heights will use a need-based strategy, as opposed to a place-based strategy, over the course of the planning period. There are no geographic priorities, except for the low- and moderate-income census tracts within Citrus Heights. The city prioritizes funding primarily within the low-income neighborhoods (at least 51% of low- and moderate-income neighborhoods). The majority of the activities the city plans to conduct will be offered to eligible households citywide. For example, the Citywide Accessibility Project funded in 2019 is focused on the low- and moderate-income census tracts. These locations were selected in coordination with the city's General Services Department based on resident input and timing with other planned projects in order to leverage non-CDBG funds.

The city plans to continue to identify the need for proposed projects on an annual basis through the collection of data (quantitative and qualitative) during the application process. The city also plans to consult service providers in determining the level of need for proposed activities.

The summary analysis of the result of the community engagement meeting that took place in September 2019, resulted in the following priorities: 1) expand homeless housing and services, 2) foster affordable housing, 3) offer a variety of public services, 4) construction/upgrade public facilities, and 5) improve accessibility. Given the difficulties that already exist in implementing these types of projects, it was decided to not limit services to certain geographic areas in the city. Most of the services available in the city are open to all residents.

However, during the community workshop, the public in attendance was asked to share their thoughts about particular geographic areas within the city that should be prioritized for future CDBG funding. They placed pins on a map of the city, broken into different census block groups. Census block 8139 was designated as a top priority. If given the opportunity in the future, this priority area will be taken into account for during the priority needs assessment process.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

<b>1</b>	<b>Priority Need Name</b>	Build Healthy Communities
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Income Low Income Moderate Income Large Families Families with Children Elderly Chronic Homelessness Individuals Mentally Ill Chronic Substance Abuse Veterans Victims of Domestic Violence Unaccompanied Youth Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	Citywide and Low-Mod Income (LMI) Census Tracts
	<b>Associated Goals</b>	Foster affordable housing Provide services for people experiencing homelessness Provide services for seniors and youth Provide additional public services responsive to current public needs Improve accessibility Construct/upgrade public facilities Effectively administer the CDBG program to benefit the Citrus Heights community Affirmatively further fair housing

	<b>Description</b>	Through this goal the city plans to: <ul style="list-style-type: none"> <li>• Foster affordable housing</li> <li>• Provide services for people experiencing homelessness</li> <li>• Provide services for seniors and youth</li> <li>• Provide additional public services responsive to current public needs</li> <li>• Improve accessibility</li> <li>• Construct/upgrade public facilities</li> <li>• Effectively administer the CDBG program to benefit the Citrus Heights community</li> <li>• Affirmatively further fair housing</li> </ul>
	<b>Basis for Relative Priority</b>	When surveyed, Citrus Heights residents expressed a strong desire to improve the health and prosperity of the communities and neighborhoods that they live in.
2	<b>Priority Need Name</b>	Improve Public Infrastructure
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Income Low Income Moderate Income Large Families Families with Children Elderly Chronic Homelessness Individuals Frail Elderly Persons with Physical Disabilities Persons with Developmental Disabilities Non-housing Community Development
	<b>Geographic Areas Affected</b>	LMI Census Tracts
	<b>Associated Goals</b>	Improve accessibility Construct/upgrade public facilities
	<b>Description</b>	Through this goal the city plans to: <ul style="list-style-type: none"> <li>• Construct/upgrade public facilities</li> </ul>

	<b>Basis for Relative Priority</b>	Survey results indicated that the most important infrastructure projects for the city are street surface repairs, reducing utility rates, and energy programs. Additionally, survey respondents specifically identified the following public facilities improvements as the most important for the city to support homeless facilities 21 percent; youth centers 17 percent, senior center 12 percent, parks and rec facilities 8 percent, street and sidewalk infill 8 percent, and 7 percent health facilities.
3	<b>Priority Need Name</b>	Enhance Accessibility
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Income Low Income Moderate Income Large Families Families with Children Elderly Chronic Homelessness Individuals Frail Elderly Persons with Physical Disabilities Persons with Developmental Disabilities Non-housing Community Development
	<b>Geographic Areas Affected</b>	LMI Census Tracts
	<b>Associated Goals</b>	Improve accessibility Construct/upgrade public facilities
	<b>Description</b>	Through this goal the city plans to: <ul style="list-style-type: none"> <li>Improve accessibility</li> </ul>
	<b>Basis for Relative Priority</b>	Outreach with residents identified the need for persons with disabilities, seniors, and low-income families to have better access to transportation as well as to facilities through ADA-compliant and other type improvements.
4	<b>Priority Need Name</b>	Improve Public Services for Priority Populations

<b>Priority Level</b>	High
<b>Population</b>	Extremely Low Income Low Income Moderate Income Large Families Families with Children Elderly Chronic Homelessness Individuals Mentally Ill Chronic Substance Abuse Veterans Victims of Domestic Violence Unaccompanied Youth Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Non-housing Community Development
<b>Geographic Areas Affected</b>	Citywide
<b>Associated Goals</b>	Provide services for people experiencing homelessness Provide services for seniors and youth Provide additional public services responsive to current public needs Improve accessibility Effectively administer the CDBG program to benefit the Citrus Heights community



	<b>Description</b>	<p>Through this goal the city plans to:</p> <ul style="list-style-type: none"> <li>• Provide services for people experiencing homelessness</li> <li>• Provide services for seniors and youth</li> <li>• Provide additional public services responsive to current public needs</li> <li>• Improve accessibility</li> <li>• Effectively administer the CDBG program to benefit the Citrus Heights community</li> </ul>
	<b>Basis for Relative Priority</b>	<p>Community Engagement meeting identified the need to improve public spaces including accessibility for disabled populations.</p> <p>Additionally, surveyed residents said that children’s and youth highest priority needs as after-school programs and affordable child-care. Services for senior populations were also highly prioritized as needing social activities, general financial assistance, and affordable transportation.</p> <p>Consultations with service providers suggested that access to affordable housing and transportation would help these populations as well.</p>
<b>5</b>	<b>Priority Need Name</b>	Improve Housing Access and Affordability
	<b>Priority Level</b>	High

<p><b>Population</b></p>	<p>Extremely Low Income</p> <p>Low Income</p> <p>Moderate Income</p> <p>Large Families</p> <p>Families with Children</p> <p>Elderly</p> <p>Chronic Homelessness</p> <p>Individuals</p> <p>Mentally Ill</p> <p>Chronic Substance Abuse</p> <p>Veterans</p> <p>Victims of Domestic Violence</p> <p>Unaccompanied Youth</p> <p>Frail Elderly</p> <p>Persons with Mental Disabilities</p> <p>Persons with Physical Disabilities</p> <p>Persons with Developmental Disabilities</p> <p>Victims of Domestic Violence</p>
<p><b>Geographic Areas Affected</b></p>	<p>Low- moderate-income Census Tracts</p>
<p><b>Associated Goals</b></p>	<p>Foster affordable housing</p> <p>Improve accessibility</p> <p>Affirmatively further fair housing</p>
<p><b>Description</b></p>	<p>Through this goal the city plans to:</p> <ul style="list-style-type: none"> <li>• Foster affordable housing</li> <li>• Improve accessibility</li> <li>• Affirmatively further fair housing</li> </ul>

