CITY OF CITRUS HEIGHTS
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

2025-2029 Consolidated Plan & 2025 Annual Action Plan

Adopted by City Council: October 23, 2024

CITRUS HEIGHTS
CALIFORNIA
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Executive Summary

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

1. Introduction

Consolidated Plans are required by the U.S. Department of Housing and Urban Development (HUD) 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, and a suitable living environment, and expanding economic opportunities for low and moderate-income residents.

The Consolidated Plan serves the following functions:

- It is a planning document for the City of Citrus Heights which builds on existing citizen participatory processes,
- An application for federal funds under HUD's CDBG formula grants program,
- A strategy to guide federal funding allocations, programs, policies, and priorities, and
- An allocation of funds to specific projects for the first program year of the Consolidated Plan.

The 2025-2029 Consolidated Plan covers the five-year timeframe from January 1, 2025, to December 31, 2029, a period of five calendar years.

2. Summary of the objectives and outcomes identified in the Plan

Needs Assessment Overview

The Needs Assessment identified several target populations:

- Low moderate-income households;
- Unhoused persons;
- Persons with disabilities;
- Seniors;
- Veterans;
- Youth populations; and

- Persons with a mental illness.

The Needs Assessment also identifies several types of projects that are needed in the community, including the following:

- Increase rehabilitation of affordable housing, especially units targeted to low-income households
- Homeownership opportunities for low and moderate-income households
- Rehabilitation of single-family and mobile homes, needing health and safety repairs including ADA accessibility, owned and occupied by seniors and low-income households
- Permanent supportive housing, transitional housing, and emergency shelters for individuals with special needs and families and youths
- Public services for a wide range of populations, including but not limited to seniors, veterans, persons with mental illness, survivors of domestic violence/abuse, persons experiencing homelessness, foster youth, and persons with disabilities (individuals, families, and youth)
- Public facilities (either new or upgraded/expansions), including youth facilities, childcare centers, and nonprofit service space
- Public improvements, especially those focused on increasing accessibility, such as ADA curb ramps and sidewalks and improvements to neighborhood infrastructure.

Over the next five years, the City anticipates funding projects related to all these needs, however given the small CDBG allocation, available funding resources, nonprofit partnerships, and market conditions (e.g. price of homes) may ultimately limit the City's ability to fund some project types.

3. Evaluation of past performance

In July 2023 the City entered into an agreement with Community Link Capital Region, also known as 211 Sacramento, and Project Sentinel to provide a telephone and Internet-based "Renters Helpline" which provides counseling, dispute resolution, and fair housing services for residents in a housing crisis or dispute.

In October 2023 the City entered into a Memorandum of Understanding (MOU) with Sacramento County Department of Homeless Services and Housing (DHSH) which Community HealthWorks provides outreach and navigation services for unsheltered homeless living in Citrus Heights. This program is funded through an American Rescue Plan Act (ARPA) district-directed funding allocation from Sacramento County District 4, Supervisor Sue Frost, this funding is through December 31, 2025. Through this collaboration, ARPA funding has been directed to DHSH to fund a 1.0 FTE Community Health Worker (CHW), client assistance support, and associated administrative costs to provide a CHW to Citrus Heights.

In partnership with the General Service Department, the City allocated CDBG funds to complete several street resurfacing projects that added ADA-compliant curb ramps and sidewalks throughout the City and high-traffic intersections to increase pedestrian safety, and walkability, and meet Americans with Disability Act requirements.

The City continues to support low-income homeowners for health and safety improvements to their homes through the City's Housing Repair Program.

The City contributed $200,000 in CDBG funds to make improvements to the restrooms at San Juan Park.

In January 2020, the City Council approved the allocation of $3.58 million from the Citrus Heights HOME Investment Partnership Fund. Sunrise Pointe, a multifamily community providing permanent supportive housing, is located at 7424 Sunrise Boulevard in Citrus Heights. The 46 one, two, and three-bedroom units assisted with Project-Based Vouchers administered by the Sacramento Housing Redevelopment Agency (SHRA). Built by the developer, Jamboree Housing Corporation, Sunrise Pointe is the first affordable housing development in Citrus Heights in 20 years. This project was completed in December of 2023.

In March 2023, the City and Habitat for Humanity of Greater Sacramento entered into a Memorandum of Understanding to develop 26 replacement housing units on Sayonara Drive. The 26 single-family units will meet the City's obligation to replace blighted housing units demolished between 2008 and 2010. The new for-sale housing units will be sold to qualified low-income persons/families who participate in Habitat's program which will provide affordable ownership opportunities. This project will begin construction in the Fall of 2024. The City has previously invested CDBG funds in this neighborhood, specifically the Citrus Heights Children and Youth Center, and hopes to continue encouraging projects that increase residents' access to public services.

The City has worked to expand economic opportunities by developing and adopting the Sunrise Tomorrow Specific Plan which will transform the Sunrise Mall into a mixed-use area with over 1,200 housing units (including affordable units) and retail/commercial space.

The City typically devotes the full 15 percent allowed to public services, serving thousands of households with a wide range of services, from meals to housing counseling. Many households have come to depend on these services, and new households are accessing services. The City plans to continue to devote the allowable funding to public services.

4. Summary of citizen participation process and consultation process

The City offered several opportunities for participation and comment throughout the Consolidated Plan process:

- A total of 20 stakeholder interviews were conducted between May 2024 and June 2024. Stakeholders who participated in interviews for the Consolidated Plan included housing and service providers, community and economic development professionals, affordable housing developers, transit providers, City staff, local law enforcement, and other individuals providing services to special needs residents including unhoused persons, seniors, survivors of domestic violence, persons with disabilities, and low and moderate-income families.
- A Resident Community Survey was made available online and in hard copy format from May 9, 2024, to July 9, 2024. The survey received 777 responses, 573 residents, 94 stakeholders, and 110 residents who live and work with an organization that provides housing and/or services to residents in Citrus Heights.
- The City gathered community feedback during a "pop-up" engagement at the City's weekly Sunrise Farmer's Market on Saturday, June 29, 2024. At this event, City staff promoted the survey to community members via bilingual flyers, conducted activities to gather feedback from community members, and spoke with residents about community needs and ideas to address the needs.
- The City offered an opportunity for comment during a public hearing at its July 10, 2024, City Council meeting, when amendments to the City's Citizen Participation Plan were discussed.
- On July 30, 2024, City staff held a workshop with nonprofits on the CDBG grant application including application requirements, deadlines, and other processes. A total of three stakeholders from organizations that serve individuals living in the City participated in the workshop.
- The draft Consolidated Plan was made available for public review during a comment period from September 24 to October 24. A public notice announcing its availability was published on September 24 in the Citrus Heights Messenger, Slavic Sacramento/Russian News, and Los Voz Bilingual Newspaper.
- The City will offer an opportunity for comment during a public hearing at the October 9 City Council meeting, when public service and capital funding recommendations will be discussed.
- A second public hearing on the Consolidated Plan will be held during a public hearing at the October 23 City Council meeting, when City staff recommends City Council adopt the Consolidated Plan and Annual Action Plan.

5. Summary of public comments

The City received five public comments during the City Council meeting on October 9, 2024. All comments were accepted.

- Julie Habeeb, Campus Life Connection – spoke to the Sayonara After-School Program and thanked the City Council for supporting the youth who attend the Center.
- Jennifer Massello and Melinda Klick, Meals on Wheels Sacramento County – spoke to the Meals on Wheels Program and thanked the City Council for supporting the senior meal home delivered and café programs.

- April Jacek, Sunrise Christian Food Ministry – spoke to the Emergency Food Closet and thanked the City Council for supporting the food bank.
- Bonnie Patterson, Rebuilding Together Sacramento – spoke to the Critical Home Repair Grant Program and thanked the City Council for supporting critical health and safety repairs to mobile home homeowners.
- Rick Hodgkins, a Citrus Heights resident – provided a written comment that was read by the City Clerk during the meeting requesting the funds be used for housing, transportation, and similar projects in the City.

The City received one written public comment during the City Council meeting on October 23, 2024. All comments were accepted.

- Rick Hodgkins, a Citrus Heights resident – provided a written comment that was read by the City Clerk during the meeting stating his support for CDBG funding and the activities that will be carried as our population is aging.

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

All public comments received by the City were reviewed, accepted, and considered in the development of the 2025-2029 Consolidated Plan and the 2025 Action Plan.

7. Summary

Based on the needs assessment, housing market analysis, as well as consultations with the community and stakeholders, the City selected three key priorities for the Consolidated Plan:

- Build Healthy Communities;
- Preserve and Expand Housing Opportunities;
- Provide Public Services Responsive to Current Needs.

These priorities align closely with three of the City Council's Strategic Objectives: "diversify for a vibrant economy", maintain and enhance fascial stability", and maintain public infrastructure and enhance all modes of transportation."

Within those priorities, the City identified five goals to guide the allocation of federal block grant funds over the five-year Consolidated Plan period.

These goals include:

- Foster affordable housing;
- Provide a variety of public services;
- Improve accessibility;
- Construct or upgrade public facilities;
- Affirmatively further fair housing.

To address these goals over the five-year planning period, the City plans to continue to support the affordable housing project on Sayonara Drive, provide a home repair program to homeowners needing health and safety repairs, support nonprofits that provide public services responsive to current needs, and assist with accessibility and public facilities. Other projects may be considered as needed throughout the Consolidated Plan timeframe.

The City anticipates funding projects using sources, including CDBG, monies from the General Fund, and other federal and state grants. The City intends to implement many of the projects included in the plan with local and regional nonprofits, as well as affordable housing developers. A project's inclusion in the plan indicates priorities for the funding but does not guarantee the completion of any given project.

The Process

PR-05 Lead & Responsible Agencies - 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 the administration of each grant program and funding source.

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

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 funds. Within the Housing and Grants Division, the Housing and Human Services Program Coordinator oversees the administration of the CDBG 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. The Sacramento Housing and Redevelopment Agency (SHRA) is the lead agency in the City's HOME consortium. The City allocated its HOME funds to the Sunrise Pointe Apartments project through 2032.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

The City of Citrus Heights made efforts to consult a wide-ranging group of stakeholders during the development of the 2025-2029 Consolidated Plan. The City's consultation efforts are summarized in the following section.

The goal of the consultation process was to gather data to help determine the priority needs of Citrus Heights residents and opportunities for coordination to improve the availability and accessibility of 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(l)).

At the local level, City staff has formed many partnerships with housing providers, social service agencies, and other public and private organizations through programs. These partnerships have allowed the City to enhance residents' quality of life by improving coordination and systems of care among providers, agencies, and nonprofits.

Most notably, City staff facilitates the Citrus Heights Collaborative, an informal group whose mission is to improve human and social services by sharing information about existing programs connecting local organizations and creating partnerships to avoid duplicate programs and services. The Collaborative meets monthly to discuss local programs; serves as a bridge between agencies and clients; strengthens existing collaborations; develops effective means for community input; and serves as a review and advisory board for competitive grant opportunities. The Collaborative represents a range of organizations and expertise including but not limited to the Citrus Heights Police Department and City Hall staff, Campus Life Connection, PRIDE Industries, San Juan Unified School District, Sunrise Christian Food Ministry, Homeless Assistance Resource Team, Interim Hospice SMUD, Sunrise Recreation and Park District, Sylvan Oaks Library and community members.

The City also participates in the Regionally Shared Governance Exploratory Committee which works collaboratively and strategically to address homelessness. The task of the Committee is to have discussions about various models of coordination and make recommendations to respective leadership.

Other local partnerships focused on improving systems of care and quality of life in Citrus Heights are listed below.

- Citrus Heights works closely with the San Juan Unified School District to promote the enhancement of education and improve the quality of schools in the City.
- City staff maintains a strong partnership with the Sunrise Recreation and Park District to make improvements and renovations to existing facilities and parks. In prior years, the City also partnered with the District to allocate CDBG funds for park projects such as the replacement of playground equipment.
- City staff work closely with affordable housing developers (including market-rate developers interested in building affordable units in the City) to help guide developers through the City's development process.

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 is an active participant in the Continuum of Care, which is currently administered by Sacramento Steps Forward, a nonprofit. The City's Housing and Human Services Program Coordinator serves on the Advisory Board to develop and adopt regional plans that address regional homeless needs and actively participates in regional discussions through other subcommittees. The City also supports the Citrus Heights Homeless Assistance Response Team (HART) and its efforts to support persons experiencing homelessness or at risk of homelessness. HART offers a variety of programs such as the Winter Sanctuary and Underground Clothing Connection. Citrus Heights also partners with DHSH to fund a 1.0 FTE Community Health Worker (CHW), client assistance support, and associated administrative costs to provide a CHW to Citrus Heights. Additionally, Meals on Wheels and the Sunrise Christian Food Ministry provide emergency food services to those at risk of homelessness or currently homeless.

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, the lead agency for the Sacramento County Continuum of Care, receives funding from SHRA. Citrus Heights does not have sufficient population to receive Emergency Shelter Grant (ESG) funds directly. Sacramento Steps Forward (SSF), administers the Homeless Information Management System (HMIS). The City's Housing and Human Services Program Coordinator serves on the Continuum of Care Advisory Board and assists in the development of regional programs, policies, and procedures.

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

Refer to Table 2 below for the organizations that participated in the consultation process.

