

# Citrus Heights PY 2019 DRAFT CARES Act Amendment

## Executive Summary

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

#### 1. Introduction

The 2019 Action Plan is a one-year plan for the Community Development Block Grant (CDBG) Program to help address the community development and low-income housing needs within the City of Citrus Heights. The following document covers the fifth year of implementation of the city's 2015-2019 Consolidated Plan. The city's Housing and Grants Division is responsible for implementing both the Consolidated Plan and the annual Action Plan. The City plans to use a variety of funding sources to meet its housing and community development needs: CalHome, HOME, and other resources as they become available.

On April 15, 2019, the U.S. Department of Housing and Urban Development (HUD) informed the city its allocation of CDBG funds for Fiscal Year (FY) 2019 is \$646,202. In addition, the city has an estimated \$275,000 in funds from previous years it will allocate to Program Year (PY) 2019 projects, and an estimated \$220,000 in program income from housing loan repayments. City staff has encouraged citizen participation throughout the Action Plan process. The city hosted a funding workshop to provide information to the public about the Request for Proposals (RFP) for CDBG public service funds.

In addition, city staff provided information about the RFP for public service funds at various community meetings, such as the Collaborative meeting. Staff also invited residents to attend a public hearing on September 27, 2018, to provide feedback on the proposed 2019 Action Plan and provided individuals with an opportunity to review the draft document. Using research and input from the public, city staff formulated the objectives and outcomes briefly described below.

#### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The city's key objectives for the 2019 funding period are based on public outreach completed for the 2015-19 Consolidated Plan and include the following:

#### Objectives

- Assist community-based organizations with financing that allows them to provide a new or expanded services to target-income residents, especially seniors, youth, and the homeless.
- Provide a housing repair program that addresses the quality and affordability of ownership housing stock for target-income households.
- Remove barriers to accessibility in the CDBG target area, especially those barriers identified as a priority by the city's General Services Department.

The city's housing outcomes for this planning period will utilize funding from prior years to provide loans to eligible low-income homeowners for health and safety repairs to single-family homes. As funding permits, the city will continue to offer a First-Time Homebuyer Program to provide low-interest loans to eligible households purchasing a home in Citrus Heights. The First-Time Homebuyer Program is funded with CalHome loan repayments. The city will also fund a Citywide Accessibility Improvement Project, that removes and replaces damaged curbs, gutters, and sidewalks to meet current compliant with Americans with Disabilities Act (ADA) standards in the CDBG target areas.

The city received eight proposals from eligible organizations to provide residents with a variety of public services from youth services to housing counseling. On September 27, 2018, City Council reviewed funding recommendations and held a public hearing regarding the draft 2019 CDBG Action Plan. On November 8, 2018, the City Council adopted the 2019 CDBG Action Plan.

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

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

This is an evaluation of past performance that helped lead the grantee to choose its goals and activities. The city evaluated its past performance as part of determining which activities to fund in 2019.

Over the last four years, the city has taken steps to identify and address needs related to homelessness. The city has funded a Homeless Navigator Program with local general fund revenue and CDBG funds; this program is under the umbrella of Sacramento Self-Help Housing. The homeless navigator identifies homeless individuals in Citrus Heights and provides resource referrals for this population.

In the area of accessibility, the city has completed dozens of ADA-compliant curb ramps and several sidewalk infill projects in recent years. The need for these activities remains high.

The city has typically devoted the full 15% allowed to public services, providing thousands of households with a wide range of services, from meals to youth and education to housing counseling. Many households have come to depend on these services and new households are accessing them. The city plans to continue to devote the maximum allowable CDBG funding to public services and increase public services cap based on 2018 loan repayments. The CDBG public services funds are used as gap funding; the city allocated \$138,400 in general fund revenue to these services in fiscal year 2018/19.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The city offered several opportunities for public participation and comment throughout the Action Plan process:

On July 12, 2018, City staff held a funding application workshop for non-profit organizations interested in applying for public service funds. The workshop was noticed in a variety of ways. Staff sent emails to a large mailing list of interested persons and organizations along with a news items posted on the City's website. A total of six participants attended the workshop. City staff also held an interdepartmental meeting to identify potential projects.