	<b>Basis for Relative Priority</b>	<p>Surveyed residents selected the following housing program priorities: homeownership for affordable single-family homes (64 percent), and 48 percent of those surveyed indicated the priority for affordable rental units. Additionally, almost half of the respondents are cost burdened with 38 percent paying between 30 and 50 percent of their monthly income towards rent/ mortgage, and another 11 percent paying more than 50 percent towards their rent/ mortgage.</p> <p>Affordable housing was also the top priority in the survey for seniors.</p>
6	<b>Priority Need Name</b>	Expand Economic Opportunities
	<b>Priority Level</b>	High
	<b>Population</b>	<p>Extremely Low Income</p> <p>Low Income</p> <p>Moderate Income</p> <p>Large Families</p> <p>Families with Children</p> <p>Elderly</p> <p>Chronic Homelessness</p> <p>Individuals</p> <p>Mentally Ill</p> <p>Chronic Substance Abuse</p> <p>Veterans</p> <p>Victims of Domestic Violence</p> <p>Unaccompanied Youth</p> <p>Frail Elderly</p> <p>Persons with Mental Disabilities</p> <p>Persons with Physical Disabilities</p> <p>Persons with Developmental Disabilities</p> <p>Victims of Domestic Violence</p>
	<b>Geographic Areas Affected</b>	Low- moderate-income Census Tracts

<b>Associated Goals</b>	Provide services for people experiencing homelessness Provide services for seniors and youth Provide additional public services responsive to current public needs
<b>Description</b>	Through this goal the city plans to: <ul style="list-style-type: none"> <li>• Foster affordable housing</li> <li>• Improve accessibility</li> <li>• Affirmatively further fair housing</li> </ul>
<b>Basis for Relative Priority</b>	Surveyed residents selected teen employment services (49%) as a need for the city's youth. In addition, over 51% of survey respondents listed job opportunities as an important service for persons with disabilities in Citrus Heights. Supportive services, including jobs, for people experiencing homelessness also ranked high (63%) among service respondents. Given the high cost of housing and survey results, expanding economic opportunities is included as a high-priority need for Citrus Heights.

**Table 38 – Priority Needs Summary**

**Narrative (Optional)**

During the community survey engagement meeting, when asked what are the top two priorities that the city should prioritize, the following priorities were listed: 29 percent of respondents chose expand homeless housing and services, 26 percent chose foster affordable housing, 19 percent chose offer a variety of public services, 18 percent chose construct/ upgrade facilities, and 8 percent chose improve accessibility. Respondents also selected the following priority populations as needing the most assistance: extremely low and low-income individuals; families with children, elderly individuals; persons experiencing homelessness (particularly homeless families with children, mentally ill, veterans, and chronically homeless); persons with mental disabilities, frail elderly, persons with developmental disabilities, and victims of domestic violence.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The Sacramento Housing and Redevelopment Agency (SHRA), the regional housing authority, carry out the tenant-based rental assistance program in Citrus Heights. In general, the factors affecting the use of funds are the availability of funds (which are impacted largely by decisions at the federal level), the willingness of landlords to accept TBRA vouchers, the stock of well-maintained rental housing, and fair market rent limitations.
TBRA for Non-Homeless Special Needs	The TBRA program in Citrus Heights is carried out by SHRA. The factors affecting the use of funds for non-homeless special needs are similar to those for TBRA in general (as described above). In addition, the need of persons with special needs to live near transit and services can be further limiting.
New Unit Production	New unit production is affected by several factors, including most notably land and construction costs, such as the costs of building materials and labor. Both labor and land have increased due to a limited number of qualified workers and increases in construction. Permit and processing fees also must be included in the financial feasibility analysis. The availability of federal and state tax credits (and the individual competitiveness of projects) and interest rates for private financing are factors. At the local level, the pace of new market-rate construction, which generates a fee the city uses to subsidize new affordable housing, also plays a part.
Rehabilitation	The cost of private financing affects small-scale single-family or multifamily rehabilitation decisions; when interest rates are low, property owners may prefer traditional financing that has few strings attached. Rental property owners' willingness to accept the affordability restrictions of CDBG and other federal financing sources is also a factor.
Acquisition, including preservation	The availability of housing to acquire could be a factor. Construction costs for rehabilitation and the availability of private and/or tax credit financing are also factors.

**Table 39 – Influence of Market Conditions**

**SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
<b>CDBG</b>	<b>CDBG</b>	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	600,000	50,000	0	650,000	2,600,000	The city is a CDBG entitlement jurisdiction.
<b>HOME</b>	<b>HOME</b>	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	180,000	50,000	0	230,000	920,000	The city uses HOME funds as part of the Home Consortium to fund its First Time Homebuyer Program, which provides affordable housing to low-income households.
<b>General Fund</b>	<b>General Fund</b>	General fund money provided to nonprofits to benefit public services.	118,000	0	0	118,400	472,000	The city allocates General fund money to nonprofits to benefit public services.

**Table 40 - Anticipated Resources**

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

There is no federal requirement for the city to match CDBG funds with other non-federal program resources. In 2019, the city allocated \$130,000 in General Fund revenue to nonprofits providing a community service in Citrus Heights, in addition to the CDBG investments. All capital improvement projects funded with CDBG have been able to take advantage of other federal and state funding sources, including Measure A funds, to complete design, engineering, and construction work that exceeds the city's CDBG allocation for these projects. With respect to public services, the city requires all subrecipients to identify other resources that will be utilized during the program year to operate and implement CDBG-supportive activities. It is the city's intent to ensure that adequate non-federal and private funds are available, thus minimizing the dependence on federal funds.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

**Discussion**

As shown in Table 48, the annual allocation of funds in the first year of this Consolidated Plan are as follows: CDBG \$600,000, HOME \$180,000, CalHome: \$250,000, and General Funds \$130,000.

Some projects that may help address the needs identified in the plan include the Sayonara affordable housing project, which is currently in the pre-planning phase. Previously, the city purchased and demolished 15 complexes and 1 eight-plex on the street with the intent of replacing them with a new affordable housing development. In that same neighborhood, on Sayonara Drive, the Citrus Heights Children and Youth Center was recently funded completed with CDBG funds in the 2010-2014 Consolidated Plan period.

Citrus Heights currently contains 90 units of public housing, which is generally in good condition. SHRA, which oversees public housing, has policies in place to inspect units, perform regular maintenance, and offer support to households attempting to achieve self-sufficiency. This helps provide affordable housing to the low-income populations in the community.

The city has made efforts to 1) take the lead in the design, construction, and funding of public improvements; 2) improve the appearance of commercial districts; and 3) stimulate private investment. These efforts have included streetscape enhancement



projects and a campaign to revitalize the Auburn Boulevard Specific Plan Area. The campaign included assisting business owners with improving their customer base, one-on-one consulting, and a variety of grants and fee waivers to assist the property and business owners along the Auburn Boulevard corridor.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CITRUS HEIGHTS	Government	Economic Development Homelessness Non-Homeless Special Needs Ownership Planning Rental Neighborhood Improvements Public Facilities Public Services	Jurisdiction
Sacramento Self-Help Housing	Nonprofit	Foster affordable housing, homeowner rehabilitation loans, homeless navigator resources	Jurisdiction
Sunrise Christian Food Ministry	Nonprofit	Emergency food low-income homelessness	Jurisdiction
Sacramento Steps Forward	Nonprofit	Homelessness	
Code Enforcement Division	Government	Monitor to improve living conditions	Jurisdiction
Police Department	Government	Homelessness, public services - street outreach	Jurisdiction

**Table 41 - Institutional Delivery Structure**

## Assess of Strengths and Gaps in the Institutional Delivery System

The city's Community Development Department is responsible for the administration of the city's community development programs, including some of the local programs that assist target-income residents. The department includes the city's Housing and Grant Division, which has the primary responsibility for management and implementation of the city's affordable housing programs, including the Consolidated Plan and local documents. Other divisions involved in providing services include Planning, Building and Safety, General Services, and Neighborhood Enhancement. Additionally, Citrus Heights benefits from working closely with several local and regional nonprofits that focus their efforts on target-income households.