Table 2– Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	City of Citrus Heights
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Anti-Poverty Strategy Housing Needs-Low Income Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Community Development Narrowing the Digital Divide Hazard Mitigation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consulted with the City Manager on May 13, 2024, to discuss the greatest housing, community, and economic development needs in the City of Citrus Heights.
2	**Agency/Group/Organization**	Citrus Heights Police Department
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services-Homeless Services-Education Services-Employment Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from the Citrus Heights Police Department participated in stakeholder interviews on May 8, 2024, and May 13, 2024, to discuss housing and community needs. Findings from these interviews provided in-depth insight into the City's processes and systems for transitioning individuals with special needs from institutional settings to permanent housing. Specifically, how systems of care prevent individuals from entering homelessness.
3	**Agency/Group/Organization**	Sacramento Regional Transit District
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Low Income Services-Homeless Services-Employment Regional Organization
	What section of the Plan was addressed by Consultation?	Anti-Poverty Strategy Non-Homeless Special Needs Community Development Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from Sacramento Regional Transit District participated in a stakeholder interview on May 29, 2024, to discuss local community and economic development needs.
4	**Agency/Group/Organization**	Habitat for Humanity of Greater Sacramento
	Agency/Group/Organization Type	Services-Housing Services-Low Income Services-Families with Children Services-Elderly Services-Persons With Disabilities Regional Organization

	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Public Housing Needs Housing Needs-Low Income Housing Needs-Families with children Housing Needs-Elderly Housing Needs-Persons with disabilities 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?	A Habitat for Humanity of Greater Sacramento representative participated in a stakeholder interview on May 15, 2024 to discuss the City's greatest housing needs and barriers to affordable housing development. The representative spoke highly of the City's regulatory processes and noted that City staff are easy to work with—however, the lack of vacant land for residential development is an ongoing challenge.
5	**Agency/Group/Organization**	Sacramento Public Library, Sylvan Oaks Branch
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Education Services-Employment Services-Broadband
	What section of the Plan was addressed by Consultation?	Community Development Anti-Poverty Strategy Non-Homeless Special Needs Narrowing the Digital Divide
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Sylvan Oaks Public Library staff member participated in a stakeholder interview on May 24, 2024, to discuss community and economic development needs including youth programming, job training, and programs to increase access to internet services and broadband infrastructure.
6	**Agency/Group/Organization**	Community Link Capital Region, also known as 211
	Agency/Group/Organization Type	Services-Fair Housing Services-Low Income Regional Organization

	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Homeless Special Needs Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Two representatives from Community Link Capital Region, also known as 211 Sacramento, participated in a stakeholder interview on May 30, 2024, to discuss the Renters Helpline and fair housing barriers in Citrus Heights and Sacramento County.
7	**Agency/Group/Organization**	WEAVE, Inc.
	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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from WEAVE, Inc. participated in an in-depth stakeholder interview on May 28, 2024. The greatest housing needs and barriers that were identified for WEAVE clients included a lack of shelters and application requirements that prevent access to housing. The participant also noted challenges related to the lack of temporary housing options available in the City for survivors of domestic violence. These challenges are exacerbated by the lack of public transportation, particularly for survivors who need housing but hold jobs and/or have children in Citrus Heights.
8	**Agency/Group/Organization**	Citrus Heights Community Development Department
	Agency/Group/Organization Type	Other government – Local Community Development
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Reducing the Digital Divide Hazard Mitigation Planning Community Development Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from the Community Development participated in an in-depth stakeholder interview on May 30, 2024.
9	**Agency/Group/Organization**	Sunrise Christian Food Ministry
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Elderly Persons Services-Low Income Services-Homeless Services-Education
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the Sunrise Christian Food Ministry, a nonprofit that provides an emergency food closet to low-income households participated in a stakeholder interview on May 10, 2024.
10	**Agency/Group/Organization**	Rebuilding Together Sacramento
	Agency/Group/Organization Type	Services - Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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?	A representative from Rebuilding Together Sacramento participated in a stakeholder interview on June 6, 2024.

11	**Agency/Group/Organization**	Interim Hospice
	Agency/Group/Organization Type	Services-Elderly Persons Services-Health
	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?	A representative from Interim Hospice participated in an in-depth stakeholder interview on May 24, 2024. The participant recommended that City staff consider innovative programs to reduce the digital divide for seniors/elderly persons (e.g., youth programs to help seniors set up technology/internet) and increase transportation for seniors to get to grocery stores and medical appointments. (These findings are in line with findings from the community survey).
12	**Agency/Group/Organization**	Citrus Heights Homeless Assistance Resource Team (HART)
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services-Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Anti-Poverty 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?	A representative from Citrus Heights HART participated in stakeholder interview on May 14, 2024.
13	**Agency/Group/Organization**	Citrus Heights Economic Development
	Agency/Group/Organization Type	Business and Civic Leaders Other Government – Local Economic Development
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-Poverty Strategy Economic Development Narrowing the Digital Divide
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from the Citrus Heights Department of Economic Development participated in stakeholder interview on June 5, 2024.
14	**Agency/Group/Organization**	Community HealthWorks
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services - Victims Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Anti-Poverty 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?	A representative from Community HealthWorks participated in stakeholder interview on May 8, 2024, to discuss homeless needs in Citrus Heights specifically the needs of unhoused individuals.
15	**Agency/Group/Organization**	Citrus Heights Planning Department
	Agency/Group/Organization Type	Other government – Local Planning
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied Youth Non-Homeless Special Needs Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from the Planning Department participated in stakeholder interview on May 30, 2024.
16	**Agency/Group/Organization**	Sunrise MarketPlace
	Agency/Group/Organization Type	Economic Development Business Leaders Planning Organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Anti-Poverty Strategy Non-Homeless Special Needs Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative working on redeveloping the Sunrise Marketplace participated in a stakeholder interview on May 14, 2024.
17	**Agency/Group/Organization**	Citrus Heights Administrative Services
	Agency/Group/Organization Type	Other government – Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Community Development Hazard Mitigation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from the Administrative Services Department participated in a stakeholder interview on May 3, 2024.
18	**Agency/Group/Organization**	Citrus Heights Finance Division
	Agency/Group/Organization Type	Other government – Local Business Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from the Citrus Heights Finance Division participated in a stakeholder interview on May 3, 2024, to discuss the efficiency of CDBG funds in the City and identify recommendations for improvement.

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

No agencies or stakeholders were excluded from the consultation process. All relevant stakeholders, organizations, and agencies were contacted to participate in interviews for the City's Consolidated Plan. The City made meaningful efforts to consult with agencies to reduce the digital divide, as well as organizations focused on hazard mitigation planning and resilience but was unable to reach these agencies. Though these agencies did not participate in the consultation process, the City heard feedback on broadband needs, hazard mitigation, and resilience efforts, and recommendations to reduce the digital divide from the City's Community Development, Economic Development, and Planning departments, as well as staff from the City's Public Library and individuals working directly with seniors living in Citrus Heights.

The City also contacted organizations to provide insight into the City's systems of care to determine the likelihood that individuals will enter homelessness after exiting institutional settings. While the organizations focused on these systems of care did not participate, the City gathered important information during consultations with the Citrus Heights Police Department.

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?
Sacramento County, Continuum of Care	Sacramento Steps Forward	Goals address the housing and service needs of unhoused persons and families.
UCLA Affordability Analysis	Sacramento Area Council Governments (SACOG)	Goals and recommendations to reduce regulatory barriers to the development of affordable housing including actions to support very low to low-income households living in the City.
Housing Element Update	City of Citrus Heights	Place-based strategies, goals, and policies to foster affordable housing, reduce poverty, and improve communities and neighborhoods. Goals for the eight-year planning period focus on multi-family housing sites, actions to encourage the development of new affordable housing, and actions to reduce barriers to new affordable housing.
General Plan Annual Progress Report 2023	City of Citrus Heights	Updated goals and policy actions to increase housing opportunities for low- and moderate-income households.
Five-Year Capital Improvement Plan	City of Citrus Heights	Goals to support local infrastructure and transportation projects. The CIP is a five-year plan to guide programs/projects that will improve community and economic development opportunities for residents.

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 work with public agencies to help meet the goals identified in the Consolidated Plan. The City coordinated with SHRA, Sacramento County, the City of Rancho Cordova, the City of Elk Grove, and several other local agencies on a regional Analysis of Impediments to Fair Housing Choice. In addition, the City also works with Elk Grove, Rancho Cordova, SHRA, and Sacramento County on matters of mutual interest related to CDBG and housing, including Renter's Helpline, homelessness response and conducting joint monitoring of shared subrecipients.

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

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

The citizen participation process included a variety of opportunities for participation as indicated below.

The City of Citrus Heights kicked off the consolidated planning process by updating and amending the existing Citizen Participation Plan (CPP) to ensure historically underrepresented populations are engaged during the participation process and to remain compliant with HUD regulations. The City also introduced innovative engagement techniques to encourage meaningful feedback from special needs populations. The draft document and public notice to provide comments on the amended CPP were published on the City's website on June 13, 2024. The draft public notice was also published in the Citrus Heights Messenger on Friday, June 21, 2024. (The Messenger only publishes on Fridays). The public comment period for the CPP was held between Thursday, June 13, 2024, and Friday, July 12, 2024.

Housing and Community Needs Survey. The survey was available in English and Spanish between May 9, 2024 and July 9, 2024. A total of 777 community members participated in the survey—including 573 residents, 94 stakeholders, and 110 individuals who live and work for an organization that provides services to residents in Citrus Heights.

Sunrise Farmer's Market. On Saturday, June 29, 2024, City staff attended the farmer's market from 8 AM to 1 PM to promote the Housing and Community Needs Survey to local vendors, residents, and community members. Staff also took this opportunity to gather feedback from community members on their greatest housing and community development needs and input on what they would most like to see using the City's federal block grant allocation.

The draft Consolidated Plan will be available for public review during a public comment period from September 24 to October 24, 2024. A public notice announcing the availability of the draft Consolidated Plan was published in the Citrus Heights Messenger, Slavic, and Spanish publications. A public hearing on the Consolidated Plan was held on October 9, during this time the City Council heard funding recommendations and public comments. On October 23, 2024, during this time the City Council will consider the adoption of the 2025 Annual Action Plan and the 2025-2029 Consolidated Plan.

Public hearings/meetings.

The City received five public comments during the City Council meeting on October 9, 2024. All comments were accepted.

- Julie Habeeb, Campus Life Connection – spoke to the Sayonara After-School Program and thanked the City Council for supporting the youth who attend the Center.
- Jennifer Massello and Melinda Klick, Meals on Wheels Sacramento County – spoke to the Meals on Wheels Program and thanked the City Council for supporting the senior meal home delivered and café programs.
- April Jacek, Sunrise Christian Food Ministry – spoke to the Emergency Food Closet and thanked the City Council for supporting the food bank.
- Bonnie Patterson, Rebuilding Together Sacramento – spoke to the Critical Home Repair Grant Program and thanked the City Council for supporting critical health and safety repairs to mobile home homeowners.
- Rick Hodgkins, a Citrus Heights resident – provided a written comment that was read by the City Clerk during the meeting requesting the funds be used for housing, transportation, and similar projects in the City.

The City received one written public comment during the City Council meeting on October 23, 2024. All comments were accepted.

- Rick Hodgkins, a Citrus Heights resident – provided a written comment that was read by the City Clerk during the meeting stating his support for CDBG funding and the activities that will be carried as our population is aging.

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	Housing and Community Needs Survey	Non-targeted/ Broad community Public Service Stakeholders	A total of 777 community members responded to the community survey—573 residents, 94 stakeholders, and 110 who live and work for an organization providing services to residents in the City.	Refer to Appendix A—Community Engagement Findings.	All comments were accepted.	-
2	Sunrise Farmer's Market	Non-targeted/ Broad Community	On Saturday, June 29, 2024, community members provided feedback on their greatest housing and community needs during the City's farmer's market at Sunrise Marketplace between 8 AM and 1 PM. Also, the event was an opportunity to promote the community survey—City staff distributed bilingual survey flyers (with QR codes).	Refer to Appendix A—Community Engagement Findings.	All comments were accepted.	-
3	2025 CDBG Application Funding Workshop	Public Service Stakeholders	Three stakeholders who work for organizations serving individuals with special needs attended a 2025 CDBG application funding workshop on July 30, 2024.	Potential applicants were encouraged to apply for funds, 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)
4	Public Notice	Non-targeted/broad community Neighborhood Residents & Stakeholders	A public notice was released on June 13, 2024, announcing a public hearing will be held on July 10, 2024, to consider the following action items related to the CDBG program and provide an opportunity for residents and stakeholders to comment on the action items: 1. 2025-2029 Consolidated Plan Update 2. Citizen Participation Plan Amendment 3. Language Action Plan Adoption	No comments were received.	No comments were rejected.	-

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)
5	Public Meeting	Non-targeted/broad community Neighborhood Residents & Stakeholders	On July 10, 2024, the City held a public hearing in which City Council members considered the following action items related to the CDBG program and provided an opportunity for residents and stakeholders to comment on the action items: 1. 2025-2029 Consolidated Plan Update 2. Citizen Participation Plan Amendment 3. Language Action Plan Adoption	No comments were received.	No comments were rejected.	Regular City Council Meeting July 10, 2024: https://www.youtube.com/live/Yc6mrfiou5c

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	Public Notice	Non-targeted/broad community Neighborhood Residents & Stakeholders	A public notice was released on September 12, 2024, announcing a public review and comment period will begin September 24, and end October 24, 2024, on the following action items: 1. Draft 2025-2029 Consolidated Plan Update 2. Draft 2025 CDBG Annual Action Plan and Funding Allocations	Refer to Section PR-15 Citizen Participation for comments received during the October 9 City Council Meeting.	No comments were rejected.	-

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)
7	Public Hearing	Non-targeted/broad community Neighborhood Residents & Stakeholders	On October 9, 2024, the City held a public hearing in which City Council members reviewed the Consolidated Plan heard funding recommendations related to the CDBG program, and provided an opportunity for residents and stakeholders to comment on the action items: 1. Draft 2025-2029 Consolidated Plan Update 2. Draft 2025 CDBG Annual Action Plan and Funding Allocations	Refer to Section PR-15 Citizen Participation for comments received during the October 9 City Council Meeting.	No comments were rejected.	Regular City Council Meeting October 9, 2024: https://www.citrusheights.net/AgendaCenter/City-Council-1

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)
8	Public Hearing	Non-targeted/broad community Neighborhood Residents & Stakeholders	On October 23, 2024, the City will hold a public hearing in which City Council members consider the final adoption of these action items related to the CDBG program and provide an opportunity for residents and stakeholders to comment on the action items: 1. Draft 2025-2029 Consolidated Plan Update 2. Draft 2025 CDBG Annual Action Plan and Funding Allocations	Refer to Section PR-15 Citizen Participation for comments received during the October 23 City Council Meeting.	No comments have been rejected.	Regular City Council Meeting October 23, 2024: https://www.citrusheights.net/AgendaCenter/City-Council-1

Table 4– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment provides data on the greatest housing needs of residents in the City of Citrus Heights. Data sources for the Needs Assessment include the community needs survey targeted to residents and stakeholders, feedback gathered during stakeholder interviews and resident engagement, and various online databases.

Poverty. According to 2022 1-year American Community Survey (ACS) estimates, Citrus Heights had an overall poverty rate of 11 percent.[1] Rates are higher for Hispanic or Latino households (14 percent) as well as households identifying as some other race (16 percent). Of *families* living in the City, 6 percent have household incomes below the poverty line. Rates are higher for families with children at 9 percent. Single female householders are much more likely to experience poverty in Citrus Heights than other families. Fifteen percent (15 percent) of single female householders had household incomes below the federal poverty line. Rates were also higher for single females with children (19 percent).

Housing needs. The greatest housing needs in Citrus Heights were identified by residents and stakeholders from the community survey. The most needed housing activities in the City include homeownership opportunities for low and moderate-income residents, housing hazard mitigation, housing rehabilitation for low-income renters and homeowners, rental housing for low-income renters, supportive housing for people with disabilities, and rental housing for seniors. The housing residents would most like the City to allocate funds for include housing affordable to residents living on fixed incomes, housing for youth exiting the foster care system, apartments or condos that appeal to seniors, housing for residents that meets the needs of residents losing mobility, starter homes for first-time homebuyers, and permanent supportive housing for residents with mental/physical disabilities. To meet the needs of the City's unhoused community, residents, and stakeholders' public services including job training programs, mental health services, supportive services for unhoused persons and other special needs populations, food pantries, and documentation/ID assistance.

Non-housing community needs. Non-housing community needs were identified by residents and stakeholders from the community survey. Residents reported that the most critical community and economic development needs in Citrus Heights are affordable childcare, accessibility (ADA) improvements to community amenities, developed parks/playgrounds, neighborhood cleanups, mental health services, neighborhood improvements (sidewalks and streetlights), and seniors centers/services. Residents also reported a need for job training programs and job training centers.

[1] These data were drawn from the Census and are the latest data available on the date the plan was prepared.