The city invited the public to comment at the September 27, 2018 City Council meeting, wherein the City Council will consider the draft federal 2019 Community Development Block Grant (CDBG) funding recommendations. The City will also offer an opportunity for public comment at the November 8, 2018 City Council meeting when the Council considers final adoption of the 2019 Action Plan.

The 2019 Action Plan will be available for public review during public comment period from September 27, 2018 to November 8, 2018. A public notice announcing its availability will be published in The Sacramento Bee on September 20, 2018. The first public hearing on the 2019 Action Plan will be held in front of the Citrus Heights City Council on September 27, 2018; the second public hearing will be held on November 8, 2018.

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

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

During the September 27, 2018 City Council meeting six public comments received:

1. David Morikawa with Meals on Wheel thanked the City Council for their ongoing support to seniors.
2. Robin Howard with Terra Nova Counseling expressed appreciation for the support from the City of Citrus Heights.
3. Kim Speers with Crossroads Diversified Services spoke about what services they offer the public. Crossroads is a social enterprise that prepares and supports youth and individuals with disabilities for work, education, and path towards self-sufficiency. She expressed gratitude for the opportunity to serve those in the city of Citrus Heights.

4. Tabitha Thomas with WEAVE thanked the City Council for their ongoing support in providing services that help domestic violence victims.
5. Julie Habeeb with Campus Life Connections informed the public about the afterschool program available to underserved children in first through fifth grade. The program includes tutoring, mentoring, and athletic enrichment opportunities. She expressed gratitude for the ongoing support of the City Council.
6. Fathemah Bradley-Martinez and Toni Morgan with Sacramento Self-Help Housing expressed appreciation for the support of the City Council.

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

No public comments were rejected.

## **7. Summary**

As part of the Consolidated Plan effort, the city selected two key priorities:

1. Build healthy communities; and
2. Expand economic opportunities.

Those goals align closely with three of the City Council five goals, which include maintain fiscal stability; improve streets and infrastructure; diversify for a changing economy; and enhance and expand public safety.

Within those priorities, the city identified six main goals:

1. Foster affordable housing;
2. Expand homeless transitional housing services;
3. Create job training opportunities;
4. Improve accessibility;
5. Construct or upgrade public facilities; and
6. Provide other social services.

To address these goals in 2019, the city plans to provide homebuyer assistance loans to first-time homebuyers, provide health and safety housing repair loans to homeowners, support nonprofits offering a wide range of social services, and complete public infrastructure improvements.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

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

Agency Role	Name	Department/Agency
CDBG Administrator	CITRUS HEIGHTS	Community Development Department
HOME Administrator	CITRUS HEIGHTS	SHRA

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The City of Citrus Heights Housing and Grants Division, within the Community and Economic Development Department, serves as the lead agency for the Consolidated Plan, annual Action Plan, and the administration of CDBG, HOME, and other housing and community development funds. Within the Housing and Grants Division, the Development Specialist II oversees the day-to-day administration of the CDBG program. The Housing and Grants Program Technician II assists in administering the program. For the receipt of HOME funds, Citrus Heights is in a consortium with Sacramento County, the City of Sacramento, and the City of Rancho Cordova. Citrus Heights receives an annual allocation from the consortium. Sacramento Housing and Redevelopment Agency (SHRA) is the lead organization in the consortium.

**Consolidated Plan Public Contact Information**

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

In preparing the Consolidated Plan, the city consulted a variety of agencies, including local and regional nonprofits, government organizations, and faith based organizations. In preparation of the Consolidated Plan, the City also prepared an online survey that received a high response rate of 251 responses including interested residents and service providers. City staff also attended a meeting of the Citrus Heights Collaborative to gain feedback from its service provider membership.

The goal of the consultation process was to gather data to help determine the priority needs of Citrus Heights' citizen and opportunities for coordination to improve availability and accessibility to services.

### **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(I))**

The city's public housing agency is Sacramento Housing and Redevelopment Agency (SHRA), which has consulted with several agencies in an attempt to determine the level of coordination needed during the preparation of SHRA's Consolidated Plan.

At the local level, Sacramento Self-Help Housing (SSHH) provides case management services and homeless navigator who will provide outreach to homeless individuals in the city. SSHH is also in regular communication with Sacramento Steps Forward, the organization that administers the Continuum of Care on behalf of Sacramento County. Sunrise Christian Food Ministry maintains a food pantry at Advent Lutheran Church and connects clients to local and regional services when possible. Both of these groups regularly attend Citrus Heights Collaborative meetings to maintain connection and communication with their partner organizations.