The primary gaps in the delivery system relate to the lack of services for target-income households in Citrus Heights. Although some services are located in Citrus Heights, many services are located outside Citrus Heights, usually in Sacramento. The city's City Ride and bus system connects with Sacramento Regional Transit, but many residents have noted that it is not convenient to get to Sacramento on transit due to the cost, number of transfers, and length of trips. The city is working on a Comprehensive Transit Plan, which was adopted by City Council in October 2018, to improve service operations for the commuting public.

Additionally, in 2016, Citrus Heights funded a full-time homeless navigator position with local community support funds for the first time to identify and assist people who are homeless in the city. The navigator proactively seeks to connect with homeless persons who need resources. The navigator is based out of the Sacramento Self-Help Housing (SSHH) non-profit agency will continue to build relationships with community service providers and Citrus Heights Homeless Resource Team (HART) members as well as city and Citrus Heights Police Department staff to assist the homeless population.

The city's Housing and Human Services Program Coordinator has a seat on the Continuum of Care Advisory Board and is working with the CoC to develop a regional gaps analysis. City staff will use the gaps analysis results to identify gaps in the institutional delivery system.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance			
Mortgage Assistance			
Rental Assistance	X		
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse			
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS			
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
<b>Other</b>			
Other			

**Table 42 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The City of Citrus Heights, in conjunction with surrounding cities in Sacramento County, offers an extensive and encompassing provision of services for individuals who are homeless and/or at risk of being homeless. When analyzing the services offered by Citrus Heights alone, there are several homeless services and organizations dedicated to assisting homeless and at-risk populations in the city.

The primary homeless service providers locally are the Sunrise Christian Food Bank, SSHH, and Sacramento Steps Forward:

- Sunrise Christian Food Ministry provides food bank services to local residents and provides referrals to available services where possible.
- SSHH provides housing counseling services and navigator services to low-income persons and persons who are homeless or at risk of becoming homeless. The city's navigator engages and interacts with individuals located in Citrus Heights. SSHH also maintains a database of affordable housing resources in the Sacramento region. SSHH maintains regular office hours at the One-Stop Shop Career Center.
- The city maintains strong involvement with Sacramento Steps Forward as it manages the Continuum of Care.
- The Citrus Heights Police Department works closely with the homeless navigator. Police officers who are in contact with the homeless population connect with the navigator to conduct outreach along the trails, creeks, and other known homeless camps.
- The City of Citrus Heights is a participant in the regional Homeless Emergency Aid Program (HEAP) efforts. The City Council adopted an emergency shelter crisis declaration in January 2019 and is working with the Continuum of Care to implement and monitor the HEAP-funded programs in Sacramento County.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Some of the strengths listed below include coordinated services between multiple agencies and government service providers and coordinated intake. For example, city staff participates in HART, a group of agencies, nonprofits, faith-based organizations, members of the business community, and interested individuals dedicated to addressing Citrus Heights' homeless issues. The goal of HART is to provide homeless individuals with resources so they may better access housing options. The navigator also provides referrals and resources.

Also, the city is a participant in the regional HEAP efforts. The City Council adopted an emergency shelter crisis declaration in January 2019 and is working with the Continuum of Care to implement and monitor the HEAP-funded programs in Sacramento County.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The priority needs for homeless populations addressed in the community survey included mental health services and supportive services. While Citrus Heights currently does not have a shelter providing services within the city limits, residents are referred to agencies such as St. John's, Volunteers of America, Sacramento Housing Prevention and Rapid Rehousing Program, Sacramento Area Emergency Housing, and Union Gospel Mission for different shelter options.

The institutional structure in place makes efforts to help connect with and provide services to these populations through a collaborative intake system with the homeless navigator. The homeless navigator proactively seeks to connect with the homeless individuals who have not yet sought help directly.

The homeless navigator builds relationships with the community, service providers, Citrus Heights HART members, and city and Citrus Heights Police Department staff to assist the homeless population. The future tiny homes that will be built by the HEAP program will also help by providing temporary shelter to homeless people.



## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Foster affordable housing	2020	2024	Affordable Housing	Low-Mod Income (LMI) Census Tracts	Build healthy communities; Improve housing access and affordability	CDBG: \$500,000 HOME: \$850,000 CalHome: \$350,000	Rental units constructed: 35 Household Housing Unit  Housing Repair Program: 8 Household Housing Unit  Down Payment Assistance Program: 8 Households Assisted
2	Provide services for people experiencing homelessness	2020	2024	Homeless	Citywide	Improve public services for priority populations	CDBG: \$200,000 General Fund: \$650,000	Homelessness Prevention: 500 Persons Assisted  Public service activities other than Low/Mod Income Housing Benefit (400 Persons Assisted)
3	Provide services for seniors and youth	2020	2024	Non-Homeless Special Needs	Citywide	Improve public services for priority populations	CDBG: \$350,000 General Fund: \$500,000	Public service activities other than Low/Mod Income Housing Benefit (2,500 Persons Assisted)



4	Provide additional public services responsive to current public needs	2020	2024	Non-Homeless Special Needs	Citywide	Improve public services for priority populations	CDBG: \$100,000	Public service activities other than Low/Mod Income Housing Benefit (500 Persons Assisted)
5	Improve accessibility	2020	2024	Non-Housing Community Development	LMI Census Tracts	Enhance Accessibility; Improve Public Infrastructure	CDBG: \$1,000,000	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit (5,000 Persons Assisted)
6	Construct/upgrade public facilities	2020	2024	Non-Housing Community Development	LMI Census Tracts	Improve Public Infrastructure; Enhance Accessibility	CDBG: \$300,000	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit (500 Persons Assisted)
7	Effectively administer CDBG program to benefit the Citrus Heights community	2020	2024	Program Administration	Citywide	Build healthy communities	CDBG: \$600,000	Planning and administration activities such as preparation of annual plans, monitoring of subrecipients, and other activities necessary to administer the city's CDBG program in accordance with HUD guidelines.
8	Affirmatively further fair housing	2020	2024	Affordable Housing	Citywide LMI Census Tracts	Build healthy communities; Improve housing access and affordability	CDBG: \$100,000	Public service activities other than Low/Mod Income Housing Benefit (800 Persons Assisted)

**Table 43 – Goals Summary**

**Goal Descriptions**

1	<b>Goal Name</b>	Foster affordable housing
	<b>Goal Description</b>	The city will foster affordable housing by constructing new units where possible, rehabilitating units in need of health-related, and safety repairs, and providing down payment assistance to low-income homebuyers.
2	<b>Goal Name</b>	Provide services for people experiencing homelessness
	<b>Goal Description</b>	The city plans to support homeless housing efforts where possible and continue to fund homeless prevention and mental health services.
3	<b>Goal Name</b>	Provide services for seniors and youth
	<b>Goal Description</b>	The city will continue to support programs and services that focus on senior and youth populations. Services include affordable child-care, counseling, after-school programs, youth development, meal programs, and elderly-care programs that include social activities and affordable transportation.
4	<b>Goal Name</b>	Provide additional public services responsive to current public needs
	<b>Goal Description</b>	The city will continue to support public service programs and efforts based on community needs and changing public needs. Additionally, the city will continue to support public service providers that offer essential support services to low- and moderate-income individuals.
5	<b>Goal Name</b>	Improve accessibility
	<b>Goal Description</b>	The city will fund public works projects to provide residents with accessible routes in the city.
6	<b>Goal Name</b>	Construct or upgrade public facilities
	<b>Goal Description</b>	The city will continue to construct or upgrade public facilities, such as infrastructure improvements, improvements to parks and recreation facilities, and other public improvements as necessary.