Stakeholders identified the most critical community needs as accessibility (ADA) improvements to community amenities, developed parks/playgrounds, affordable childcare, environmental hazard mitigation, mental health services, senior centers and services, and supportive services for special needs populations.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The greatest public facility needs in Citrus Heights identified by residents are affordable childcare, accessibility (ADA) improvements to community amenities, developed parks/playgrounds, senior centers, and accessibility (ADA) improvements to public buildings. Stakeholders reported similar public facility needs through the community survey.

Also, stakeholders identified the need for a facility for unhoused residents to have a safe place to store personal belongings. Individuals noted that providing this service to unhoused individuals would help improve mental health and well-being.

Other facilities that would benefit the unhoused community include centralized charging stations to charge electronics and pay phones for individuals who cannot afford cellular service.

How were these needs determined?

The need for public facilities was determined by the findings from the community survey and stakeholder interviews.

Describe the jurisdiction's need for Public Improvements:

The community survey identified public improvement needs including accessibility, (ADA) improvements to community amenities; sidewalks, streetlights, and other neighborhood improvements; accessibility (ADA) improvements to public buildings; and "complete streets"/"streets for people" that are walkable and bikeable.

During stakeholder interviews, individuals recommended that the City allocate more of its CDBG funds to make ADA improvements to public facilities and community buildings. (Community development professions noted that one of the main challenges that Citrus Heights faces is "blight and poor infrastructure").

How were these needs determined?

The need for public improvements was determined by the findings from the community survey and stakeholder interviews.

Describe the jurisdiction’s need for Public Services:

The community survey identified public service needs including affordable childcare, job training programs, mental health services, senior services, services for unhoused persons, food pantries, and help for small businesses. Stakeholders identified similar public services but prioritized the need for supportive services for special needs populations.

Stakeholders mentioned there is a need for the City to increase availability and access to mental health care services and general health care services. Individuals emphasized that these efforts must also include improving how information about services and resources are distributed to community members as many are unaware of what is available and/or who is eligible to access them.

How were these needs determined?

The need for public services was determined by the findings from the community survey and stakeholder interviews.

Based on the needs analysis above, describe the State's needs in Colonias

N/A.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This section provides an overview of the housing market in the City of Citrus Heights including the composition of the local housing stock, trends in the City's rental and ownership markets, and housing production patterns (including the City's progress in meeting its Regional Housing Needs Allocation).

Local housing supply. The City's housing supply is largely comprised of single-family homes at 68 percent of the total housing stock followed by structures with five or more units (18 percent), according to 2022 1 year American Community Survey (ACS) estimates. Overall, housing units are adequately sized for families: 65 percent of total housing units in Citrus Heights have two or three bedrooms.

Housing in the City is older—the majority of which was built between 1960 and 1979, meaning there is likely an increased need for repair and rehabilitation programs. Households are also at increased risk of lead exposure. Sixty percent (60 percent) of housing in Citrus Heights was built before lead-based paint was banned for residential use in 1978.

The City also offers a mix of conventional housing units and assisted housing units both public housing complexes and privately-owned. According to the City's Housing Element, there are 789 government-subsidized apartment units located in the City of Citrus Heights for very low to low-income families and for seniors/elderly persons. (As of May 2000, around half of these tenants are using preservation vouchers from SHRA). The City will 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 outside of Citrus Heights to work.

Rental Market. According to 2022 1-year ACS estimates, the City had a median rent of $1,691 compared to $1,667 for Sacramento County overall. This represents an increase of 78 percent (or $739 in rent) since 2010—higher than the County at 70 percent (or $687) during this time. Rents are comparatively low (at the median) in Citrus Heights compared to other cities in the county though rents do not meet the affordability needs of households living in the City.

The current availability of housing units does not meet the affordability needs of renters in the City of Citrus Heights. This problem is particularly acute for extremely low and very low-income renters in the City, as demonstrated by the gaps analysis illustrated in the table below.

The gaps analysis conducted for the City showed that 17 percent of renters (2,234 households) in the City earned less than $25,000 per year. These households need units that cost less than $625 per month to avoid being cost-burdened—however, only 1 percent of rental units (166 units) in the City rent for less than $625 per month. This leaves a "gap," or shortage, of 2,068 rental units for extremely low-income households living in Citrus Heights.

The gap in units for households with incomes over $100,000 per year shows that these renters are paying less than 30 percent of their income on housing costs because there are no other rental options that match their incomes. These renters may be on the cusp of homeownership but cannot quite afford a home in the City due to rising home values and interest rates (among other market factors).

Mismatch in the Rental Market, City of Citrus Heights, 2022

Income Range	Number and % of Renters		Maximum Affordable Gross Rent	Number and % of Rental Units		Rental Gap	Cumulative Gap
Less than $5,000	408	3%	$125	48	0%	-360	-360
$5,000 to $9,999	396	3%	$250	0	0%	-396	-756
$10,000 to $14,999	451	3%	$375	18	0%	-433	-1,189
$15,000 to $19,999	348	3%	$500	6	0%	-342	-1,531
$20,000 to $24,999	631	5%	$625	94	1%	-537	-2,068
$25,000 to $34,999	1,204	9%	$875	363	3%	-841	-2,909
$35,000 to $49,999	1,789	13%	$1,250	1,894	14%	105	-2,804
$50,000 to $74,999	3,106	23%	$1,875	7,168	52%	4,062	1,258
$75,000 to $99,999	2,191	17%	$2,500	3,834	28%	1,643	2,900
$100,000 to $149,999	1,976	15%	$3,750	345	3%	-2,386	514
$150,000 or more	755	6%					
Total/ Low Income Gap	**13,255**	**100%**		**13,769**	**100%**	**-2,068**	

Source: 2022 5 year American Community Survey estimates and Root Policy Research.

In sum, the rental market in Citrus Heights largely serves renters earning between $35,000 and $100,000 per year with 96 percent of rental units currently priced within that group's affordability range. The market fails to adequately serve the 17 percent of renters earning less than $25,000 per year—even when accounting for the impact of subsidized housing programs.

For-Sale Market. During the development of the Consolidated Plan and based on the source HUD uses (ACS) the City of Citrus Heights had the lowest median home value in Sacramento County at $452,000—behind Rancho Cordova at $481,300 in 2022. This compares to the County overall at $536,600 during this time. Home values in the City have also increased dramatically over the last decade for an overall percentage increase of 125 percent (or $250,900) since median home values in 2010.

Although median home values are lower in the City, many households (particularly low- and moderate-income households) have very few homeownership opportunities especially as housing prices and interest rates continue to increase. Homeownership opportunities are further limited by the City's for-sale vacancy rate of just 1 percent.

The current availability of ownership housing units is an acute problem for almost all income levels for households in the City, as demonstrated by the for-sale gaps analysis. The gaps analysis shows that the current supply of homes by value excludes all potential buyers (approximated as renters) except those with household incomes above $100,000 per year. (The monthly cost estimates assume a 10 percent down payment, a 6.7 percent interest rate for a 30-year mortgage, and that 30 percent of the monthly payment goes towards property taxes, utilities, and insurance).

As illustrated in the table below, 79 percent of renters (10,524 households) have incomes below $100,000, and 19 percent of homes (3,765 homes) are affordable to rent in this income group, meaning homeownership in the City is unaffordable to the vast majority who would-be first-time homebuyers. Almost half (45 percent) of homes is affordable to those with incomes between $100,000 and $149,999 per year and 36 percent are only affordable to households earning over $150,000 annually.

The increase in home values in conjunction with high interest rates culminates in the vast exclusion of renters from the homeownership market.

Mismatch in the For-Sale Market, City of Citrus Heights, 2022

Income Range	Number and % of Renters		Maximum Affordable Home Value	Number and % of Homes by Value		Rental Purchase Gap	Cumulative Gap
Less than $5,000	408	3%	$14,916	401	2%	-1%	-1%
$5,000 to $9,999	396	3%	$29,829	150	1%	-2%	-3%
$10,000 to $14,999	451	3%	$44,745	229	1%	-2%	-6%
$15,000 to $19,999	348	3%	$59,661	235	1%	-1%	-7%
$20,000 to $24,999	631	5%	$74,577	158	1%	-4%	-11%
$25,000 to $34,999	1,204	9%	$104,409	269	1%	-8%	-19%
$35,000 to $49,999	1,789	13%	$149,158	434	2%	-11%	-30%
$50,000 to $74,999	3,106	23%	$223,738	607	3%	-20%	-50%
$75,000 to $99,999	2,191	17%	$298,318	1,283	6%	-10%	-60%
$100,000 to $149,999	1,976	15%	$447,479	8,926	45%	30%	-30%
$150,000 or more	755	6%		7,192	36%	30%	
Total/ Low Income Gap	13,255	100%		19,884	100%	-11%	

Source: 2022 5 year American Community Survey estimates and Root Policy Research.

RHNA and Basic Construction Needs. Under California state law, all cities and counties must meet regional housing needs, plan for their fair share of regional housing needs, and ensure all community members have equal opportunity for a mix of housing types affordable to residents of all income levels. As such, the Sacramento Area Council of Governments (SACOG) developed the Regional Housing Needs Plan (RHNP) to support local housing planning efforts across California by projecting regional and local housing unit needs for each jurisdiction by household income over eight years that coincides with the Housing Element cycle (2021 to 2029).

These units are known as the "basic new construction needs" that are to be considered when drafting individual City and county housing plans. New construction needs are not building requirements but are housing goals for local communities to achieve through planning policies and land use regulations. The allocated targets are intended to ensure that adequate sites are appropriately zoned and made available to meet the anticipated housing demand during the planning period for all income groups in the community.

Basic construction needs are derived from the projected housing needs for the region which are based on forecasted population growth and various factors that affect the supply of housing (including vacancy and unit loss).

The basic construction need identified for the City of Citrus Heights between 2021 and 2029 is a total of 697 housing units or 87 housing units per year. Of these units, 132 are for very low-income households; 223 units for low to moderate income households; and 342 units for above-moderate-income households. The City's basic construction needs are broken down by income group (based on HUD's household income guidelines) in the table below.

Basic Construction Needs, City of Citrus Heights, 2021-2029

Income Group	Percent AMFI Bracket	Total Housing Units	Units Per Year
Very Low Income	*50 percent or less*	132	17
Low Income	*greater than 50% up to 80%*	79	10
Moderate Income	*greater than 80% up to 120%*	144	18
Above Moderate Income	*over 120 percent*	342	43
Total		**697**	**87**

Note: Basic construction needs are derived from the projected housing needs for the region which are based on forecasted population growth and various factors that affect the supply of housing (including vacancy rates and unit loss).

Source: SACOG RHNA (2021-2029) and the City of Citrus Heights 2021 Housing Element.

It is important to note that, according to the UCLA Affordability Analysis, the City of Citrus Heights is 98 percent built out. This means that there is very little land available for new residential development. As such, the City's housing strategy will focus on preserving and rehabilitating the existing housing stock through housing repair and rental inspection programs, and to continue to operate its Home Repair Programs. The City will also focus on the redevelopment of underutilized and vacant parcels to produce new housing where possible.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

The City's Economic Development and Community Engagement Department focuses on strategies to strengthen local businesses, expand the economy, and improve the overall quality of life for residents. In partnership with other City departments and the private sector, the Division administers Economic Development Grant Incentive Programs.

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	282	0	1%	0%	-0.8%
Arts, Entertainment, Accommodations	2,911	2,142	9%	14%	5.7%
Construction	3,100	981	9%	7%	-2.6%
Education and Health Care Services	7,592	4,346	22%	29%	6.6%
Finance, Insurance, and Real Estate	2,147	1,064	6%	7%	0.8%
Information	548	49	2%	0%	-1.3%
Manufacturing	1,431	50	4%	0%	-3.9%
Other Services	1,016	533	3%	4%	0.6%
Professional, Scientific, Management Services	2,955	608	9%	4%	-4.7%
Administration and Support, Waste Management	2,143	575	6%	4%	-2.5%
Public Administration	2,876	235	8%	2%	-6.9%
Retail Trade	4,115	3,992	12%	27%	14.5%
Transportation, Warehousing, and Utilities	1,510	220	4%	1%	-3.0%
Wholesale Trade	1,256	179	4%	1%	-2.5%
Grand Total	33,882	14,974	100%	100%	

Table 5 - Business Activity

Data Source: 2021 Longitudinal Employer-Household Dynamics (Jobs and Workers)

Labor Force

Total Population in the Civilian Labor Force	45,965
Civilian Employed Population 16 years and over	43,056
Unemployment Rate	4.00%
Unemployment Rate for Ages 16-24	0.19%
Unemployment Rate for Ages 25-65	5.77%

Table 6 - Labor Force

Data Source: 2022 1 year ACS (Civilian Labor Force) and 2023 California Labor Market Division (Unemployment Rate)

Occupations by Sector	Number of People
Management, business and financial	5,737
Farming, fisheries and forestry occupations	154
Service	8,758
Sales and office	11,253
Construction, extraction, maintenance and repair	2,811
Production, transportation and material moving	4,834

Table 7 – Occupations by Sector

Data Source: 2022 1 year ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	22,028	60%
30-59 Minutes	11,967	33%
60 or More Minutes	2,439	7%
Total	36,434	100%

Table 8 - Travel Time

Data Source: 2022 1 year ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	2,785	355	1,363
High school graduate (includes equivalency)	8,223	691	2,937
Some college or Associate's degree	15,420	816	4,012
Bachelor's degree or higher	8,793	318	1,258

Table 9 - Educational Attainment by Employment Status

Data Source: 2022 1 year ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	108	290	587	875	499
9th to 12th grade, no diploma	495	940	627	1,184	858
High school graduate, GED, or alternative	2,802	3,393	3,324	5,151	4,008
Some college, no degree	2,875	4,592	3,473	6,951	4,527
Associate's degree	480	1,584	1,138	2,529	1,926
Bachelor's degree	581	2,949	1,436	3,232	1,993
Graduate or professional degree	27	819	580	1,400	1,287

Table 10 - Educational Attainment by Age

Data Source: 2022 1 year ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	$33,656
High school graduate (includes equivalency)	$38,610
Some college or Associate's degree	$46,766
Bachelor's degree	$53,567
Graduate or professional degree	$64,637

Table 11 – Median Earnings in the Past 12 Months

Data Source: 2022 1 year ACS

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

The major employment sectors in Citrus Heights are the education and health care services and retail trade industries with 22 percent and 12 percent of workers in these industries, respectively. Both industries comprise the largest share of jobs available to workers in the City and 29 percent of jobs in Citrus Heights are in the education and health care services industry and 27 percent are in the retail trade industry.

Occupations in Citrus Heights are concentrated in four employment sectors: sales and office (34 percent), service (26 percent), management, business, and financial (17 percent), and production, transportation, and material moving (14 percent).

Describe the workforce and infrastructure needs of the business community:

In 2023, the City had an unemployment rate of 4 percent—slightly lower than Sacramento County during this time. A large portion of jobs in the City are held by in-commuters while residents are more likely to commute outside the City for work. Of Citrus Heights' nearly 15,000 jobs, 87 percent were held by in-commuters (workers living outside the City). Similarly, of the total resident workers in the City (almost 33,900 people), 94 percent traveled to other communities for work compared to only 6 percent of residents who live and work in Citrus Heights.