### **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.**

The city maintains strong involvement in the Continuum of Care, which is currently administered by Sacramento Steps Forward. The city's Development Specialist coordinates closely with Sacramento Steps forward and other regional agencies to address the needs of homeless persons. The Continuum of Care Board is responsible for advising the Sacramento Steps Forward Board of Directors on policy around the issue of homelessness. The goal of the Advisory Board is to ensure Sacramento Steps Forward retains a broad representation of constituents in the community, allowing the organization to establish a more efficient method of community planning and evaluation.

The city has a strong history of partnering with Sacramento Self-Help Housing, which provides housing counseling to homeless individuals or those at risk of homelessness. The city looks forward to exploring additional solutions for homelessness during the next Consolidated Plan.

Other city efforts to address the needs of homeless persons include the partnership with the Citrus Heights Homeless Assistance Resource Team (HART). HART is a local nonprofit made up of various public and private organizations and volunteers. The group's mission is to provide resources that will enable at risk people and people experiencing homelessness to become independent, self-sustaining and participating members of the community

Citrus Heights HART coordinates an annual winter sanctuary in Citrus Heights. The immediate goal of the winter sanctuary is to provide shelter for those without homes in the winter; HART's ultimate goal is the link individuals with permanent housing. The City partnered with HART in its housing endeavor and provided a homeless navigator connects homeless individuals with public services. The homeless navigator visited the sanctuary once a week, helping homeless individuals to obtain state IDs, driver licenses, and access housing counseling. The homeless navigator continues to provide resources to homeless individuals within the City of Citrus Heights.

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

Sacramento Steps Forward administers the Homeless Management Information System (HMIS) and the available Emergency Shelter Grant (ESG) funds for the Sacramento region. The City's Development Specialist participates on the ESG planning committee, Funders Collaborative, and is a member of the Continuum of Care Advisory Board to promote regional coordination. The city will remain diligent regarding its involvement in the Continuum of Care and will continue to be more involved in ESG funding decisions in the future.

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

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Citrus Heights Collaborative
	<b>Agency/Group/Organization Type</b>	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 Health Agency Other government - Local Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff attended a Collaborative meeting to obtain feedback on the plan. 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. Staff attended one of the Collaborative's regularly scheduled meetings to obtain feedback on the plan. More than 15 nonprofits participated in the discussion. Areas of improvement include: transportation, counseling, homeless, food and youth services.
3	<b>Agency/Group/Organization</b>	Sacramento Regional Transit
	<b>Agency/Group/Organization Type</b>	Other government - County Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Sacramento Regional Transit participated in the City's online community needs survey. Some areas of improvement include, street improvements, street lighting and sidewalks.
4	<b>Agency/Group/Organization</b>	SUNRISE RECREATION AND PARK DISTRICT
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SRPD completed the City's online community needs survey. SRPD identified the following high needs in the community: street improvements, street lighting, public space beautification, green development, parks and recreation facilities, job development, emergency shelters for families, transitional housing for families, supportive services for families, maintenance of existing facilities, physical health care, life skills and affordable housing rental needs ranging from rental assistance to new construction.
5	<b>Agency/Group/Organization</b>	Citrus Heights Water District
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>CHWD stressed the importance of all services for the homeless, which ranged from housing needs including emergency shelters and transitional housing (including for those with developmental disabilities and mental health issues) to case management and mental help services. Preservation of rental housing and creation of rental housing for the disabled and those with large families were also identified as high priority needs. CHWD also generally stated there is a need for funding that is unsubsidized by rate payers to assist low income citizens with difficulties in paying their utility bills. The District also stated there are areas within the City that do not have fire hydrants at the spacing that is desired by Sacramento Metro Fire District. These are typically older areas of the City that may be lacking typical frontage improvements. As CHWD replaces infrastructure, hydrants are added where needed. A typical example is the recent improvements to Auburn Boulevard where additional hydrants were installed at the proper spacing at CHWD is expense. As was done twice prior to Cityhood and once since, CDBG funds have assisted the District in expediting new fire hydrant installation in older neighborhoods. There currently remain approximately 40 locations in need of fire hydrants to achieve proper spacing. If such a project is of interest to the City, a plan can be prepared to address this need over time. Current installation costs are in the \$8,500 range each and CHWD would be receptive to discussing providing a local cost share of labor and equipment with CDBG funds providing the materials.</p>
6	<p><b>Agency/Group/Organization</b></p>	<p>Terra Nova Counseling</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Services-Children  Services-Persons with Disabilities  Services-Victims of Domestic Violence  Services-Health  Services - Victims  Child Welfare Agency</p>