7	<b>Goal Name</b>	Effectively administer CDBG program to benefit the Citrus Heights community
	<b>Goal Description</b>	The city will continue to prioritize effectively administering the CDBG program. CDBG funds will be used for the betterment of the Citrus Heights community.
8	<b>Goal Name</b>	Affirmatively further fair housing
	<b>Goal Description</b>	The city will continue to fund programs that seek to maintain fair housing through fair housing testing, housing counseling, and anti-discriminatory efforts.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The city has approximately 1,133 units that have been assisted with federal, state, and local programs.

In the City of Citrus Heights, there are ten affordable housing complexes, six of which are public housing units and four, which are conventional housing units that are privately owned. The six public housing complexes contain 90 units and the privately owned complexes contain 650 units for 740 affordable housing units. Complexes are available to low-income renters, while some are available to both very low- and low-income renters. The apartment complexes are funded through a variety of sources: Low-Income Housing Tax Credit (LIHTC) properties, county multifamily funds, and HUD Section 202 funds. The city has two senior complexes, Normandy Park and Vintage Oaks, with 317 units available to Citrus Heights' population ages 55 and over. SHRA also offers vouchers that can be used at multiple sites. In addition, the city will offer to the Housing Repair and FTHB programs to residents.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

SHRA will carry out modifications needed in public housing based on the Section 504 Needs Assessment that SHRA completed. Please refer to the SHRA Public Housing Authority Annual Plan for further information.

### **Activities to Increase Resident Involvements**

SHRA encourages public housing residents to participate in policy, procedure, and the program implementation and development through its Resident Advisory Board. In addition, the housing authority recognizes resident committees throughout the Sacramento region where residents are elected bodies representing residents in their respective complexes. SHRA also distributes quarterly newsletters to all residents, which contain relevant news, information on training and employment opportunities, and other community resources available to public housing residents. Public housing residents also participate in the development of SHRA's five-year and annual plans. The Residents Services Division distributes a survey to prioritize residents' needs and schedule short- and long-term improvements.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

SHRA is not designated as troubled.

### **Plan to remove the 'troubled' designation**

N/a

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

The city identified several barriers to affordable housing in the process of drafting the Housing Element update in 2013. Notable barriers to developing affordable housing include:

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

Housing affordability is a concern for many in the community. During the community consultation process, when asked about their rental experience, it was mentioned 31 percent of tenants were unsatisfied with the affordability or rent, 24 percent were unsatisfied with the frequency of rent increases, and 24 percent were unsatisfied with the condition of their homes. Furthermore, the regional Analysis of Impediments results expressed the same concern and included the following: 43 percent of households experience housing problems and 21 percent experience severe housing problems. Hispanic households (61 percent) and large family households (63 percent) are most likely to experience any of the 4 housing problems.

At the community workshop, the highest ranked affordable housing funding priorities were as follows: emergency repair program, acquisition/rehabilitation of multi-family units, disabled accessibility grants, and rehabilitation of existing single-family homes. Comments were also bought up for the need for loans to repair/replace residential HVAC, roofing, and windows. The most recent Sacramento County analysis of impediments report in also indicated the barrier of transportation access. In the Analysis of Impediments, solutions presented to improve fair

housing included: expanding affordable rental opportunities, increasing homeownership among under-represented groups, and focusing on equity issues.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

Citrus Heights is about 98 percent built out with not much vacant land remaining to be developed. Therefore, General Plan policies have primarily focused on addressing housing needs such as increasing homeownership and preserving the city's existing housing stock, as well as the development of new residential units.

For example, to help preserve current homes, the city has maintained an active housing rehabilitation program to assist owner-occupied homes with needed health-related and safety repairs. The city's Housing Repair Program offers conventional loans to eligible homeowners for up to \$60,000 in assistance for needed home repairs to address health and safety issues.

There are also efforts to make land use planning zoning restrictions flexible that typically may present barriers to lower-income populations. In addition to multifamily housing, which is permitted in Medium and High Residential zoning districts, the Development Code permits small-scale residential land uses that serve low-income residents and special needs populations. Accessory dwelling units (also known as granny flats or secondary dwelling units) are permitted on any residential lot developed with a single-family home. Right in every residential zone, including RD 1-2 (Very Low Density Residential), and RD 3-4 and RD 5-7 (Low Density Residential), permits Supportive/transitional housing with six or fewer clients. Right in residential zones also permits other housing types that support special needs populations, including residential care facilities with six or fewer clients and adult day cares.

In 2018, the city amended its Zoning Code and adopted standards for "small lots" with the intention to address the numerous underutilized multifamily, residential, or commercial parcels in the city. These underutilized properties are potential sites to accommodate housing; however, the majority of available sites are small or irregularly shaped, which limits the feasibility and desirability of conventional multifamily development such as apartments. The small lot development allows for flexibility to dealing with site constraints to provide housing on underutilized sites.

The 2013 Housing Element identified that the process to receive the necessary development permits for new projects can be financially prohibitive. Additionally, the amount of time required to process permits for new housing developments varies by project, and the developer is often required to pay holding costs, such as property taxes, during the predevelopment phase.

Development impact fees can add significant costs to the development of new housing. In addition to permit fees, which increase with the level of approval required, developers are required to pay for off-site improvements, including new roadways, sewer, water, and park facilities.

The city will continue to make efforts to preserve existing affordable housing and also seek opportunities to create more affordable housing. The city will pursue housing, including funds for the city's Housing Trust Fund, First-Time Homebuyer Program, the Sayonara neighborhood, other pockets of low-income neighborhoods, and the city's ten mobile home communities. This includes the plan to construct the Sayonara affordable housing project is currently in the pre-planning phase

The city also will continue to seek opportunities to fund and partner with agencies that home rehabilitation, code enforcement, and rent counseling. For example, the city has maintained an active housing rehabilitation program to assist owner-occupied homes with needed health-related and safety repairs. The city's Housing Repair Program offers conventional loans to eligible homeowners for up to \$60,000 in assistance for needed home repairs to address health and safety issues. The city offers grant of up to \$10,000 for essential repairs for low-income mobile home owners. The city also offers up to \$5,000 grants for seniors and permanently disabled to make minor improvements to the accessibility and safety of the home including ramps, grab-bars, and visual alarms. The city will continue to provide funding to Sacramento Self-Help Housing, which offers housing counseling to households who are at risk of becoming homeless. Sacramento Self-Help Housing collaborates with nonprofits to reach a greater number of clients who may need assistance locating stable housing options. Additionally, Sacramento Self-Help Housing administers the free renter's helpline, which provides free counseling and mediation services for complaints of discrimination and landlord-tenant disputes. The renter's helpline is funded annually by CDBG funding.

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The city expects to work with nonprofit organizations that will provide counseling and outreach to homeless persons or those at risk of homelessness. The city will also continue to work with a nonprofit agency to provide a full-time homeless navigator, who will proactively seek to connect with the homeless individuals.

Since 2003, the city has provided housing counseling to homeless persons and those at risk of becoming homeless through its partnership with SSHH. SSHH provides housing counseling, including access to a database of low-cost housing resources in the region and limited motel vouchers to households in immediate need of housing. In 2016, the city funded a homeless navigator position with General Fund revenue for the first time to identify and assist individuals who are homeless in the city. The full-time homeless navigator will continue to proactively seek to connect with the homeless individuals who have not yet sought help directly. The homeless navigator will build relationships with the community, service providers, Citrus Heights HART members, and city and Citrus Heights Police Department staff to assist the homeless population.

### **Addressing the emergency and transitional housing needs of homeless persons**

While Citrus Heights currently does not have a shelter providing services within the city limits, residents are referred to agencies such as St. John's, Volunteers of America, Sacramento Housing Prevention and Rapid Rehousing Program, Sacramento Area Emergency Housing, and Union Gospel Mission for different shelter options. Homeless individuals are referred to the city's homeless navigator for more information. City staff also works with informal committees of social service nonprofits and faith-based organizations.