This is primarily driven by the limited number of jobs available for residents (outside of the retail and accommodation industries). Stakeholders representing the local business community identified workforce and infrastructure needs during interviews as being directly tied to the lack of public transit and affordable housing options in the City. Economic development professionals explained that the City's economy is primarily driven by retail and food service jobs which tend to pay lower wages. As a result, the candidate pool has declined (many are unable to afford housing in the City) and local businesses have suffered.

Stakeholders also identified a need for the City to invest in opportunities for residents to attain advanced degrees and emphasized that Citrus Heights will likely experience long-term challenges without strategies to offer these opportunities for residents.

Findings from the community survey show a significant need for job training programs and job training centers; opportunities for start-up businesses and businesses looking to expand or relocate; and the revitalization of neighborhood businesses and commercial areas. Interviews with economic development professionals confirmed needs identified from the City's last Consolidated Plan including maintaining street improvement and maintenance and technology needs, including sufficient data capacity infrastructure, and reliable internet access.

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 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 (PRIDE Industries, Inc.,). The City will also continue its efforts to revitalize the Sunrise Mall which will likely result in commercial space and affordable housing for residents. (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 Mall will be redeveloped in accordance with the City's General Plan amendment that recognizes the importance of the site as well as the 20-year Blueprint. The City is currently conducting an infrastructure and capacity analysis to support developers as they go through the review process and make proformas.

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?

Total, 32 percent (or 21,961 residents) have an associate's degree or higher. Higher levels of educational attainment are most common among residents between 25 and 34 years—26 percent have a bachelor's degree or higher compared to around 20 percent of those over the age of 35 years. Currently, most workers in the City have an associate's degree or some college education but no degree (44 percent of total workers in 2022) while 25 percent (or 8,793 workers) have a bachelor's degree or higher. Stakeholders expressed concern with opportunities to receive a college education in Citrus Heights during interviews conducted for the Consolidated Plan and explained that many young adults are moving away to receive a college education. This has become especially apparent in recent years given the rise in housing prices as higher levels of education are tied to higher-paying job opportunities—for example, workers with a graduate or professional degree had the highest median earnings in 2022 at $64,637 per year followed by workers with a bachelor degree ($53,567) and workers with an associate degree ($46,766).

During interviews, economic development professionals noted that the local economy lacks "diversity," meaning there are not enough job opportunities to meet the skills of the current workforce. The primary challenges identified by stakeholders during consultations included employee recruitment and retention, low/stagnant wages, theft/vandalism, inability to attract businesses, and the "Amazon effect."

Findings from the community survey show a need for the City to provide funds for job training programs and job training centers. When asked to indicate the greatest community and economic development needs, 28 percent of residents and 21 percent of stakeholders identified job training programs as the most critical need. Additionally, 55 percent of residents and 41 percent of stakeholders want to see the City's federal funds result in more job training programs and centers over the next five years. To increase the number of jobs available, 52 percent of stakeholders hope the City's funds will be used to provide business opportunities for start-ups and businesses looking to expand or relocate.

These findings helped guide the development of the Consolidated Plan and help further the main goals of the City's Community Engagement and Economic Development Department which is to attract highly skilled workers and businesses to expand its business offerings beyond its strong retail and food service/accommodation 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.

Citrus Heights supports the needs of local workers and residents through the Citrus Heights Crossroads Job Center which serves as a one-stop career center for employment information, job training, social services, and resources. The City's Job Center offers a wide range of resources and services including: internet access, phones, and fax machines for job searches; job announcements and resource libraries; job fair and mass hiring event information; job placement/resume assistance; adaptive equipment and software for persons with disabilities; GED program services; social security benefits counseling; Ticket to Work Program; Job Readiness; job training opportunities; and the Out of School Youth Employment Program. The center also offers employment services tailored to youth between 14 and 21 years. (PRIDE Industries, Inc. is a nonprofit partner that receives SETA-designated funds to provide services across Sacramento County. During the previous planning period, the City provided CDBG funds for the Youth and Employment Readiness Program which offers employment readiness and soft skill development workshops to high school students).

Residents are also served by Asian Resources which 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 several local sectors, including health, manufacturing, construction trades, hospitality, and information technology.

Sacramento County's public library system (including the Sylvan Oaks branch located in Citrus Heights) offers career counseling, skills training, and free amenities, such as Wi-Fi, and computers to support residents entering the workforce and/or searching for a job.

The nonprofits, organizations, programming, and workforce training initiatives described above support this Consolidated Plan (and the five-year goals and objectives) by expanding economic opportunities and mobility for low-income households, youth, and other vulnerable populations (e.g., immigrants and refugees).

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

No, the City does not participate in a CEDS.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? N/a

If not, describe other local/regional plans or initiatives that impact economic growth.

The City of Citrus Heights actively works to increase local job and business opportunities to ensure robust economic growth and expand economic development for households and businesses citywide. For the upcoming planning period, City staff and community partners have identified several initiatives to attract new businesses to the area and increase economic competition and fiscal stability.

Additionally, the City administers a range of programs and initiatives to support economic development and economic growth including the Economic Development Fund which provides funds to local businesses for special events, marketing activities, and other initiatives to expand job opportunities for residents; the Design Assistance Program which provides funds for new signage and other façade improvements; the Sign Improvement Program to assist property owners in commercially zoned areas to improve signage, eliminate blight, and encourage business growth; and the Activate Auburn Program which supports property and business owners in the Auburn Boulevard Specific Plan Area to decrease vacancies and revitalize existing properties.

The City also works with the private sector to expand economic growth. In partnership with private companies, the Chamber of Commerce created a workforce development program for youth populations in the City. Stakeholders who participated in interviews described the initiative as a "quasi-public/private partnership" that provides the skills and job training needed for youth to enter the food service industry (food preparation, customer service, etc.).

Discussion

The City engages public and private partners to increase local job opportunities for residents (specifically those that are close to home and high paying) and to increase opportunities for local businesses in the area. In addition to the Active Auburn Program (described above), the City recently launched a campaign in the area to assist 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 being completed in phases.

The City is actively working to improve public transportation services for residents who commute to their places of work. Findings from the community survey support these efforts with 32 percent of residents and 29 percent of stakeholders saying that they would most like to see the City allocate federal funds to improve transportation to areas with job opportunities. Additionally, the City recently approved a General Plan Amendment to redevelop the Sunrise Mall and adopted the 20-year Blueprint to guide redevelopment activities in the area. 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 and allocated many resources to improving areas along (or near) Sayonara Drive which has been identified by stakeholders as having higher crime rates, the most calls for law enforcement services, code enforcement issues, building deficiencies, and aging housing units on properties that are in poor condition. During the previous planning period, the City purchased and demolished 15 complexes and one eight-plex on Sayonara Drive to replace the structures with a new affordable housing development for low to moderate-income households.

In other areas of Citrus Heights, there are generally no concentrations of households with multiple housing problems. The City established a Rental Housing Inspection Program in 2019. The purpose of this program is to preserve our neighborhoods and the quality of life for our residents by ensuring all housing meets health and safety standards and to maintain or increase property values within the City by ensuring the preservation of non-owner-occupied housing.

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

An analysis of local and regional Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) was completed for Citrus Heights' AFFH (as part of the Housing Element Update) in which R/ECAPs were defined in HUD terms as census tracts with: 1) a non-White population of 50 percent or more, or for non-urban areas, 20 percent and a poverty rate of 40 percent or more; or 2) a non-White population of 50 percent or more and poverty rates three times the average poverty rate for the county.

Most of the City's population identifies as non-Hispanic White and despite an increase in diversity over the past decade, many census tracts in the City are still predominantly White. Certain areas of the City, however, do show varying levels of racial and ethnic diversity with central Citrus Heights (near Greenback Lane and Sunrise Boulevard) showing the most diversity.

While no R/ECAPs are located in Citrus Heights, there are concentrated areas of poverty that overlap with areas of high racial and ethnic diversity. In 2019, census tracts east of Sunrise Boulevard and south of Greenback Lane had the highest share of residents with incomes below the poverty level at 30 percent (almost double the poverty rate in 2014 at 15 percent). Jurisdictions near Citrus Heights with R/ECAPs include North Highlands and the Cities of Rancho Cordova and Sacramento.

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

Many neighborhoods and communities in Citrus Heights face challenges related to aging housing (e.g., potential lead-based hazards, poor housing conditions) and a lack of accessibility features for seniors, elderly persons, and persons with disabilities. These challenges are directly related to the large share of housing in the City that was built before lead-based paint was banned for residential use, and housing that was built before accessibility requirements were established for residential development.

Stakeholders also described the characteristics of the market in these areas and neighborhoods during interviews conducted for the plan in which many participants explained that housing problems and quality issues are more prominent because of the large number of “absentee” property and homeowners that purchased the housing as investment properties/rentals and have not maintained the property/unit.

Are there any community assets in these areas/neighborhoods?

The Citrus Heights Children and Youth Center is located on Sayonara Drive and was constructed with CDBG funds during the 2010-2014 Consolidated Plan period. The street also maintains easy access to regional transit. In recent years, City staff have worked to identify opportunities to redevelop aging and debilitated properties along Sayonara Drive and in Central Citrus Heights (near Greenback Lane and Sunrise Boulevard) for public facilities like community centers and childcare centers high infrastructure costs and partnerships with developers have presented ongoing challenges.

In Central Citrus Heights—along Sunrise Boulevard—is the Sunrise Mall which would be a major community asset and source of economic growth for the City if redeveloped and revitalized over the 20-year redevelopment plan. (Stakeholders noted that efforts to revitalize commercial areas along the Boulevard are crucial for long-term growth as there are limited opportunities for economic development, local business growth, gathering spaces for community members, etc.).

Are there other strategic opportunities in any of these areas?

There are many strategic opportunities in the areas identified above specifically the Sunrise MarketPlace which is a ten-block area along Greenback Lane between Birdcage Street and Fair Oaks Boulevard and along Sunrise Boulevard between Madison Avenue and north of Arcadia Drive. Sunrise MarketPlace is considered to be the heart of commercial activity in Citrus Heights because it provides local jobs, shopping opportunities, personal and business services, office space, and generates a large share of local sales tax revenue. As surrounding communities increasingly invest in and develop large commercial centers, City staff have recognized the need to enhance and protect the Sunrise MarketPlace through aggressive marketing and business promotion efforts, beautification programming, and other activities to increase economic opportunities and community resources for residents in these areas.

The City intends to improve the Sunrise MarketPlace through several place-based strategies and investments developed as part of the Housing Element Update and long-term economic development strategy. These policies were developed by City staff and adopted by the City Council to support the efforts of the Property-based Business Improvement District (PBID) and the implementation of the City's Sunrise MarketPlace Revitalization Blueprint.

Key place-based strategies and investments that present strategic opportunities for City funds and resources in the next five years include but are not limited to locating office buildings to increase the vitality of the area; promoting new regional and community-oriented development within Sunrise MarketPlace that is supportive of existing uses; increasing activity through transportation investments and improve the mobility; reviewing and amending the Zoning Code to address regulatory impediments; and using redevelopment and other City resources to leverage and assist property owner efforts.

Stakeholders also identified strategic opportunities during the development of this Con Plan including, using CDBG funds to make street improvements along Greenback Lane and/or allocating funds to increase access to public transit options in these areas. The Sunrise MarketPlace (and areas surrounding Sunrise Boulevard) was identified as a strategic opportunity to further the City's housing and community/economic development goals by almost all participants. Individuals emphasized the importance of redeveloping the center because it can increase affordable housing and expand economic development opportunities for local businesses and workers.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

According to 2022 American Community Survey (ACS) data, only 3 percent of households (1,077 households) in Citrus Heights do not have access to internet in their home while 6 percent of households (1,860 households) do not have an internet subscription in their home. Data indicate that access to internet and broadband services is a greater barrier for low and moderate-income households. In Citrus Heights, only 4 percent of households earning $75,000 or more per year do not have an internet subscription compared to 18 percent of households earning below $20,000 per year and 5 percent of households earning between $20,000 and $50,000 per year.

Most households in the City have access to computing devices. In Citrus Heights, 86 percent of households have a desktop or laptop and 93 percent have a smartphone. Only 3 percent of households (891 households) in the City do not have access to a computer in their home—according to 2022 1-year ACS data.

Stakeholders in Citrus Heights and the county generally feel that access to the internet and broadband services are consistent across communities and neighborhoods, there are “pockets” of low and moderate-income neighborhoods with fewer service provider options that may impact access to economic opportunities and/or educational outcomes. During interviews, individuals explained that the City has worked to expand broadband access and reduce the digital divide by improving the quality of service and diversifying service provider options through local ordinances.

Additionally, findings from the community survey revealed low support for investing in access to the internet and broadband services: 19 percent of residents *and* stakeholders and 14 percent of residents said that they would most like to see the City allocate federal block grant funds to increase access to internet/broadband. (It is important to note that racial and ethnic minorities and low-income households who responded to the community survey expressed a greater need for the City to provide funds to increase access to internet services).

At the regional level, there is a Coalition for Digital Inclusion which focuses on digital equity by compiling resources and data to promote digital inclusion and identify strategies. Comprised of government entities, for-profit organizations, and nonprofits focused on reducing the digital divide, the Coalition’s main goal is for all residents living in the region to have access to services (skills), hardware (access to or own), and connection (wiring/infrastructure/high speed). These goals are guided by a set of economic, civic, and cultural principles.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

According to the Federal Communications Commission database, Sacramento County is served by more than five broadband providers. The City has made efforts in recent years to increase the number of internet service providers in the City through local ordinances. For example, Citrus Heights allows broadband and internet service providers to install infrastructure along major corridors to expand access to high-speed/high-quality internet.

However, interview participants did note that these efforts have been a challenge given the low number of providers that have taken advantage of the ordinance.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The City of Citrus Heights is vulnerable to several natural hazards associated with climate change including severe weather, floods, earthquakes, and fires. According to stakeholders with expertise in hazard mitigation planning, natural hazard risks associated with climate change have increased in recent years. Environmental disasters caused by flooding pose the greatest risk to individuals and households in the City due to where the City is located and its proximity to major creeks and other areas prone to flooding.

The City's natural hazard risks have the potential to cause impacts ranging from minimal to catastrophic (disrupting city operations, extensive damage, fatalities, etc.). Any hazards that impact Sacramento County and Southern Placer County can also affect Citrus Heights. Hazards that do not directly affect Citrus Heights have the potential to produce evacuees from the impacted regions flowing into or passing through the City which could cause an overload of major streets, a requirement to open and maintain shelters, and overburdened traffic control.

The Citrus Heights Emergency Operations Plan (EOP) is the City's all-hazards plan that establishes an Emergency Management Organization and assigns functions and tasks consistent with California's Standard Emergency Management System (SEMS) and the National Incident Management System (NIMS). It provides for the integration and coordination of planning efforts of multiple departments within Citrus Heights, multijurisdictional special districts, Sacramento County, and the State of California. It addresses actions for all disasters and additional actions appropriate for specific hazards.