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Terra Nova completed the City's online survey. The organization stated there is a high need to following: senior and youth center; and youth, health and mental health services. The top three barriers residents face to obtaining services are: (1) the community culture does not promote mental health services; (2) professionals are not familiar with existing resources; and (3) there is a need for funding to expand existing resources. The organization also added that homeless living on the streets and in and around businesses is a continuing problem.
7	<b>Agency/Group/Organization</b>	Sunrise Christian Food Ministry
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Sunrise Christian Food Ministry participated in the City's online community needs survey. Some areas for improvement include: improve transit options, senior and youth centers, community facilities, child care centers, all public service needs, job development, supportive services and shelter needs for the homeless, assisted living and housing for persons with mental illness, affordable rental housing in all forms and modifications for persons with disabilities.

8	<b>Agency/Group/Organization</b>	The Pointe Church
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Pointe Church participated in the City's online community needs survey. The Pointe Church stated the areas of improvement include: street improvements, public services, economic development, and homeless needs. Most common barriers to obtaining services in Citrus Heights are: 1. lack of education, 2. lack of financial resources, and 3. lack of transportation.
9	<b>Agency/Group/Organization</b>	The Wish List Project
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Wish List Project participated in the City's online community needs survey. The Wish List Project identified these areas for improvement include: lack of street lighting, improve transit options, youth centers and youth services, afterschool programs, crime prevention, storefront improvements, emergency shelters and transitional housing for women, mental health care and life skills.
10	<b>Agency/Group/Organization</b>	Ascension Lutheran Church
	<b>Agency/Group/Organization Type</b>	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ascension Lutheran Church participated in the City's online community needs survey. Ascension Lutheran Church identified these areas for improvement: improve transit options, senior and youth centers, crime prevention, emergency shelters for families, transitional housing for families, supportive services for families, housing for persons with developmental disabilities, housing for persons with mental illness, rental housing rehabilitation assistance, rental housing for the disabled, rental housing for large families (5 or more persons) and rehabilitation assistance for homeowners including disability modifications.

11	<b>Agency/Group/Organization</b>	Omni Youth Programs
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Omni Youth Program participated in the City's online community needs survey. Omni Youth Programs listed several areas for improvements including: improve transit options, child care centers, public service needs, homeless service needs, affordable new rental housing and modifications for homeowners with disabilities.
12	<b>Agency/Group/Organization</b>	SJUSD Adult Education
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Persons with Disabilities Services-homeless Services-Education Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SJUSD participated in the City's online community needs survey. SJUSD listed public safety as a critical need. SJUSD stated that the three most common barriers the community faces to obtaining needs services are last of childcare, last of basic education skills and lack of English speaking skills.

13	<b>Agency/Group/Organization</b>	Heritage Oaks Hospital
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Heritage Oaks Hospital participated in the City's online community needs survey. Heritage Oaks Hospital listed the following areas as critical needs: senior and youth centers, most public service's needs, emergency shelters for men and women, supportive services for families, substance abuse treatment, mental healthcare, housing for persons with alcohol and drug additions and housing for persons with mental illness. In general the hospital stated there is a large need for shelters and affordable board and care facilities that will accept those who are mentally ill.

14	<b>Agency/Group/Organization</b>	Meals on Wheels by ACC
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meals on Wheels by ACC participated in the City's online community needs survey. The organization listed the following needs as critical: improve transit options and need for a senior center and services. The two most common barriers residents face in obtaining services are: lack of central location(s) to access multiple services and lack of transportation. The organization stated that many cities have a senior center, either operated by governmental or non-profit entity, for an array of activities geared toward alder adults. Citrus Heights could better serve its growing older adult population with such a facility.