The Citrus Heights Homeless Assistance Resource Team (HART) organizes local programs and organizations offering services, including food banks, meals, animal resources, clothing donations, and laundry services, to increase awareness and accessibility to local resources. With many of the regional services located in Sacramento, HART attempts to address the physical gap for persons experiencing homelessness in Citrus Heights. HART, in partnership with the city, also provides a series of educational workshops to address factors that contribute to the cycle of poverty and connect attendees with agencies and resources. The city continues to research opportunities for permanent supportive housing services.



**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

During the community workshop, community members prioritized the homeless groups in most need of assistance. The results were as follows: homeless families with children, mentally ill homeless, veteran homeless, and chronically homeless. From the community engagement survey, respondents rated the most important homeless services: 1) mental health services, 2) supportive services (e.g., job training, life skills, financial training, healthcare), and 3) day centers.

The city plans to continue to fund service providers that help homeless populations by partnering with regional agencies such as Sacramento Self-Help Housing (SSHH), which in partnership with Sacramento Steps Forward, provides permanent supportive housing for chronically homeless and disabled Sacramento County residents. Sacramento Steps Forward, the lead agency for Sacramento County's Continuum of Care, administers housing programs include permanent supportive housing, rapid rehousing, and transitional housing. The agency oversees federally funded housing and services for vulnerable populations and for people who are experiencing chronic homelessness.

SSH connects clients with other services and resources as needed including the Career Center, Department of Human Assistance, County Mental Health services, Social Security, adult education, and medical clinics. In 2019, the city will fund SSHH to provide housing counseling and case management for residents in need of permanent housing.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

In 2019, the city funded an activity that prevents homelessness:

- Sacramento Self-Help Housing provides housing counseling with the goal of helping people who are currently homeless or in imminent danger of becoming homeless to secure new housing. The homeless navigator will also identify and assist people who are homeless in the city and assist them in connecting the client with available resources.

- In addition to homeless individuals or those at risk of homelessness, the city's special needs population includes seniors, disabled persons, foster children, victims of domestic violence, and other groups. The city funds several programs and services assisting the special needs population. These include the following:
  - Senior Services, including home-delivered meals and meals served at Rusch Park Community Center.
  - Public Services, including the Sunrise Christian Food Ministry and W.E.A.V.E.
  - Citywide Accessibility Improvement Project, which will primarily benefit disabled individuals.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

While most housing units were built prior to 1978, an estimated 5,312 units that are occupied by target-income households may contain lead-based paint. The city will provide lead-abatement assistance for residential units through its Housing Repair Program. The city contracts with a third-party firm to administer its Housing Repair Program. Independent contractors are also employed to develop the appropriate lead hazard reduction plans and or abatement scopes of work. The programs will comply with the Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) and subsequent changes in September 1999. The procedures regarding lead-based paint in all repair programs will include notification and identification.

The City of Citrus Heights' goal is to accurately assess and quantify risks associated with childhood lead poisoning and implement effective measures to significantly reduce or eliminate such risks. Local efforts will be directed at achieving the following major tasks or objectives:

- Increase coordination between relevant public health, environmental, educational, and housing programs;
- Achieve greater awareness and participation by the private sector in addressing lead-based paint problems;
- Advocate for increased federal and state funding and other support for lead-based paint testing, abatement, and public information activities; and
- Comply with Title X requirements in all city-funded housing programs.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

The city will continue to provide lead-based paint testing as a component of its housing repair program as required by HUD regulations. Given the age of the city's housing stock - a median age of 30 years [change this, see other section in MA, median age] - the city recognizes that lead-based paint testing and abatement is an important facet of the city's program.

### **How are the actions listed above integrated into housing policies and procedures?**

The city's housing program guidelines include specific policies related to testing and abatement. When lead-based paint is present or presumed to be present, lead-safe work practices are required. In addition, all of the city's loan agreements for new projects prohibit the use of any lead-based paint.



## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The city's anti-poverty strategy is based on providing a range of employment opportunities and supportive services aimed at enabling those in poverty to move into the workforce or obtain benefits to which they are entitled (e.g., social security, disability). During the 2019 program year, these activities will include SSHH counseling services and Crossroads Diversified unemployment services. The city will also continue to support activities that preserve and expand the supply of housing affordable to low-income households. Also, in the community survey, respondents prioritized the following services: mental health 13 percent, senior services 10 percent, domestic violence and preventions 8 percent, employment training 7 percent, substance abuse services 7 percent, youth services 7 percent. In the stakeholder survey results, several stakeholders identified services for youth such as job training, and reliable transportation for their clients as the greatest needs that clients face.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

Citrus Heights' goals include several that align with the goal of reducing poverty, including the creation of affordable housing where possible, expanding housing services for homeless people, and providing job training and social services. The city plans to fund specific activities that address each of these goals during the Consolidated Plan period.

The city works to strengthen its institutional structure to maximize the outcomes on addressing affordable housing issues. The Housing and Grants Division operates in close consultation with the city's advisory committees, the Citrus Heights Collaborative, the General Services Department, and the director of the Community and Economic Development Department.

Also, the city works in coordination with public and private housing and social services agencies. The city will continue to collaborate with neighboring jurisdictions, such as the County and the City of Sacramento and the SHRA, to address the regional issues that affect the needs of low-income persons and special needs populations. The city will also continue to work with many of the local nonprofits that provide a range of services to low-income Citrus Heights residents, as well as with other entitlement jurisdictions in Sacramento County.

For example, to help households in poverty meet their basic needs, the Citrus Heights Homeless Assistance Resource Team (HART) organizes local programs and organizations offering services, including food banks, meals, animal resources, clothing donations, and laundry services, to increase awareness and accessibility to local resources. To help youth, the city also funds projects such as Terra Nova Counseling, which operates a Juvenile Diversion and Education

Program (JDEP) that provides individual and family therapy to decrease crime recidivism and improve quality of life for Citrus Heights youth. To help keep low-income people in their homes by avoiding homelessness, the city funds Sacramento Self-Help Housing (Housing Counseling) which provides housing counseling services to households at-risk of becoming homeless.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The City of Citrus Heights has developed a monitoring system to ensure that the activities carried out in furtherance of the Consolidated Plan are done so in a timely manner in accordance with federal monitoring requirements of 24 CFR 570.501(B) and 2 CFR Part 200 and all other applicable laws, regulations, policies, and sound management and accounting practices. The objectives of monitoring are:

- To assure the subrecipients are carrying out their program/project as described;
- To assure that subrecipients are implementing the program/project in a timely manner;
- To assure that subrecipients are assessing costs to the program/project which are eligible under CDBG regulations and the contract;
- To assure that subrecipients are conforming with other applicable laws, regulations and terms of the agreement;
- To assure that the program/project is operating in a manner that minimizes the opportunity for fraud, waste, and mismanagement;
- To assure that subrecipients have the capacity to carry out the approved project/program; and
- To assure that subrecipients are carrying out their program/project as described in their agreement.

The city informs subrecipients of their obligations under their subrecipient agreement at the beginning of each program year; reviews quarterly reports submitted by subrecipients; provides feedback regarding compliance; and conducts annual desk assessment of subrecipient activities. The city also recommends that all subrecipients read “Playing by the Rules” guide produced by HUD. The city provides technical assistance to each Subrecipient throughout the year as needed. The city will track and report on its progress toward meeting its housing and community development goals, and report these on an annual basis in the CAPER.

## Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

### Introduction

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
<b>CDBG</b>	<b>CDBG</b>	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	600,000	50,000	0	650,000	2,600,000	The city is a CDBG entitlement jurisdiction.
<b>HOME</b>	<b>HOME</b>	Acquisition Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	180,000	50,000	0	230,000	920,000	The city uses HOME funds as part of the Home Consortium to fund its First Time Homebuyer Program, which provides affordable housing to low-income households.



CalHOME	CalHOME	Homebuyer assistance	0	50,000	200,000	250,000	350,000	The city receives approximately \$50,000 in CalHome program income annually. In addition, the city currently has about \$200,000 in prior years' program income. This funding source is used to provide downpayment assistance to low-income households.
General Fund	General Fund	General fund money provided to nonprofits to benefit public services.	130,000	0	0	130,000	\$650,000	The city allocates General fund money to nonprofits to benefit public services.

**Table 44 - Expected Resources – Priority Table**

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

There is no federal requirement for the city to match CDBG funds with other non-federal program resources. In 2019, the city allocated \$130,000 in General Fund revenue to nonprofits providing a community service in Citrus Heights, in addition to the CDBG investments. All capital improvement projects funded with CDBG have been able to take advantage of other federal and state funding sources, including Measure A funds, to complete design, engineering, and construction work that exceeds the city’s CDBG allocation for these projects. With respect to public services, the city requires all subrecipients to identify other resources that will be utilized during the program year to operate and implement CDBG-supportive activities. It is the

city's intent to ensure that adequate non-federal and private funds are available, thus minimizing the dependence on federal funds.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

**Discussion**

As shown in Table 52, the annual allocation of funds in the first year of this Consolidated Plan are as follows: CDBG \$600,000, HOME \$180,000, CalHome: \$250,000, and General Funds \$130,000.

Some projects that may help address the needs identified in the plan include the Sayonara affordable housing project, which is currently in the pre-planning phase. Previously, the city purchased and demolished 15 complexes and 1 eight-plex on the street with the intent of replacing them with a new affordable housing development. In that same neighborhood, on Sayonara Drive, the Citrus Heights Children and Youth Center was recently funded completed with CDBG funds in the 2010-2014 Consolidated Plan period.

Citrus Heights currently contains 90 units of public housing, which is generally in good condition. SHRA, which oversees public housing, has policies in place to inspect units, perform regular maintenance, and offer support to households attempting to achieve self-sufficiency. This helps provide affordable housing to the low-income populations in the community.

The city has made efforts to 1) take the lead in the design, construction, and funding of public improvements; 2) improve the appearance of commercial districts; and 3) stimulate private investment. These efforts have included streetscape enhancement projects and a campaign to revitalize the Auburn Boulevard Specific Plan Area. The campaign included assisting business owners with improving their customer base, one-on-one consulting, and a variety of grants and fee waivers to assist the property and business owners along the Auburn Boulevard corridor.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Foster affordable housing	2020	2020	Affordable Housing	Low-Mod Income (LMI) Census Tracts	Build healthy communities; Improve housing access and affordability	CDBG: \$240,000 CalHome: \$250,000	Homeowner Housing Rehabilitated: 5 Household Housing Unit  Direct Financial Assistance to Homebuyers: 4 Households Assisted
2	Provide services for people experiencing homelessness	2020	2020	Homeless	Citywide	Improve public services for priority populations	CDBG: \$40,000 General Fund: \$130,000	Homelessness Prevention: 100 Persons Assisted  Public service activities other than Low/Mod Income Housing Benefit (80 Persons Assisted)

3	Provide services for seniors and youth	2020	2020	Non-Homeless Special Needs	Citywide	Improve public services for priority populations	CDBG: \$70,000 General Fund: \$100,000	Public service activities other than Low/Mod Income Housing Benefit (500 Persons Assisted)
4	Provide additional public services responsive to current public needs	2020	2020	Non-Homeless Special Needs	Citywide	Improve public services for priority populations	CDBG: \$20,000	Public service activities other than Low/Mod Income Housing Benefit (100 Persons Assisted)
6	Construct/upgrade public facilities	2020	2020	Non-Housing Community Development	LMI Census Tracts	Improve Public Infrastructure	CDBG: \$200,000	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit (200 Persons Assisted)
7	Effectively administer CDBG program to benefit the Citrus Heights community	2020	2020	Program Administration	Citywide	Build healthy communities	CDBG: \$120,000	N/A
8	Affirmatively further fair housing	2020	2020	Affordable Housing	Citywide LMI Census Tracts	Build healthy communities; Improve housing access and affordability	CDBG: \$20,000	Public service activities other than Low/Mod Income Housing Benefit (160 Persons Assisted)

**Table 45 – Goals Summary**

**Goal Descriptions**

1	<b>Goal Name</b>	Foster affordable housing
	<b>Goal Description</b>	The city will foster affordable housing by rehabilitating units in need of health-related, and safety repairs, and providing down payment assistance to low-income homebuyers.
2	<b>Goal Name</b>	Provide services for people experiencing homelessness
	<b>Goal Description</b>	The city plans to support homeless housing efforts where possible and continue to fund homeless prevention and mental health services.
3	<b>Goal Name</b>	Provide services for seniors and youth
	<b>Goal Description</b>	The city will continue to support programs and services that focus on senior and youth populations. Services include after-school programs, meal programs, domestic violence services, tenant/landlord mediation and housing counseling services.
4	<b>Goal Name</b>	<del>Provide additional public services responsive to current public needs</del>
	<b>Goal Description</b>	<del>The city will continue to support public service programs and efforts based on community needs and changing public needs. Additionally, the city will continue to support public service providers that offer essential support services to low- and moderate income individuals.</del>
5	<b>Goal Name</b>	<del>Improve accessibility</del>
	<b>Goal Description</b>	<del>The city will fund public works projects to provide residents with accessible routes in the city.</del>
6	<b>Goal Name</b>	Construct or upgrade public facilities
	<b>Goal Description</b>	The city will continue will complete improvements to public facilities, including park and recreational facility improvements.

7	<b>Goal Name</b>	Effectively administer CDBG program to benefit the Citrus Heights community
	<b>Goal Description</b>	The city will continue to prioritize effectively administering the CDBG program. CDBG funds will be used for the betterment of the Citrus Heights community.
8	<b>Goal Name</b>	Affirmatively further fair housing
	<b>Goal Description</b>	The city will continue to fund programs that seek to maintain fair housing through fair housing testing, housing counseling, and anti-discriminatory efforts.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The table below summarizes the city’s recommendation to allocate 2020 Community Development Block Grant funding. On September 11, the Quality of Life Committee recommended funding the following projects. On October 10, the City Council will hear public comment on the draft 2020 Action Plan, on October 24; the City Council will adopt the 2020 Action Plan.

All activities identified in the table below are expected to be completed no later than December 31, 2020.

#### Projects

#	Project Name
1	Planning & Administration
2	Public Services
3	Park and Public Facility Improvements
4	Housing Preservation Program

Table 46 – Project Information

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

In making project recommendations, consideration is given based on a variety of thresholds that projects must meet to comply with CDBG objectives, including meeting one of the national objectives and addressing one of the community priorities set out in the Consolidated Plan. Staff took into account activity need and justification, cost reasonableness and effectiveness, activity management and implementation, experience with similar activities, past performance, leveraged funds, and completeness of the funding request.

While there are several constraints to meeting the needs of low-income residents, the primary obstacle is the lack of funding to fully address all needs. The economic challenges facing the nation have forced many nonprofits to cut services at a time when governmental entities and others are least able to provide them. In response to the level of need, the city has maintained its commitment to providing local funding to nonprofits.