Citrus Heights depends on the federal government, the State of California, the California Master Mutual Aid System, and other formal and informal agreements for outside disaster and emergency response assistance. The level and sources of outside assistance depend on the nature and scope of the incident and the availability of specific resources. When a local state of emergency has been declared and the Citrus Heights Emergency Operations Center (EOC) is activated, all requests for outside resources will go through the City EOC to the Sacramento OA EOC.

In interviews with stakeholders, many individuals spoke favorably of the City's hazard mitigation planning efforts specifically not allowing proposed developments or projects to be sited in designated flood areas. (This was done to protect existing and future community assets and facilities).

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Natural hazard risks disproportionately impact low- and moderate-income households, seniors/elderly persons, persons with disabilities, and unhoused persons and families (especially those who are unsheltered without phones to receive emergency alerts). Seniors with mobility challenges and persons with physical disabilities are particularly vulnerable to environmental disasters and hazards as these populations tend to face greater challenges preparing for disasters and/or evacuating without assistance.

Low- and moderate-income households are most vulnerable to being displaced after natural disasters as these households are less likely to afford to stay in a hotel or motel, forcing many to live out of their cars, in shelters, and/or on the streets. The City has made efforts to address the risks of displacement following natural disasters. For example, Citrus Heights recently provided funds to several community centers across the City to provide shelter to households who are displaced following an environmental disaster (flood, earthquake, fire, etc.). During interviews, individuals with expertise in this area spoke favorably of these efforts and recommended that the City continue this funding to further support these households.

Households in the flood plain are particularly vulnerable to flood risks, especially households that do not carry flood insurance because of unaffordable premiums and/or because they bought homes not knowing they were in a flood plain (and therefore, needed to carry flood insurance).

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Over the five-year planning period, the City of Citrus Heights will use a need-based strategy (rather than a place-based strategy) to guide the allocation of federal block grant funds.

Findings from the community survey identified priority populations that the City will target for funds, programs, and services. The target groups identified by residents and stakeholders include low and moderate-income households, unhoused persons and families, persons with disabilities, seniors/elderly persons, youth populations, persons with a mental illness, unhoused veterans, unhoused youth, and youth transitioning from the foster care system.

Additionally, residents identified strategic outcomes and priorities for the allocation of housing block grant funds which include more affordable rental housing (45 percent); more homeownership opportunities (40 percent); better distribution of affordable housing (32 percent); accessible housing for persons with disabilities (31 percent); and energy efficient improvements (26 percent).

For community development block grant funds, residents prioritized outcomes including more non-profit/services space (33 percent); senior centers (32 percent); transportation services for seniors (32 percent); neighborhood improvements (31 percent); community centers (30 percent); improvements to parks and recreation centers (28 percent); additional/higher quality childcare centers (27 percent); and improved access to fresh food (27 percent). The economic development outcomes prioritized by residents included job training programs or job training centers (55 percent), more opportunities for start-ups or businesses looking to expand or relocate (48 percent), and the revitalization of neighborhood businesses/commercial areas (45 percent).

Based on the needs assessment, market analysis, and consultations with residents and stakeholders, the City selected three key priorities for the Consolidated Plan:

- Build healthy communities;
- Preserve and expand housing opportunities;
- Provide public services responsive to current needs.

These priorities align closely with three of the City Council's Strategic Objectives: "diversify for a vibrant economy", maintain and enhance fascial stability", and maintain public infrastructure and enhance all modes of transportation."

Within those priorities, the City identified five goals to guide the allocation of federal block grant funds over the five-year Consolidated Plan period.

These goals include:

- Foster affordable housing;
- Provide a variety of public services;
- Improve accessibility;
- Construct or upgrade public facilities;
- Affirmatively further fair housing.

To address these goals over the five-year planning period, the City plans to continue to support the affordable housing project on Sayonara Drive, provide a home repair program to homeowners needing health and safety repairs, support nonprofits that provide public services responsive to current needs, and assist with accessibility and public facilities. Other projects may be considered as needed throughout the Consolidated Plan timeframe.

The City anticipates funding projects using a variety of sources, including CDBG, HOME, monies from the General Fund, and grants. The City intends to implement many of the projects included in the plan with local and regional nonprofits, as well as affordable housing developers.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 12 - Geographic Priority Areas

1	**Area Name:**	CDBG Target Area
	Area Type:	Local Target area
	Other Target Area Description:	-
	HUD Approval Date:	-
	% of Low/ Mod:	-
	Revital Type:	Comprehensive
	Other Revital Description:	-
	Identify the neighborhood boundaries for this target area.	This target area includes all census blocks with 51% or more low- and moderate-income households, based on CPD maps information.
	Include specific housing and commercial characteristics of this target area.	This target area includes all low- and moderate-income census blocks. Citrus Heights is a primarily residential area. However, there are commercial areas located along the main arterial corridors.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	There is a general need for assistance in low- and moderate-income neighborhoods. Therefore, the low- and moderate-income census blocks were selected as the CDBG target area.
	Identify the needs in this target area.	The CDBG target area needs infrastructure improvements, accessibility improvements, housing preservation activities, park improvements, and public services.
	What are the opportunities for improvement in this target area?	There is an opportunity to partner with the General Services Department Sunrise Recreation and Park District and other nonprofits to leverage CDBG funding with other funding sources.

	Are there barriers to improvement in this target area?	The amount of funding available is the main barrier to improvements.
2	**Area Name:**	Citywide
	Area Type:	Citywide
	Other Target Area Description:	-
	HUD Approval Date:	-
	% of Low/ Mod:	-
	Revital Type:	Comprehensive
	Other Revital Description:	-
	Identify the neighborhood boundaries for this target area.	Citywide
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	There is a general need for assistance citywide.
	Identify the needs in this target area.	Senior Services, Youth Services, Public Facilities, Public Infrastructure, Housing Preservation, Emergency Food Bank Services
	What are the opportunities for improvement in this target area?	There is an opportunity for nonprofits to partner with other organizations to provide efficiency.
	Are there barriers to improvement in this target area?	The amount of funding available is the main barrier to improvements.

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Citrus Heights will use a need-based strategy, as opposed to a place-based strategy, throughout 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 percent of low and moderate-income neighborhoods). Most of the activities the City plans to conduct will be offered to eligible households citywide.

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.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 13 – Priority Needs Summary

1	**Priority Need Name**	Build Healthy Communities
	Priority Level	High
	Population	Extremely Low Income Low Income Moderate Income Large Families Families with Children Victims of Domestic Violence Unhoused Persons and Families Persons with a Mental Illness Persons with HIV/AIDS Persons with Substance Abuse Veterans Elderly/Seniors Persons with Disabilities
	Geographic Areas Affected	Citywide CDBG Target Area
	Associated Goals	Provide a variety of Public Services Improve Accessibility Construct or Upgrade Public Facilities
	Description	Build healthy communities

	Basis for Relative Priority	• Foster Affordable Housing • Provide a variety of Public Services • Improve Accessibility • Construct or Upgrade Public Facilities • Affirmatively Further Fair Housing
2	**Priority Need Name**	Preserve and Expand Housing Opportunities
	Priority Level	High
	Population	Extremely Low Low Income Moderate Income Large Families Families with Children Elderly/Seniors Frail Elderly Persons with Disabilities Chronic Homelessness
	Geographic Areas Affected	Citywide CDBG Target Area
	Associated Goals	Foster Affordable Housing
	Description	Preserve and expand housing opportunities
	Basis for Relative Priority	• Foster Affordable Housing
3	**Priority Need Name**	Provide Public Services Responsive to Current Needs
	Priority Level	High

	Population	Extremely Low Income Low Income Moderate Income Large Families Families with Children Elderly/Seniors Chronic Homelessness Individuals Families with Children Persons with a Mental Illness Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Provide a variety of public services
	Description	Provide public services responsive to current needs
	Basis for Relative Priority	• Provide a variety of public services • Affirmatively further fair housing

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

The City anticipates receiving CDBG funding throughout the Consolidated Plan period.

In addition, the City is part of a consortium with Sacramento County, the City of Sacramento, and the City of Rancho Cordova. (The Sacramento Housing and Redevelopment Agency is the lead agency of the HOME consortium). The City allocated future HOME funds to support the Sunrise Pointe Apartment Project which is a 46-unit permanent supportive housing project in Citrus Heights. The project represents a partnership between California (through the No Place Like Home Program), Sacramento County, and SHRA. This project has since been completed.

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	633,964	179,783	493,292	1,307,039	1,864,460.50	The City received $633,964 in annual entitlement funds for FY25. The City has received 179,783.42 in program income generated by loan repayments thus far. The Revolving Loan Fund is sustained through loan repayments, with 80% repayment to be used to issue new loans/grants for housing rehabilitation projects, and the remaining 20% allocated may be used for the planning and administration of the CDBG program. Prior Year Resources: These funds were previously allocated to projects that did not move forward. These funds have now been reprogrammed and approved for use in projects planned for Calendar Year (CY) 2025.

Table 14 - 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

The CDBG program does not have a matching requirement. However, the City does add local funds (general fund monies) to support organizations receiving CDBG funding.

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

The City of Citrus Heights inventoried all vacant residentially zoned parcels within the City; residential projects in the pipeline; and underutilized commercially zoned parcels within the Sunrise Tomorrow Specific Plan, Auburn Boulevard Planning Area, and Antelope Crossing Plan. The land inventory found 62 acres vacant for residential development (all of which was entitled to development during the 2021-2029 planning period) with an additional 95 acres of underutilized land available for residential development.

Vacant and underutilized residential land will address the needs identified in the plan by creating new housing units for very low to low-income households. The City estimates that the combination of pending projects on vacant and underutilized land will yield 853 units over the 2021-2029 Housing Element period—a third of which will be dedicated to very low to low-income households (based on allowed density).

Citrus Heights has planned for the possibility that pending projects or underutilized land may not develop the number of housing units projected over the planning period by including three site areas in its banked land inventory for no-net-loss purposes. These include the Auburn Boulevard Specific Plan Area (135 units), the Antelope Crossing Special Planning Area (67 units), and Bear Paw Townhomes (25 units). These areas could allow for an additional 227 units should the other vacant/underutilized parcels fall through.

The City's Sayonara affordable housing project may also help address the needs identified in the plan.

Citrus Heights has also 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.

Discussion

Affordable housing developers and the City must be as creative as possible to find other sources of funding from state programs targeted to low- and moderate-income households, other non-HUD federal sources, private loan funds, federal and state tax credits, and local funding. In order to win tax credits, multiple sources of funding are required, and the minimum matching requirements are typically far exceeded in each project.

These resources include funds provided under other HUD programs, the Economic Development Administration, the Federal Emergency Management Agency, federal, state and local energy efficiency programs, federal and State tax credits and mortgage credit certificates, and other federal grant programs as may be identified.

SP-40 Institutional Delivery Structure - 91.415, 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
City of Citrus Heights	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction

Table 15 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The Citrus Heights Community Development Department is responsible for the administration of the City's community development programs, including local programs that assist target-income residents. The department includes the City's Housing and Grant Division, which has the primary responsibility for the 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, Code Enforcement, General Services, Economic Development, and advisory committees. Additionally, Citrus Heights benefits from working closely with several local and regional nonprofits that focus their efforts on target-income households.

Gaps within the City's delivery system were identified during discussions with stakeholders. Although some services are located in Citrus Heights, many are located outside of Citrus Heights, usually in the City of Sacramento and the County of Sacramento. Sacramento Regional Transit is available for residents to receive services in Sacramento, but many state that it is not convenient due to cost, transit schedule, location of stops, and length of travel.

The City's Housing and Human Services Program Coordinator has a seat on the Continuum of Care Advisory Board and works with the CoC to develop regional gap analyses. City staff use these analyses to identify gaps in the institutional delivery system and develop strategies to address identified gaps.

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
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X	X	
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics		X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 16 - 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)

Citrus Heights meets the needs of homeless persons by providing services locally.

- Sunrise Christian Food Ministry provides food bank services to residents and provides referrals to available services where possible.
- Citrus Heights HART works with faith-based organizations to provide temporary emergency shelter for the homeless in Citrus Heights during the coldest winter months. They also help meet the basic needs of the homeless residents connecting them to resources to aid in the next steps.
- Sacramento County Department of Homeless Services and Housing (DHSH) which Community Health Works provides outreach and navigation services for unsheltered homeless living in Citrus Heights. This program is funded through an American Rescue Plan Act (ARPA) district-directed funding allocation from Sacramento County District 4, Supervisor Sue Frost. Through this collaboration, ARPA funding has been directed to DHSH to fund a 1.0 FTE Community Health Worker (CHW), client assistance support, and associated administrative costs to provide a CHW to Citrus Heights.
- The City maintains strong involvement with Sacramento Steps Forward, which coordinates Sacramento County Continuum of Care and offers programs available to homeless individuals in Citrus Heights.

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

Stakeholders that work directly with special needs populations including those experiencing homelessness identified several strengths and gaps in the service delivery system. Strengths within the service delivery system were attributed to the City's ability to collaborate across city departments—for example, stakeholders specifically noted that unhoused persons and other special needs populations have been served by a Community Health Worker.

Gaps identified by stakeholders were largely related to challenges connecting residents to needed services, supports, and resources. Providers specifically mentioned that most resources available in Citrus Heights are difficult for special needs populations to navigate funds to increase staffing/capacity, and residents do not receive the help they need to navigate services. Several stakeholders identified chronically homeless persons as facing the most challenges navigating the City's service delivery system.

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

Citrus Heights hopes to address these gaps by identifying programs and services to provide in the City and providing services to assist target-income residents.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Assessment	Funding (Five-Year Period)	Goal Outcome Indicator
1	Foster Affordable Housing	2025	2029	Affordable Housing	Citywide	Preserve and expand housing opportunities	CDBG: $300,000	Homeowner Housing Rehabilitation: 15 Household Housing Units
2	Provide a variety of Public Services	2025	2029	Non-Homeless Homeless Special Needs	Citywide	Build Healthy Communities Provide Public Services responsive to current needs	CDBG: 300,000	Public service activities other than Low/Moderate Income Persons Assisted: 12,500 Persons Assisted
3	Improve Community Accessibility	2025	2029	Non-Housing Community Development	Citywide CDBG Target Area	Build Healthy Communities	CDBG: $1,950,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5,000 Persons Assisted

4	Construct or Upgrade Public Facilities	2025	2029	Non-Housing Community Development	Citywide CDBG Target Area	Build Health Communities	CDBG: $200,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
5	Affirmatively Further Fair Housing	2025	2029	Affordable Housing	Citywide CDBG Target Area	Build Healthy Communities Provide public services responsive to current needs	CDBG: $125,000	Public service activities other than Low/Moderate Income Persons Assisted: 2,000 Persons Assisted

Table 17 – Goals Summary

Goal Descriptions

1	**Goal Name**	Foster Affordable Housing
	Goal Description	Home repairs program that assists low-income households with health and safety repairs to their home.
2	**Goal Name**	Provide a Variety of Public Services
	Goal Description	Nonprofits providing public services to low-income households.
3	**Goal Name**	Improve Accessibility
	Goal Description	Streetlights, ADA sidewalk improvements, traffic signals, crossing signals, crosswalks, ADA ramps to public right-of-way and public facilities, sewer/water/utility improvements
4	**Goal Name**	Construct or Upgrade Public Facilities
	Goal Description	Senior center, youth center, neighborhood center, community center
5	**Goal Name**	Affirmatively Further Fair Housing
	Goal Description	Providing services to affirmatively further fair housing.