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

The City consulted a variety of agencies serving Citrus Heights residents and the region. No agency types were specifically left out of the consultation process.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Sacramento Step Forward	Both include the goal of addressing homelessness.
Housing Element	City of Citrus Heights	Both include the goal of fostering affordable housing.

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

**Narrative (optional)**

**AP-12 Participation – 91.105, 91.200(c)**

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

The City offered several opportunities for participation and comment throughout the Action Plan process, as indicated below.

**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)
1	Newspaper Ad	Non-targeted/broad community	The City published a public notice in the Sacramento Bee newspaper to publicize two public hearing meetings on September 27, 2018, and November 8, 2018, and public review and comment period begins September 27, 2018, and will end November 8, 2018.	Summarized under public meetings.	Summarized under public meetings.	

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	Internet Outreach	Non-targeted/broad community	The City published the two public hearing meetings (September 27 and November 8, 2018) on the City's Housing and Grants webpage.	The city did not receive any public comments.	N/A	
3	Public Hearing	Non-targeted/broad community	The City Council held a public hearing on September 27, 2018 to review the draft 2019 Action Plan. The seven non-profits who have submitted a proposal for public service funding and members of the public were invited to provide feedback under public comment.	All comments will be included after the November 8, 2018 City Council meeting.	N/A	
4	Public Hearing	Non-targeted/broad community	A second public hearing was held on November 8, 2018 recommending the City Council approve the 2019 Action Plan.	All comments will be included after the November 8, 2018 City Council meeting.	N/A	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The City anticipates continuing to receive CDBG funding throughout the Consolidated Plan period. In addition, the City expects to receive grant applications through the California Department of Housing and Community Development.

#### 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: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,022,230	351,184	264,000	1,637,414	0	The City of Citrus Heights received an allocation of \$646,202 in CDBG funds for PY 2019. The city has approximately \$264,000 in prior year funding, including cost savings, rollover from previous years, and recaptured funding from cancelled projects. The city has \$351,184 in available program income. In April 2020, the city received a CDBG-CV allocation of \$376,028.

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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	0	0	0	0	0	The city is in Sacramento County's HOME Consortium. SHRA is the lead entity and receives the city's allocation of HOME funds.
General Fund	public - local	Public Services	138,000	0	0	138,000	0	The city allocates local general fund revenue to support nonprofits on an annual basis. The nonprofits serve low-income residents, although it is not a requirement of the funding source.

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: \$		
Other	public - state	Admin and Planning Homebuyer assistance Homeowner rehab	150,000	0	0	150,000	0	The city receives loan repayments from previous CalHome loans. The city utilizes these funds to make new loans as funding permits for the First-Time Homebuyer and Housing Repair programs.

Table 5 - 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**

The CDBG program does not have a match requirement. However, the City does allocate general fund revenue to support a number of the nonprofit organizations receiving CDBG funding.

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

During the life of the City's Redevelopment Agency, the Agency purchased fourteen four-plexes and one eight-plex on Sayonara Drive. As these properties were severally dilapidated they were demolished and the City now has statutory requirements to replace the affordable units. Unfortunately with the dissolution of redevelopment agencies in California, what would have been the main source of funding for this project is no longer available. The City is pursuing alternate funding sources in accordance with state law to replace the units.

**Discussion**

The City attempts to maximize the use of all of its available funding sources by encouraging projects that access private financing (grants/loans) or other federal or state funding sources. The city actively pursues available grants for housing and community development programs.

## 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	2015	2019	Affordable Housing		Build Healthy Communities	CDBG: \$355,000	Homeowner Housing Rehabilitated: 8 Household Housing Unit
2	Expand Homeless Housing and Services	2015	2019	Homeless		Build Healthy Communities	CDBG: \$16,000 HOME: \$0 General Fund: \$35,400 Housing & Community Development: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 170 Persons Assisted
3	Create Job Training Opportunities	2015	2019	Non-Homeless Special Needs		Build Healthy Communities	CDBG: \$11,300	Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted
4	Improve Accessibility	2015	2019	Non-Housing Community Development		Build Healthy Communities	CDBG: \$485,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Construct or Upgrade Public Facilities	2015	2019	Non-Housing Community Development		Build Healthy Communities	CDBG: \$100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
6	Other Public Service Needs	2015	2019	Homeless Non-Homeless Special Needs		Build Healthy Communities	CDBG: \$86,073 General Fund: \$106,000	Public service activities other than Low/Moderate Income Housing Benefit: 9668 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 170 Households Assisted

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Foster Affordable Housing
	<b>Goal Description</b>	This goal involves providing funding for homeowner rehabilitation loans and accessibility grants.