A second obstacle to meeting the needs of low-income residents is the location of available services is in the City of Sacramento. Citrus Heights works closely with the regional transit

agencies to improve access, and there are several daily transportation connections between Citrus Heights and downtown Sacramento



<b>1</b>	<b>Project Name</b>	Planning & Administration
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**AP-38 Project Summary**  
**Project Summary Information**

	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	The city will continue to prioritize effectively administering the CDBG program. CDBG funds will be used for the betterment of the Citrus Heights community.
	<b>Needs Addressed</b>	Build Health Communities
	<b>Funding</b>	CDBG: Funding allocation is 20% of entitlement grant plus program income; (estimated @ \$120,000).  In addition, the city allocates 20% of program income received from loan repayments to general planning and administration costs. The remaining 60% of program income received is allocated to the city's Revolving Loan Fund for housing preservation activities.
	<b>Description</b>	Provide general staff administration of CDBG programs and activities, including Integrated Disbursement and Information System (IDIS) administration, program setup, reporting, planning, and subrecipient training and monitoring. A National Objective designation does not apply to activities completed under this project.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/a
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	1. General Planning and Administration, Consolidated Plan, Annual Action Plan, Monitoring of Subrecipients (20% of entitlement grant plus program income, estimated @ \$120,000)
<b>2</b>	<b>Project Name</b>	Public Services
	<b>Target Area</b>	Citywide

	<b>Goals Supported</b>	<p>The city will continue to support programs and services that focus on senior and youth populations. Services include affordable child-care, counseling, after-school programs, youth development, meal programs, and elderly-care programs that include social activities and affordable transportation.</p> <p>The city will continue to support public service programs and efforts based on community needs and changing public needs. Additionally, the city will continue to support public service providers that offer essential support services to low- and moderate-income individuals.</p>
	<b>Needs Addressed</b>	Improve public services for priority populations
	<b>Funding</b>	CDBG: Funding allocation is 15% of entitlement grant amount plus prior years' program income; (estimated @ \$90,000)
	<b>Description</b>	Provide public services to low- and moderate-income households and individuals, including services for seniors, persons with disabilities, and homeless persons, youth, and families.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities.</b>	About 8,935 individuals and 497 households, including seniors, youth, persons with disabilities, homeless, and low-income households.
	<b>Location Description</b>	Citywide

	<p><b>Planned Activities</b></p>	<ol style="list-style-type: none"> <li>1. Meals on Wheels: Provide balanced, nutritious meals Monday – Friday, 250 days per year to an estimated 280 seniors either dining at Rusch Park Community Center five days a week or by delivery to homebound seniors. Approximately 16% of available public funding estimated @ \$14,000.</li> <li>2. Sacramento Self-Help Housing (Housing Counseling/Navigator): Provide housing counseling services to approximately 112 households who are currently homeless or at-risk of becoming homeless. Approximately 18% of available public service funding estimated @ \$16,000.</li> <li>3. Sacramento Self-Help Housing (Renters Helpline): Provide a telephone and Internet-based “Renters Helpline” as well as counseling, dispute resolution, and fair housing services to approximately 385 households. Approximately 23% of available public service funding estimated @ \$21,140.</li> <li>4. Campus Life Connection: Operate an after-school center that provides low-income youth with recreational activities. Activities include mentoring, tutoring, educational games, technology center, and daily nutritious meals to an estimated 105 youth. Approximately 16% of available public service funding estimated @ \$14,430.</li> <li>5. Sunrise Christian Food Ministry: Provide ongoing emergency food to approximately 8,500 low-income and homeless persons in Citrus Heights. Approximately 16% of available public service funding estimated @ \$14,430.</li> <li>6. W.E.A.V.E.: Operate a Violence Reduction Team to provide response services in partnership with CHPD to approximately 50 individuals. Approximately 11% of available public service funding estimated @ \$10,000.</li> </ol>
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3	<b>Project Name</b>	Park and Public Facility Improvements
	<b>Target Area</b>	Low- and Moderate-Income Census Tracts
	<b>Goals Supported</b>	The city will continue to pursue the development of public facilities.
	<b>Needs Addressed</b>	Improve Public Infrastructure
	<b>Funding</b>	CDBG: Funding allocation is 51% of available capital funding; (estimated @ \$200,000)
	<b>Description</b>	Complete improvements to parks and public facilities located in the CDBG target area or that predominantly serve low-income households.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities.</b>	Approximately 1,500 persons will receive benefits, including seniors, youth, homeless persons, and low-income households. Additionally, some neighborhoods will experience area benefits from park and public infrastructure improvements.
	<b>Location Description</b>	Public facilities, parks, public infrastructure in the CDBG target area, publicly funded facilities, and nonprofit public service facilities citywide.
	<b>Planned Activities</b>	Park Improvements: Complete improvements to parks located in the CDBG target area or that predominantly serves low- and moderate -income households. Funding allocation is 51% of capital funding; estimated @ \$200,000.
4	<b>Project Name</b>	Housing Preservation Programs
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	The city will foster affordable housing by constructing new units where possible, rehabilitating units in need of health related and safety repairs.

	<b>Needs Addressed</b>	Build healthy communities Improve housing access and affordability
	<b>Funding</b>	CDBG: Funding allocation is 49% of available capital funding; (Estimated @ \$190,000).  In addition to the entitlement allocation, the city also allocates 60% of program income received from the city's loan repayments to the city's Revolving Loan Fund in order to fund this activity.
	<b>Description</b>	Housing repair loans, mobile home grants, and accessibility grants for low-income homeowners, and administration of these activities.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 3 low- and moderate-income households will be assisted.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	1. Housing repair loans (up to \$60,000), mobile home grants (up to \$10,000), and accessibility grants (up to \$5,000) for low-income homeowners. Funding allocation is 49% of capital funding; estimated @ \$190,000.

## **AP-50 Geographic Distribution – 91.220(f)**

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

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

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

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Low- Moderate-Income Census Tracts	Estimate 85%

**Table 47 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The city prioritizes funding primarily within the low-income neighborhoods (at least 51% of low- and moderate-income neighborhoods.)

### **Discussion**

Geographic priorities include Low-and Moderate-Income Census Tracts within the City of Citrus Heights.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

Although the Action Plan focuses on affordable housing, the city identifies a first-time homebuyer and housing repair programs as the primary component of the city’s housing strategy.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	112
Non-Homeless	
Special-Needs	112
Total	112

**Table 48 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	3
Acquisition of Existing Units	0
Total	3

**Table 49 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

Over the last several years, many households struggle with different challenges because of economic factors. The Consolidated Plan identifies preservation and rehabilitation of the existing housing stock and the city’s First-Time Homebuyer Program as a component of the city’s housing strategy.

Since 1998, the city has continued to provide down payment assistance to those that purchase homes in Citrus Heights. The program will be funded using the city’s annual share of Home Consortium funds; the level of assistance is up to \$40,000 per project.

The city’s Housing Repair Program offers loans to homeowners making health and safety repairs to their homes. The program offers conventional loans to eligible homeowners up to \$60,000 in assistance for needed repairs. The city also offers grants to eligible mobile home



homeowners, accessibility improvements, lead-based paint inspection, abatement, and relocation.

The City of Citrus Heights does not own or operate any public housing. Sacramento Housing Redevelopment Agency (SHRA) owns and operates 6 complexes in Citrus Heights with a total of 93 units; 4 more units are privately owned with 650 subsidized units. Citrus Heights has 743 affordable units that are assisted by federal, state, and/or local funds.

SHRA public housing complexes are:

- Sierra Hills Apartments (6054 Shupe Drive)
- Shadow Ridge Apartments (6111 Shupe Drive)
- Mariposa Apartments (6250 Mariposa Avenue)
- Louis F. Glud Commons (6649 Sunrise Blvd)
- Tiara Terrance (7500 Tiara Way)
- 7554 Cook Avenue (7554 Cook Avenue)

Other measures to promote affordable housing are identified in detail in the city's Housing Element.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The city of Citrus Heights does not have its own local housing authority. Public housing located on Mariposa Avenue and Tiara Way in Citrus Heights is administered directly by Sacramento Housing Redevelopment Agency, which services as the housing authority for all of Sacramento County.