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 anticipates 26 low-income families will be provided with affordable housing during the Consolidated Plan timeframe through a non-CDBG funded activity.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

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

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.

The City also addresses hazards through rental inspection requirements, code enforcement, and program policies. In 2019, for example, the City implemented the Rental Housing Inspection Program (RHIP) which requires that the City’s housing stock be regularly inspected by code enforcement officers to ensure rental housing is properly maintained.

Citrus Heights will continue to remove unsafe or dilapidated housing through the Code Enforcement Program and look for opportunities to secure vacant residential structures that are unsafe and require resolution.

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 - 91.415, 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 Consolidated Plan period, these activities will include housing counseling, case management, food assistance, and youth programs. The City will also continue to support activities that preserve and expand the supply of housing affordable to low-income households and very low-income households.

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 and services for priority populations (including unhoused individuals), 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.

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 a robust monitoring system to ensure that the activities carried out in the furtherance of the Consolidated Plan are conducted in a timely manner and in accordance with federal monitoring requirements.

The objectives of Citrus Heights' monitoring system are listed below.

- Ensure subrecipients implement projects as outlined in CDBG applications and agreements.
- Monitor timely execution of projects per the agreed schedule.
- Verify that project costs are eligible, reasonable, and compliant with CDBG rules.
- Ensure adherence to all applicable laws, regulations, and agreement terms.
- Minimize risks of fraud, waste, and mismanagement.
- Confirm subrecipients have the capacity to carry out approved projects.
- Identify issues and support subrecipients in meeting legal and regulatory requirements.
- Provide technical assistance and training to resolve compliance issues.
- Follow up to ensure performance and compliance issues are corrected and not repeated.
- Comply with federal monitoring requirements (24 CFR 570.501(b), 84.51, and 85.40).
- Identify and address potential conflicts of interest (24 CFR 570.611).
- Ensure proper recordkeeping to demonstrate regulatory compliance.
- Conduct outreach to minority and women-owned businesses to encourage inclusive participation.

Monitoring process and procedures. Citrus Heights begins the monitoring process by filling out the "Citrus Heights Monitoring Risk Assessment" form to determine if subrecipients will receive a desk review or on-site monitoring processes. Based on the results of assessment, City staff schedule monitoring options for subrecipients and hold a kickoff meeting (at the start of the activity). Citrus Heights monitors subrecipient's performance on annual basis with either monitoring option (Desk Review or an On-Site Review). If it is the first time the subrecipient is receiving CDBG funds or if the subrecipient indicates a greater need for oversight, the City staff develops a schedule for more frequent meetings within the program year (as needed).

Citrus Heights has two monitoring options determined by the findings of the Monitoring Risk Assessment Form, Desk Review or On-Site Monitoring.

- Desk Review Monitoring Option—The Desk Review monitoring option is generally used to review and monitor subrecipients for whom the City already has applicable documentation on file from previous program years (indirect cost allocation plan, procurement policies, etc.).
- On-Site Monitoring Option—City staff begin the On-Site Monitoring process by conducting a telephone call with subrecipients to explain the purpose of the monitoring and to arrange mutually convenient dates for site visits. (Staff must send a formal notification letter of the scheduled visit to confirm monitoring dates/scope, provide a description of the information to review, duration of monitoring, staff involved, etc.). Additionally, before monitoring, City staff must hold an entrance conference on-site with the subrecipient's director and appropriate financial and program staff. At the end of the visit, an exit conference with key representatives of the sub-recipient organization to discuss tentative conclusions from the monitoring process. A follow-up letter must be mailed to the subrecipient within 30 days of the monitoring date—any findings from the monitoring process must be correctly defined; based on applicable laws, regulations, or program policies; supported by the facts presented in the monitoring letter; with specified corrective actions.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The City anticipates receiving CDBG funding throughout the Consolidated Plan period.

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	633,964	179,783.42	493,292.00	1,207,039.00	1,864,460.50	The City received $633,964 in annual entitlement funds for FY25. The City has received 179,783.42 in program income generated by loan repayments thus far. The Revolving Loan Fund is sustained through loan repayments, with 80% repayment to be used to issue new loans/grants for housing rehabilitation projects, and the remaining 20% allocated may be used for the planning and administration of the CDBG program. Prior Year Resources: These funds were previously allocated to projects that did not move forward. These funds have now been reprogrammed and approved for use in projects planned for Calendar Year (CY) 2025.

Table 18 - 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 matching requirement. However, the City does add local funds (general fund monies) to further support many of the organizations receiving CDBG funding.

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

The City of Citrus Heights inventoried all vacant residentially zoned parcels within the City; residential projects in the pipeline; and underutilized commercially zoned parcels within the Sunrise Tomorrow Specific Plan, Auburn Boulevard Planning Area, and Antelope Crossing Plan. The land inventory found a total of 62 acres vacant for residential development (all of which was entitled for development during the 2021-2029 planning period) with an additional 95 acres of underutilized land available for residential development.

Vacant and underutilized residential land will be used to address the needs identified in the plan by creating new housing units for very low to low-income households. The City estimates that the combination of pending projects on vacant and underutilized land will yield 853 units over the 2021-2029 Housing Element period—a third of which will be dedicated for very low to low-income households (based on allowed density).

Citrus Heights has planned for the possibility that pending projects or underutilized land may not develop the number of housing units projected over the planning period by including three site areas in its banked land inventory for no-net-loss purposes. These include the Auburn Boulevard Specific Plan Area (135 units), the Antelope Crossing Special Planning Area (67 units), and Bear Paw Townhomes (25 units). These areas could allow for an additional 227 units should the other vacant/underutilized parcels fall through.

The City's Sayonara affordable housing project may also help address the needs identified in the plan.

Citrus Heights has also 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.

Discussion

Affordable housing developers and the City must be as creative to find funding from state programs targeted to low- and moderate-income households, other non-HUD federal sources, private loan funds, federal and state tax credits, and local funding. The City actively pursues available grants for housing and community development programs.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Assessment	Funding	Goal Outcome Indicator
1	Foster Affordable Housing	2025	2029	Affordable Housing	Citywide	Preserve and expand housing opportunities	CDBG: $200,645 (revolving loan funds and prior year funds) CDBG: $76,310.70 (revolving loan funds)	Mobilehome Homeowner Rehabilitation: 6-8 Household Housing Units Single-Family Homeowner Rehabilitation: 2-3 Housing Units
2	Provide a variety of Public Services	2025	2029	Non-Homeless Homeless Special Needs	Citywide	Build Healthy Communities Provide Public Services responsive to current needs	CDBG: $70,822.60	Public service activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted
3	Improve Community Accessibility	2025	2029	Non-Housing Community Development	Citywide CDBG Target Area	Build Healthy Communities	CDBG: $793,471.25	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted

4	Construct or Upgrade Public Facilities	2025	2029	Non-Housing Community Development	Citywide CDBG Target Area	Build Health Communities	CDBG: $0 (funds not recommended towards this goal for 2025)	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
5	Affirmatively Further Fair Housing	2025	2029	Affordable Housing	Citywide CDBG Target Area	Build Healthy Communities Provide public services responsive to current needs	CDBG: $24,272	Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted

Table 19 – Goals Summary

Goal Descriptions

1	**Goal Name**	Foster Affordable Housing
	Goal Description	Home repairs program that assists low-income households with health and safety repairs to their home.
2	**Goal Name**	Provide a Variety of Public Services
	Goal Description	Nonprofits providing public services to low-income households.
3	**Goal Name**	Improve Accessibility
	Goal Description	Streetlights, ADA sidewalk improvements, traffic signals, crossing signals, crosswalks, ADA ramps to public right-of-way and public facilities, sewer/water/utility improvements

4	**Goal Name**	Construct or Upgrade Public Facilities
	Goal Description	Senior center, youth center, neighborhood center, community center
5	**Goal Name**	Affirmatively Further Fair Housing
	Goal Description	Providing services to affirmatively further fair housing.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The activities to be undertaken during the program year 2025 are outlined below.

#	Project Name
1	2025 Planning and Administration
2	2025 Public Services
3	2025 Pavement Preservation Plan
4	Critical Home Repair Grant Program (Ongoing)
5	Revolving Loan Fund (Ongoing)

Table 20 – Project Information

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

In making project recommendations, consideration is given based on thresholds that projects must meet to comply with CDBG objectives, including meeting national objectives and addressing the housing and community priorities adopted by the Consolidated Plan. City staff intend to prioritize activities and programs that address the needs identified by the plan; associated costs and financial feasibility; short- and long-term effectiveness; management and implementation of the project; experience with similar activities; past performance; available funds and resources to leverage; and the completeness of the application.

While there are several constraints to meeting the needs of low-income and unhoused residents, the primary obstacle is the lack of funding to address needs efficiently. Cuts to federal and state funding sources have forced many nonprofits and social service agencies to cut services and programming—despite an increased need and demand for these services and programs. Given the growing need to support households with low incomes and those experiencing homelessness, the City has reaffirmed its commitment to provide (and leverage) local funds and resources to nonprofits and providers serving special needs populations in the City—despite being impacted by budget cuts at the federal and state levels.

A second obstacle to meeting underserved needs is the location of supportive housing and services to support unhoused persons and families (including those at risk of homelessness)—most of which are located in the City of Sacramento. (Several stakeholders noted that the greatest barrier to addressing homeless needs in the City is the lack of housing and public transportation. However, Citrus Heights works closely with the regional transit agencies to improve access to public transit, and there are several daily public transportation linkages between Citrus Heights and downtown Sacramento.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	2025 Planning and Administration
	Target Area	-
	Goals Supported	-
	Needs Addressed	-
	Funding	CDBG: $126,792.80
	Description	A maximum of 20 percent of its annual allocation toward effectively administering the federal CDBG program by HUD regulations.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	-
	Location Description	6360 Fountain Square Drive Citrus Heights, CA 95621
	Planned Activities	Funds will be used to coordinate, administer, and monitor the CDBG program—and to prepare the reports and plans required by HUD.
2	**Project Name**	2025 Public Services
	Target Area	Citywide
	Goals Supported	Provide a Variety of Public Services Affirmatively Further Fair Housing

	Needs Addressed	Build Healthy Communities Preserve and Expand Housing Opportunities Provide public services responsive to current needs
	Funding	CDBG: $95,094.60
	Description	A maximum of 15 percent of its annual allocation toward public services. Any increase or decrease in public service funding available will be distributed per the direction of the City Council.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 3239 households will benefit from the public service activities provided by nonprofit agencies. The services will benefit low to moderate-income households.
	Location Description	Nonprofits offer services at various locations: Campus Life Connection—7836 Sayonara Drive, Citrus Heights Meals on Wheels—Meals are delivered to seniors or seniors may attend the Crosswoods Café (6742 Auburn Blvd, Citrus Heights). Sunrise Christian Food Ministry—5901 San Juan Road, Citrus Heights Renters Helpline—Community Link Capital Region (CLCR) is located at 8001 Folsom Boulevard, Sacramento, CA 95691, and Project Sentinel is located at 1490 El Camino Real, Santa Clara.

	Planned Activities	**PY 2025 EN Activities:** Campus Life Connection (Matrix Code 05D, LMC): Operate an afterschool center that provides low-income youth with educational support and recreational activities. Activities include mentoring, tutoring, educational games, technology center, and daily nutritious meals to approximately 105 youth. Estimated funding for this activity is $21,698.20. Meals on Wheels (Matrix Code 05A, LMC): Provide balanced, nutritious meals Mon-Fri, 250 days per year to an estimated 209 seniors either at Crosswoods Café site Tuesdays, Thursdays, and Fridays beginning at 11:30 AM or by delivery to homebound seniors. Estimated funding for this activity is $17,698.20. Community Link Capital Region and Project Sentinel: Renter's Helpline (Matrix Code: 05K, LMC): To provide a telephone and Internet-based "Renters Helpline" which provides counseling, dispute resolution, and fair housing services for residents in a housing crisis or dispute to approximately 425 households. Estimated funding for this activity is $24,272.00 Sunrise Christian Food Ministry, Emergency Food Bank (Matrix Code: 05W, LMC): To provide ongoing emergency food to approximately 2,500 low-income and unhoused persons in Citrus Heights. Funding for this activity is $31,426.20.
3	**Project Name**	2025 Pavement Preservation Plan
	Target Area	Citywide
	Goals Supported	Improve Accessibility
	Needs Addressed	Build Healthy Communities
	Funding	CDBG: $793,471.25

	Description	The City's General Services Department will utilize a portion of the Community Development Block Grant (CDBG) funding to replace and reconstruct non-compliant ADA curb ramps at various locations throughout the City, ensuring improved accessibility and compliance with federal standards. Additionally, the City Council has approved the reallocation of $381,394.65 from the 2024 Residential Street Resurfacing Project to support the 2025 Pavement Preservation Plan ($412,076.60). The total CDBG funding allocated for the 2025 project is $793,471.25.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,000 individuals will benefit from this activity.
	Location Description	Locations have not yet been determined.
	Planned Activities	The City's General Services Department will use the CDBG portion of funding to replace and reconstruct non-confirming ADA curb ramps in various locations throughout the City.
4	**Project Name**	Critical Home Repair Grant Project (Ongoing)
	Target Area	Citywide
	Goals Supported	Foster Affordable Housing
	Needs Addressed	Build Healthy Communities Preserve and Expand Housing Opportunities
	Funding	CDBG: $200,645

	Description	The City Council has approved a partnership with Rebuilding Together Sacramento to provide critical home repairs and accessibility improvements aimed at reducing deferred maintenance, enhancing health and safety, and increasing energy efficiency for eligible households. To support this initiative, the City will allocate $111,338.34 in Prior Year Community Development Block Grant (CDBG) Funds—originating from previously awarded projects that did not fully expend their funds—and $89,306.66 in CDBG Revolving Loan Funds. The total CDBG funding for this project is $200,645, which will be used for general administration and home repair grants for eligible mobilehome homeowners. The City's Revolving Loan Fund is sustained through loan repayments, with 80% repayments to be used to issue new loans for housing rehabilitation projects, and the remaining 20% allocated for the planning and administration of the CDBG program.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	6-8 low-income mobilehome homeowners will benefit from this activity.
	Location Description	Locations have not yet been determined.
	Planned Activities	Critical Home Repair Grant Program (Matrix Code 14A, National Objective LMH): Provide housing repair and accessibility grants not to exceed $20,000 for repairs such as reducing accumulated deferred maintenance, enhancing the health and safety of the home, and improving energy efficiency.
5	**Project Name**	Revolving Loan Fund (Ongoing)
	Target Area	Citywide
	Goals Supported	Foster Affordable Housing
	Needs Addressed	Build Healthy Communities Preserve and Expand Housing Opportunities

	Funding	CDBG: $76,310.70
	Description	Matrix Code 14A; National Objective: LMH – Receipts from previous CDBG-funded loans are used to make new home repair loans and accessibility grants to low-income households. The City's Revolving Loan Fund is sustained through loan repayments, with 80% repayments to be used to issue new loans for housing rehabilitation projects, and the remaining 20% allocated for the planning and administration of the CDBG program.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	2-3 low-income households will benefit from the activity.
	Location Description	Locations have yet to be determined
	Planned Activities	Provide housing repair and accessibility loans not to exceed $60,000 for repairs such as reducing accumulated deferred maintenance, enhancing the health and safety of the home, and improving energy efficiency.