2	<b>Goal Name</b>	Expand Homeless Housing and Services
	<b>Goal Description</b>	In 2016, Citrus Heights funded a homeless navigator position with local community support funds for the first-time to identify and assist people who are homeless within the City. In 2019, Sacramento Self-Help Housing will continue to provide a full-time navigator, who will proactively seek to connect with homeless persons who need resources. The navigator will continue to build relationships with community service providers, Citrus Heights Homeless Resource Team (HART) members as well as City and Citrus Heights Police Department staff to assist the homeless population.
3	<b>Goal Name</b>	Create Job Training Opportunities
	<b>Goal Description</b>	This goal includes creating job training opportunities through programs, such as the Crossroads Diversified job readiness training for students at Mesa Verde and San Juan high schools.
4	<b>Goal Name</b>	Improve Accessibility
	<b>Goal Description</b>	This goal consists of accessibility improvements, such as new or repaired sidewalks, curb access ramps, relocation of drainage inlets, and restriping where necessary, pedestrian signal heads and accessible crosswalks.
5	<b>Goal Name</b>	Construct or Upgrade Public Facilities
	<b>Goal Description</b>	This goal is to find or provide funding for infrastructure improvements, including accessibility improvements and infrastructure or park repairs and improvements in the city's low- and moderate-income neighborhoods.
6	<b>Goal Name</b>	Other Public Service Needs
	<b>Goal Description</b>	Beneficiaries include those estimated from CDBG and non CDBG activities, except for Sacramento Self-Help Housing Counseling Navigator Services (already mentioned above).

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The table below summarizes the city's recommendation to allocate 2019 Community Development Block Grant funding. On August 29, the Quality of Life Committee recommended funding, the following projects. On September 27, the City Council heard public comment on the draft 2019 Action Plan, on November 8; the City Council adopted the 2019 Action Plan.

On April 2, 2020, the city received a special \$376,028 allocation of CDBG-CV funds authorized by the CARES Act to respond to the impacts of COVID-19. These funds have been incorporated into the city's Program Year 2019 Action Plan. The initial CDBG-CV allocations were approved by the City Council on April 23, 2020. Residents were provided with a 7-day notice of the meeting and the opportunity to comment on the recommended funding allocations. The city is holding a public review and comment period from May 23-28, 2020, and a public hearing on May 28, 2020, to consider the CARES Act Amendment to the city's PY 2019 Action Plan.

#### Projects

#	Project Name
1	Planning & Administration
2	Public Services
3	Public Infrastructure Projects
4	Housing Preservation Programs

Table 7 - 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 application.

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, even though budget cuts that have been required in a number of areas.

A second obstacle to meeting underserved needs is the location of many 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 public transportation linkages between Citrus Heights and downtown Sacramento.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	Planning & Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$250,000
	<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>	12/31/2019
	<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>	General Planning and Administration (estimated at \$130,000) Analysis of Impediments (estimated at \$5,000) Consolidated Plan (estimated at \$20,000) Planning and administration of CDBG-CV funds and associated projects (estimated at 75,200)
2	<b>Project Name</b>	Public Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	Expand Homeless Housing and Services Create Job Training Opportunities Other Public Service Needs
	<b>Needs Addressed</b>	Build Healthy Communities
	<b>Funding</b>	CDBG: \$257,807
	<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>	12/31/2019

<b>Estimate the number and type of families that will benefit from the proposed activities</b>	About 410 households and 17,912 individuals, including seniors, youth, persons with disabilities, homeless, and low-income households.
<b>Location Description</b>	Citywide