### **Actions planned during the next year to address the needs to public housing**

Please refer to the Sacramento Housing Redevelopment Agency Public Housing Authority Annual Plan for information on the ways SHRA plans to address public housing needs.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

SHRA encourages public housing residents to participate in policy, procedure, and the program implementation and development through its Resident Advisory Board. In addition, the Housing Authority recognizes Resident Committees throughout the Sacramento region where residents are elected bodies representing residents in their respective complexes. SHRA also distributes quarterly newsletters to all residents, which contain relevant news, information on training and employment opportunities, and other community resources available to public housing residents. Public housing residents also participate in the development of SHRA's five-year and annual plans. The Residents Services Division distributes a survey to prioritize resident's needs and schedule short- and long-term improvements.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

SHRA is not designated as "troubled."

### **Discussion**

A wealth of information on SHRA and their programs, housing resources, budgets, and financial planning and reporting is available on their website at [www.shra.org](http://www.shra.org).

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The city's strategy related to the needs of the homeless, those at risk of homelessness, and other special needs populations is focused primarily on funding supportive services in Citrus Heights.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Since 2003, the city has provided housing counseling to homeless persons and those at risk of becoming homeless through the partnership with Sacramento Self-Help Housing (SSHH). SSHH provides housing counseling, including access to a database of low-cost housing resources in the region and limited motel vouchers to households in immediate need of housing. In 2016, the city funded a homeless navigator position with general fund revenue for the first time to identify and assist individuals who are homeless within the city. In 2020, SSHH will continue to provide a full-time homeless navigator, who will proactively seek to connect with the homeless individuals who have not reached out for assistance directly. The homeless navigator will build relationships with the community, service providers, Citrus Heights Homeless Assistance Resource Team (HART) members, City, Citrus Heights Police Department staff to assist the homeless population.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

While Citrus Heights does not currently have a shelter providing services within the city limits, residents are referred to agencies such as St. John's, Volunteers of America, Sacramento Housing Prevention and Rapid Rehousing Program, Sacramento Area Emergency Housing, and Union Gospel Mission for different shelter options. Homeless individuals are referred to the city's homeless navigator for more information; city staff also works with informal committees of social service nonprofits and faith-based organizations. The city is participating in the Homeless Emergency Aid Program (HEAP) in our region. The city is currently working with the CoC and Sacramento County to provide interim shelter local interim housing resources for the city's homeless navigator to utilize. The city continues to research opportunities to address emergency shelter and transitional housing needs.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Sacramento Self-Help Housing (SSHH) will connect the client with other services and resources as needed including the Crossroads Career Center, Department of Human Assistance, County Mental Health services, Social Security, adult education, medical clinics. In 2020, the city will fund SSHH to provide housing counseling and case management for residents in need of housing.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The city will fund one activity aimed at preventing homelessness:

- Sacramento Self-Help Housing will provide housing counseling with the goal of helping people who are currently homeless or in imminent danger of becoming homeless to secure permanent housing. The homeless navigator will also identify and assist people who are homeless in the city and assist in connecting the client with available resources.

## **Discussion**

In addition to services for homeless individuals or those at risk of homeless, the city's special needs population includes seniors, disabled persons, foster children, victims of domestic violence and other needs. The city will fund programs and services assisting the special needs population in 2020. These services include:

- Senior Services, including home-delivered meals and meals served at Rusch Park Community Center.
- Public Services, including Sunrise Christian Food Ministry and W.E.A.V.E.
- Citywide Accessibility Improvement Project, the primary benefit to disabled individuals.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

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

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

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

### **Discussion:**

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

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

While there are several constraints to meeting the needs of target-income residents, the primary obstacle is the lack of funding to fully address all needs. Economic challenges in recent years forced many nonprofits to cut services.

### **Actions planned to address obstacles to meeting underserved needs**

The economic challenges in recent years have forced many nonprofits to cut services at time when government entities and other are least able to provide them. There is no federal requirement for the city to match CDBG funds; however, the city has maintained a commitment to provide local funding to nonprofits despite other budget cuts. As such, the city's general fund commitment for FY 19/20 is \$133,115.

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

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

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

In 2020, the city will offer several programs to foster and maintain affordable housing:

- The Housing Repair Program will offer low-interest loans/grants to homeowners making health and safety repairs to their homes. This program will be funded using prior-year CDBG funds and loan repayments.
- The city's First-Time Homebuyer Program will offer 30-year deferred loans to first-time homebuyers for down payment assistance.
- The city will continue to support Code Enforcement programs that assure low-income households have a safe, decent, and appropriate place to live.
- The city will continue to support public services through nonprofits funded by CDBG that serve the community's youth, seniors, domestic violence victims, families, and those with special needs.
- The city will work with developers of the Sunrise Pointe affordable permanent supportive housing project to identify additional funding sources to fill the remaining funding gap. The city approved the project in 2018 and allocated \$1.3 million in HOME Consortium funds to the 47-unit project planned for Sunrise Boulevard in Citrus Heights.

### **Actions planned to reduce lead-based paint hazards**

While most housing units were built prior to 1978, target income households that may contain lead-based paint occupy an estimated 5,312 units. The city will provide lead-abatement assistance for residential units through the Housing Repair Program. The city contracts with a third-party firm to administer its Housing Repair Program.

Currently, the city's consultant, NeighborWorks Homeownership Center Sacramento Region, has staff qualified to evaluate lead-based paint hazards and implement lead-safe work practices. Independent contractors are employed to develop the appropriate lead hazard reduction plans and or abatement scopes of work. The programs will comply with the Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) and subsequent changes in September 1999. The procedures regarding lead-based paint in all repair programs will include notification and identification.

### **Actions planned to reduce the number of poverty-level families**

The city's anti-poverty strategy is based on providing a range of supportive services aimed at enabling those in poverty to move into the workforce or obtain benefits to which they are entitled (social security, disability). During the 2020 program year, Sacramento Self-Help Housing will provide housing counseling and supportive services. The city will also continue to support activities that preserve and expand the supply of housing affordable to low-income households.

### **Actions planned to develop institutional structure**

The city's Housing and Grants Division is responsible for the management, implementation, and monitoring of the Consolidated Plan documents, including the Annual Action Plan. The Housing Division works in close consultation with the city's advisory committees, Citrus Heights Collaborative, General Services Department, and with the Director of Community Development Department.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The city will continue to work with the neighboring jurisdictions, such as the County and the City of Sacramento and Sacramento Housing Redevelopment Agency, to address the regional issues that affect the needs of low-income persons as well as special needs populations. The city will also continue to work with many of the local nonprofits that provide a range of services to low-income Citrus Heights residents. In addition, the city plans to work with other entitlement jurisdictions in the Sacramento County, City of Elk Grove, and City of Rancho

Cordova to research issues of interest to all jurisdictions and to coordinate on shared subrecipient monitoring.

In 2016, the city entered into a Memorandum of Understanding (MOU) with Sacramento Housing and Redevelopment Agency, Roseville Housing Authority, Housing Authority of the County of Yolo, and seven other local entitlement jurisdictions to conduct a regional fair housing assessment. It is anticipated the Affirmatively Furthering Housing Assessment will be adopted and approved by each members governing body by the end of program year 2019.

**Discussion:**



## Program Specific Requirements

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

#### Introduction:

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in the projects to be carried out.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	0

#### Other CDBG Requirements

1. The amount of urgent need activities	0
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### Appendix - Alternate/Local Data Sources