AP-50 Geographic Distribution - 91.420, 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. All public services and activities (including housing repair projects) are offered to residents and households citywide. Capital improvement projects including accessibility improvements are selected in coordination with the City's General Services Department. The location of projects is based on timing with other planned projects and initiatives—an effort pursued by the City to leverage non-CDBG funds and resources.

Geographic Distribution

Target Area	Percentage of Funds
City-wide	100%
CDBG Target Area	0

Table 21 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

All public service activities are offered to residents citywide. The City intends to continue to provide services and programming without established geographic priorities as investments have been successful.

Discussion

No geographic priorities were proposed.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The City has identified several action items, strategic priorities, and policy and program goals to address obstacles and barriers in meeting the unmet needs of residents (specifically special needs populations), as well as actions to foster and maintain affordable housing; reduce lead-based paint hazards and poverty rates for families; develop institutional structure; and actions to enhance coordination among public and private housing and social service agencies/providers during program years 2025-2029.

Other actions City staff have planned to address non-housing needs including public facilities and public improvements (see Discussion). These actions were adapted from the strategic goals and policies identified by the City's 2021 Housing Element Update; and tailored based on findings from quantitative and qualitative data analyses, stakeholder and resident consultations, and academic research/studies completed by state, regional, and local institutions.

Actions planned to address obstacles to meeting underserved needs

An obstacle to meeting the housing affordability needs of low-income households is the city lacks vacant land available for development. The City will focus heavily on the preservation of the existing housing stock through the Housing Repair Program and the existing land bank in the City's inventory. For example, Citrus Heights has included three residential land areas in its banked land inventory for no-net-loss purposes including the Auburn Boulevard Specific Plan Area (135 units), the Antelope Crossing Special Planning Area (67 units), and the Bear Paw Town Homes development (25 units). These areas could allow for an additional unit for very low to low-income households.

Actions planned to foster and maintain affordable housing

The most pressing affordable housing issues the City plans to address in the upcoming planning period are the balance between ownership and rental units in the city by increasing affordable homeownership opportunities (and ownership rates for lower-income families) to maintain community stability and investments, and the city's aging housing stock through preservation and maintenance programs. In addition to homeownership and housing preservation, the City has planned several program and policy changes to increase affordable housing production for households. For example:

- The Critical Home Repair Program will offer grants to low-income homeowners making health and safety repairs to their homes.
- The City is in partnership with Habitat for Humanity of Greater Sacramento to provide 26 homeownership housing units to low-income households (Sayonara Redevelopment Project).
- The City is in partnership with Hope Cooperative, a nonprofit to purchase the property at 7501 Sunrise Blvd to provide 88 permanent supportive housing units to seniors (Auburn

Oaks Project).

Actions planned to reduce lead-based paint hazards

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.

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). Community HealthWorks will provide these outreach and navigation services to the unhoused residents in Citrus Heights.

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 City Departments, and 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 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 and special needs populations. The City will also continue to work with many local nonprofits that provide services to low-income Citrus Heights residents. In addition, the City plans to work with other entitlement jurisdictions in Sacramento County, the City of Elk Grove, and the City of Rancho Cordova to research issues of interest to all jurisdictions and to coordinate on shared subrecipient monitoring.

Discussion

No further discussion.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(l)(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(l)(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
Total Program Income:	**0**

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.	100.00%

Discussion

The City determines low-income benefits on an annual basis.

Appendix – CON Plan Alternate/Local Data Sources

1	**Data Source Name** Housing and Community Needs Survey
	List the name of the organization or individual who originated the data set. The City of Citrus Heights and Root Policy Research designed the survey and analyzed survey response data.
	Provide a brief summary of the data set. The survey asked residents and stakeholders about the City's greatest housing, community, and economic development needs and solutions to address needs. The survey also asked residents and stakeholders to identify priority populations, funding priorities, and outcomes for housing and community development funds.
	What was the purpose for developing this data set? To gather resident and stakeholder input for the Consolidated Plan and Annual Action Plan and to inform the development of 5-year strategies and goals for allocation of federal block grant funds.
	Provide the year (and optionally month, or month and day) for when the data was collected. The survey was conducted between May 9, 2024 and July 9, 2024.
	Briefly describe the methodology for the data collection. Online survey instrument—SurveyMonkey.
	Describe the total population from which the sample was taken. Residents living in the City of Citrus Heights and stakeholders working with special needs populations in the City.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. Residents and stakeholders in the City of Citrus Heights with an emphasis on residents with housing, service, and community development needs. The survey also emphasized the participation of stakeholders and service providers who work directly with special needs populations in Citrus Heights.
2	**Data Source Name** 2022 American Community Survey
	List the name of the organization or individual who originated the data set. U.S. Census Bureau
	Provide a brief summary of the data set. Annual survey of households from the U.S. Census.
	What was the purpose for developing this data set? The federal government uses the data for a variety of purposes, including the allocation of U.S. Department of Housing and Urban Development (HUD) block grant funds to entitlement cities and states.
	Provide the year (and optionally month, or month and day) for when the data was collected. Data represent households in 2022.
	Briefly describe the methodology for the data collection. Methodology can be found at: https://www.census.gov/acs/www/methodology/methodology_main/

	Describe the total population from which the sample was taken. The sample size for the 2022 ACS data are not available.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. Households, persons, and housing units representative of the City of Citrus Heights.
3	**Data Source Name** 2021 Longitudinal Employer-Household Dynamics
	List the name of the organization or individual who originated the data set. U.S. Census Bureau
	Provide a brief summary of the data set. Number of workers and jobs in the City of Citrus Heights by business sector.
	What was the purpose for developing this data set? The federal government uses LEHD data for a range of purposes including the allocation of federal block grant funds to increase and improve employment and economic development opportunities in entitlement jurisdictions and states.
	Provide the year (and optionally month, or month and day) for when the data was collected. Data represent workers and jobs in 2021.
	Briefly describe the methodology for the data collection. Methodology can be found at: https://lehd.ces.census.gov/data/
	Describe the total population from which the sample was taken. Data represent 33,882 workers in Citrus Heights and 14,974 jobs located in Citrus Heights.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. Total workers and jobs in the City of Citrus Heights.
4	**Data Source Name** UCLA Affordability Analysis
	List the name of the organization or individual who originated the data set.
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	Provide the year (and optionally month, or month and day) for when the data was collected.
	Briefly describe the methodology for the data collection.
	Describe the total population from which the sample was taken.

	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.
4	**Data Source Name** 2023 California Labor Market Division
	List the name of the organization or individual who originated the data set. State of California Employment Development Department
	Provide a brief summary of the data set. Unemployment rates for the City of Citrus Heights.
	What was the purpose for developing this data set?
	Provide the year (and optionally month, or month and day) for when the data was collected. Unemployment data represent the City's population in 2023.
	Briefly describe the methodology for the data collection. The methodology can be found at: https://labormarketinfo.edd.ca.gov/FAQs/FAQs_DD.html
	Describe the total population from which the sample was taken. The sample size for unemployment rates in 2023 is provided for the City's total civilian population, as well as the total civilian population between 16 years and 65 years.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. The civilian population is between 16 years and 65 years in the City of Citrus Heights.

Appendix A.
Community Engagement Findings

Appendix A provides an in-depth analysis of the findings from the community engagement activities conducted to inform the 2025-2029 Consolidated Plan for the City of Citrus Heights.

Engagement Opportunities

Residents and stakeholders had several opportunities to provide their input on the City's greatest housing and community development needs. Community members also had the opportunity to provide feedback on the goals and strategies that will guide housing and community planning decisions over the next five years.

These opportunities included in-depth stakeholder interviews, "pop-up" engagement at the City's weekly farmer's market, an online resident and stakeholder survey, public hearings and meetings, and a workshop on the application process for federal block grant funds. The engagement activities conducted for the plan are highlighted and summarized below, followed by a more detailed analysis of these elements.

- City staff visited the farmer's market on Saturday, June 29, 2024 (a weekly event held in Citrus Heights in the parking lot of the Sunrise Mall) to gather feedback from residents on their greatest housing and community needs. The event was also an opportunity to promote the survey to residents in which team members and staff distributed multiple bilingual survey flyers with an online link to the survey and QR code.

- A workshop for potential grantees was held on Tuesday, July 30, 2024, to discuss the process for applying for and securing CDBG funds for housing and community development projects. A total of three stakeholders that serve residents with special needs participated in the workshop which covered funding priorities, goals, dates and deadlines, and other processes grantees must follow to be eligible for CDBG funds.

- An online community survey was available in English and Spanish for residents and stakeholders between May 9, 2024, and July 9, 2024. 777 community members participated in the survey for the City's Consolidated Plan—including 573 residents, 94 stakeholders, and 110 individuals who live *and* work for an organization that provides services to residents in Citrus Heights.

Public hearings and meetings. The first public hearing was held on Wednesday, July 10, 2024 at 6:00 PM in which City Council members considered action items related to the Community Development Block Grant (CDBG) program, which included an opportunity for residents and stakeholders to comment on the City's proposed amendments to the

Citizen Participation Plan (CPP) and Language Action Plan (LAP). Community members also had the opportunity to comment on the plans during the public review and comment period which was held between Thursday, July 13, 2024, and Friday, July 12, 2024. A public notice of the hearing was posted on the City's main website on Thursday, June 13, 2024, and published in the Citrus Heights Messenger on Friday, June 21, 2024. (The Messenger only publishes on Fridays).

Stakeholder interviews. A total of 20 stakeholder interviews were conducted between May 2024 and June 2024 to gather additional insight into the City's greatest housing and community development needs as well as recommendations to inform five-year goals and strategies.

Stakeholders who participated in interviews for the Consolidated Plan included housing and service providers, community and economic development professionals, affordable housing developers, transit providers, City staff, local law enforcement, and other individuals providing services to special needs residents including unhoused persons, seniors, survivors of domestic violence, persons with disabilities, and low to moderate-income families. Several local government agencies and departments also participated in stakeholder interviews for the plan.

The eighteen organizations and agencies represented during the consultation process included:

- Citrus Heights Administrative Services,
- Citrus Heights Community Development,
- Citrus Heights Economic Development,
- Citrus Heights Finance Division,
- Citrus Heights Homeless Assistance Resource Team (HART),
- Citrus Heights Police Department,
- Citrus Heights Planning Department,
- City of Citrus Heights Government,
- Community HealthWorks,
- Community Link Capital Region,
- Habitat for Humanity of Greater Sacramento,
- Interim Hospice,
- Rebuilding Together Sacramento,
- Sacramento Public Library (Sylvan Oaks Branch),
- Sac Regional Transit,
- Sunrise Christian Food Ministry,
- Sunrise MarketPlace,
- WEAVE, Inc.

Primary findings. From these interviews, main themes and primary findings were drawn to inform the objectives, goals, and priorities that will guide the allocation of federal block grant funds over the next five years. These findings are summarized below.

There is a need to increase the availability of and access to mental health care services specifically for low-income families and unhoused persons living in the city. Stakeholders recommend that the City work with Sacramento County to develop strategies that improve the way in which information about services and resources is distributed to community members. (Several service providers noted that many low-income and unhoused residents are unaware of what programs are available to them and/or eligibility requirements).

Unhoused persons need greater access to public facilities that facilitate access to job opportunities and improve their overall well-being specifically shower facilities with access to hygiene products, pay phones distributed across the city, public lockers, and centralized charging stations in key community locations. Many providers explained that unhoused persons are often denied employment because they cannot access basic need items to make themselves presentable for interviews; others noted that public lockers would provide a safe space for individuals to store their items and improve their mental health while they *"navigate the traumatic situation."*(Public lockers would also help reduce the number of unhoused persons being arrested for having shopping carts).

Many small and local businesses in Citrus Heights are suffering due to a lack of job opportunities and a limited pool of qualified candidates. The City's economy is primarily driven by the retail and food service industries—which tend to pay lower wages—making it increasingly difficult for residents to afford housing. Economic development professionals recommended that the City work with public/private partners to identify and invest in redevelopment activities. (For example, aging office space conversions to attract new businesses). They also emphasized the need to improve public transportation in areas with diverse job opportunities to attract young workers to the area.

Housing and Community Needs Survey

Outreach and promotion. An online community survey was available in English and Spanish for residents and stakeholders between May 9, 2024 and July 9, 2024. City staff led outreach and survey promotion efforts during the availability of the survey.

Survey sample note. Survey response data are shown for both residents who live in Citrus Heights, as well as stakeholders who work for an organization that provides services to individuals living in the city. Data are also shown for survey respondents who indicated that they both live in Citrus Heights and work for an organization that provides services in the City as these individuals often have unique perspectives on housing and community needs. (These respondents are referred to as "residents *and* stakeholders"). Individuals who neither live nor provide services in Citrus Heights were removed from the survey sample.

For survey questions that reflect residents' choice and personal housing experiences, survey response data from residents are summarized together. Analyses of responses that

provide insight on the greatest needs and recommendations for funds are provided separately.

Respondent profile. In total, 777 community members participated in the Housing and Community Needs Survey to inform the City's Consolidated Plan—including 573 residents, 94 stakeholders, and 110 residents *and* stakeholders. Figure A-1 illustrates the key characteristics of residents who responded to the survey.

Residents who responded to the survey were more likely to identify as non-Hispanic White (45%), own their homes (48%), and be under the age of 35 years (37%). Respondents with incomes below $50,000 per year comprised the largest share at 42% followed by those with incomes above $100,000 per year at 22%. Two in five (40%) indicated that they were "precariously housed"—living in a motel/hotel, shelter, and/or staying with family or friends—compared to only 13% who rent their homes.

High response rates from both low-income and precariously housed residents likely reflect the City's efforts to promote the survey to nonprofits and providers working directly with populations that have the greatest housing and community development needs.

Figure A-1. Survey Respondent Profile

Note:

n = 683.

Not all percentages may equal 100%.

Source:

Root Policy Research from the 2024 Housing and Community Needs Survey.

	Number	Percent
Total Resident Responses	**683**	**100%**
Race and Ethnicity		
Hispanic or Latino	128	26%
Other Minority	143	29%
Non-Hispanic White	223	45%
Income		
Below $25,000	86	14%
$25,000 up to $50,000	168	28%
$50,000 up to $75,000	113	19%
$75,000 up to $100,000	100	17%
Above $100,000	132	22%
Age		
Under 35 years	228	37%
35 to 44 years	195	32%
45 to 54 years	74	12%
Over 55 years	118	19%
Tenure		
Homeowner	322	48%
Renter	85	13%
Precariously Housed	267	40%

The top organizations represented in the stakeholder survey sample were affordable housing development, affordable housing provision, affordable housing advocacy, and business owners and managers. Individuals working for civil rights and criminal justice organizations also represented large shares of the survey sample (Figure A-2).