<p><b>Planned Activities</b></p>	<p><u>PY 2019 EN Activities:</u></p> <p>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 95 youth. Approximately 13% of available public service funding estimated at \$14,500.</p> <p>Crossroads Diversified Services: Provide a Youth and Employment Readiness Program (YERP) that includes employment readiness and soft skill development workshops to high school students living in Citrus Heights and attending either Mesa Verde or San Juan high school to an estimated 150 youth. Approximately 10% of available public service funding estimated at \$11,300.</p> <p>Meals on Wheels: Provide a balanced, nutritious meals Mon-Fri, 250 days per year to an estimated 278 seniors either dining at Rusch Park Community Center five days a week or by delivery to homebound seniors. Approximately 13% of available public service funding estimated at \$14,000.</p> <p>Sacramento Self-Help Housing (Housing Counseling/Navigator): To provide housing counseling services to approximately 100 households at-risk of becoming homeless and navigator services to approximately 70 households currently homeless. Approximately 15% of available public service funding estimated at \$16,000.</p> <p>Sacramento Self-Help Housing (Renters Helpline): To provide a telephone and Internet-based “Renters Helpline” as well as counseling, dispute resolution, and fair housing services to approximately 310 households. Approximately 18% of available public service funding estimated at \$21,140.</p> <p>Sunrise Christian Food Ministry: To provide ongoing emergency food to approximately 8,500 low-income and homeless persons in Citrus Heights. Approximately 13% of available public service funding estimated at \$14,462.</p> <p>Terra Nova Counseling: Operate a Juvenile Diversion and Education Program (JDEP) that provides individual and family therapy to decrease crime recidivism and improve quality of life for an estimated 65 Citrus Heights youth. Approximately 9% of available public service funding estimated at \$10,000.</p> <p>W.E.A.V.E.: Operate a Violence Reduction Team (VRT) to provide response services in partnership with the CHPD to approximately 100</p>
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		<p>individuals. Approximately 9% of available public service funding estimated at \$10,000.</p> <p><u>CARES Act Amendment (CDBG-CV) Activities:</u></p> <p>Campus Life Connection: Distribute emergency food and household supplies to low-income households from the Sayonara Center five days per week. Estimated to serve 100 individuals. Funding estimated at \$15,750.</p> <p>Citrus Heights Navigator Program: Supplemental fund to provide subsistence payments, such as motel and laundry vouchers to homeless individuals and security deposit assistance to help people obtain permanent housing. Estimated to serve 100 homeless individuals in Citrus Heights. Funding estimated at \$125,000.</p> <p>Sunrise Christian Food Ministry: Provide emergency food and household supplies to approximately 8,500 low-income and homeless individuals in Citrus Heights. Funding estimated at \$30,000.</p> <p>WEAVE: Provide domestic violence response services to Citrus Heights residents referred by the Citrus Heights Police Department or via the 24-hour support line, such as counseling, motel vouchers, food, and household supplies. Estimated to serve 24 individuals. Funding estimated at \$30,000.</p>
3	<b>Project Name</b>	Public Infrastructure Projects
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improve Accessibility Construct or Upgrade Public Facilities
	<b>Needs Addressed</b>	Build Healthy Communities
	<b>Funding</b>	CDBG: \$643,800
	<b>Description</b>	Facility and infrastructure improvements to publicly-funded facilities, nonprofit public service facilities, public facilities, parks, and public infrastructure in the CDBG target area.
	<b>Target Date</b>	12/31/2019
	<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>	<p>1. 2019 Citywide Accessibility Improvement Project: Complete accessibility improvements to sidewalks, such as installing missing or repairing damaged sidewalks, installing ADA-compliant pedestrian ramps, and relocating drainage inlets as necessary at various locations yet to be determined, primarily located in CDBG target areas. Funding allocation is 67% of public infrastructure funds; estimated @ \$431,346.</p> <p>2. Park and Public Facility Improvements: Complete improvements to parks and public facilities located in the CDBG target area or that predominantly serve low-income households. Funding allocation is 13% of public infrastructure funds; estimated @ 75,000.</p> <p>3. Administration of public infrastructure activities listed above. Funding allocation is 20% of public infrastructure funds; estimated @ 117,000.</p>
<b>4</b>	<b>Project Name</b>	Housing Preservation Programs
	<b>Target Area</b>	
	<b>Goals Supported</b>	Foster Affordable Housing
	<b>Needs Addressed</b>	Build Healthy Communities
	<b>Funding</b>	CDBG: \$320,000
	<b>Description</b>	Housing repair loans, accessibility improvements for low-income homeowners, and administration of these activities.
	<b>Target Date</b>	12/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 8 low-moderate income households will be assisted.
	<b>Location Description</b>	Citywide

<b>Planned Activities</b>	<ol style="list-style-type: none"><li>1. Housing Rehabilitation Loans: Low-interest loans up to \$60,000 to low-moderate income individuals and households to make essential health and safety repairs to their homes (estimated \$200,000 in loans).</li><li>2. Accessibility Grants: Grants up to \$5,000 for eligible seniors or disabled persons to make minor improvements to improve the accessibility and safety of their home (estimated \$20,000 in grants).</li><li>3. Housing Rehabilitation Activity Delivery: Staff and project activity delivery costs (estimated \$100,000).</li></ol>
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## **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 predicated 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.

The Citywide Accessibility Project is focused on the low- and moderate- income census blocks, known as the CDBG target area. These locations are 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.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>

**Table 8 - 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**

No geographic priorities.

## 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.

One Year Goals for the Number of Households to be Supported	
Homeless	170
Non-Homeless	0
Special-Needs	0
Total	170

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	8
Acquisition of Existing Units	0
Total	8

**Table 10 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

Over the last several years many households struggle with different challenges as a result of economic factors. The Consolidated Plan identifies preservation and rehabilitation of the existing housing stock and the city's First-Time Homebuyer Program as the primary components 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 Home Repair Program offers loans to homeowners making health 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.

Located within the City of Citrus Heights, there are two affordable public housing complexes on Mariposa Avenue and Tiara Way under the jurisdiction of Sacramento Housing and Redevelopment

Agency (SHRA).

SHRA operates 89 conventional housing units and over 660 assisted housing units throughout seven complexes within the City.

The City has a housing In-Lieu funding source; this funding source receives fees collected per square foot on new non-residential development in the City. Housing In-Lieu Fund revenue must be used to produce housing that is affordable to households earning at or below 60 percent of area median income (AMI).

Other measures to promote affordable housing are identified and explained 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 SHRA, which serves as the housing authority for all the Sacramento County.

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

Please refer to the SHRA 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 2018, SSHH will continue to provide a full-time homeless navigator, who will proactively seek to connect with the homeless individuals who have not yet sought help directly. The homeless navigator will build relationships with community, service providers, Citrus Heights Homeless Assistance Resource Team (HART) members and City and Citrus Heights Police Department staff to assist the homeless population.

#### **Addressing the emergency shelter 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 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**

Sacramento Self-Help Housing (SSHH) will connect the client 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 2018, the City will fund SSHH to provide housing counseling and case management for residents in need of permanent 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 new 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 homelessness, the City's special needs population includes seniors, disabled persons, foster children, victims of domestic violence and other needs. The City will fund several programs and services assisting the special needs population in 2018. 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

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

### **Introduction:**

The City identified several barriers to affordable housing in the process of drafting the Housing Element update. 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 financing.
- 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, and processing fees. These fees can add significant cost 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 the time.

### **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**

The City is undertaking actions to reduce potential barriers and constraints to affordable housing, as well as promote housing for special needs populations. These are described in more detail in the City's Housing Element.

### **Discussion:**

## **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 others 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 providing local funding to nonprofits despite other budget cuts. As such, the City's general fund commitment for FY 18/19 is \$138,400.

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

Another obstacle is, the City has very little 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 2019, the City will offer several programs to foster and maintain affordable housing:

- The Housing Repair Program will offer low-interest 30-year deferred loans 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 lower 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.

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

While most housing units were built prior to 1978, and estimated 5,312 units are occupied by target income households that 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.

The city's consultant, Michael Baker International, has staff qualified to evaluate lead-based paint hazards and implement lead-safe work practices. 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.

### **Actions planned to reduce 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 Sacramento Self-Help Housing (SSH) 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.

### **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 and Grants Division works in close consultation with the City's advisory committees, the Citrus Heights Collaborative, the General Services Department, and the Director of the Community Development

Department.

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

The City will continue to work with neighboring jurisdictions, such as the County and the City of Sacramento and the Sacramento Housing and 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 the 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 member's governing body in September 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 projects to be carried out.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

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 projects to be carried out.

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
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

N/A

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

N/A

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

N/A

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

N/A