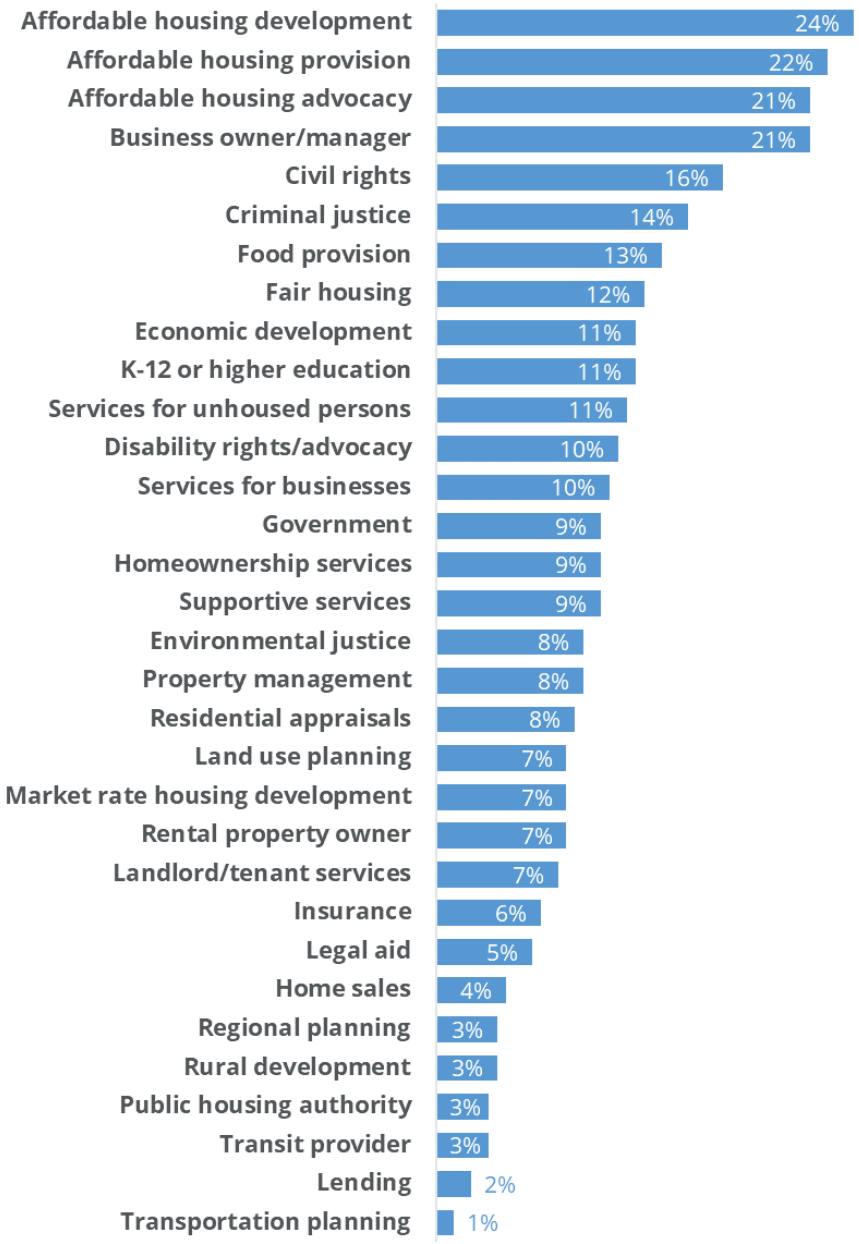
Figure A-2. Stakeholders by Organization Type

Note:

n = 204. Data include respondents who live in the City of Citrus Heights.

Source:

Root Policy Research from the 2024 Housing and Community Needs Survey.



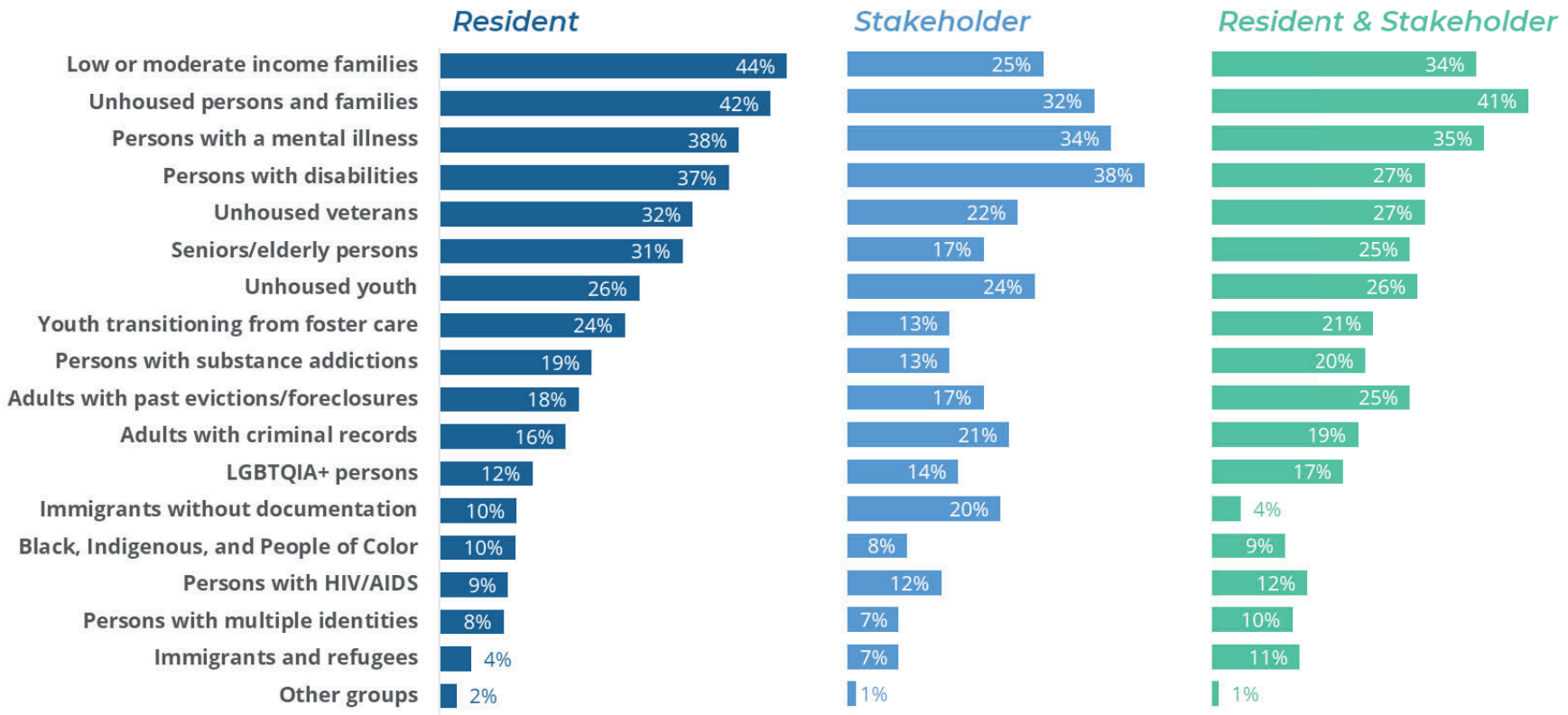
Challenges finding and keeping housing. Residents and stakeholders (including those who live *and* provide services in the city) identified the top five groups that have the greatest challenges finding and keeping housing in the City of Citrus Heights.

Respondents generally agree that low or moderate income families, unhoused persons and families, persons with a mental illness, and persons with disabilities have the greatest housing challenges in the city though the order in which groups were ranked varies.

As shown in Figure A-3 on the following page:

- Residents identified the top five resident groups as low or moderate-income families (44%), unhoused persons and families (42%), persons with a mental illness (38%), persons with disabilities (37%), and unhoused veterans (32%).
- Stakeholders identified the top five resident groups as persons with disabilities (38%), persons with a mental illness (34%), unhoused persons and families (32%), low or moderate-income families (25%), and unhoused youth (24%).
- Residents *and* stakeholders identified the top five resident groups as unhoused persons and families (41%), persons with a mental illness (35%), low or moderate-income families (34%), persons with disabilities (27%), and unhoused veterans (27%).

Figure A-3.
In your opinion, which groups have the greatest challenges finding and keeping housing? *Residents and Stakeholders*



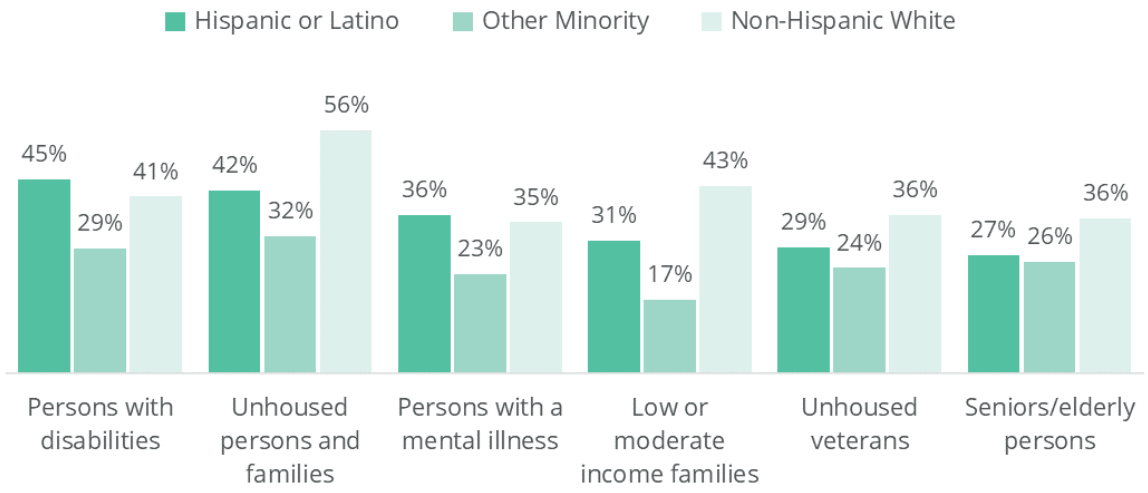
Note: n = 739.

Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

Figures A-4 through A-7 show the top five resident groups identified by residents who participated in the survey by demographics and socioeconomic characteristics. (Note that only the top five resident groups are shown for each group).

Hispanic or Latino residents identified persons with disabilities (45%) and unhoused persons and families (42%) as having the greatest housing challenges in Citrus Heights. Over half (56%) non-Hispanic White residents identified unhoused persons/families and 43% low or moderate income families as the top resident groups with the greatest challenges finding and keeping housing (Figure A-4).

Figure A-4.
Resident Groups with the Greatest Housing Challenges by Race/Ethnicity



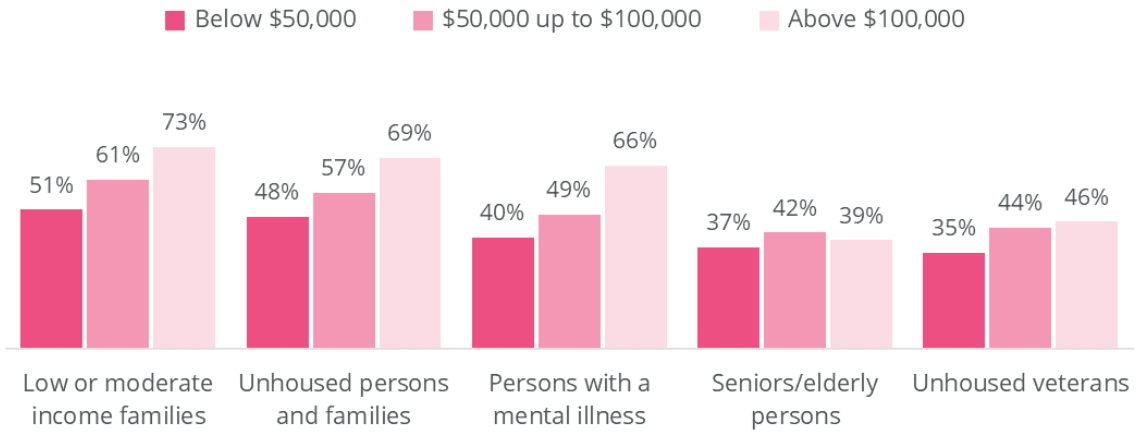
Note: n = 375.

Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

Across all incomes, residents feel that low or moderate income families and unhoused persons and families have the greatest housing challenges in Citrus Heights. This is most notable for residents with incomes above $100,000 at 73% and 69%, respectively.

Relatively similar shares of residents identified seniors/elderly persons and unhoused veterans as the top groups with housing challenges in the city (Figure A-5).

Figure A-5.
Resident Groups with the Greatest Housing Challenges by Income

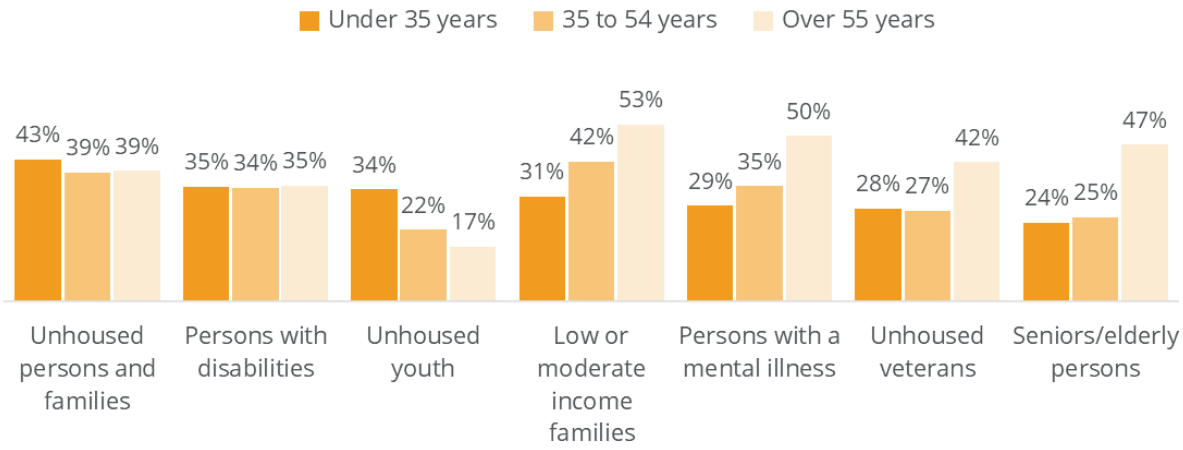


Note: n = 468.

Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

Regardless of age, residents feel that unhoused persons and families and persons with disabilities in the City of Citrus Heights have greater housing challenges. Young adults (under 35) were much more likely to prioritize unhoused youth as experiencing greater challenges (34%) while older adults (over 55) prioritized low or moderate income families (53%), persons with a mental illness (50%), and seniors/elderly persons (47%) (Figure A-6).

Figure A-6.
Resident Groups with the Greatest Housing Challenges by Age



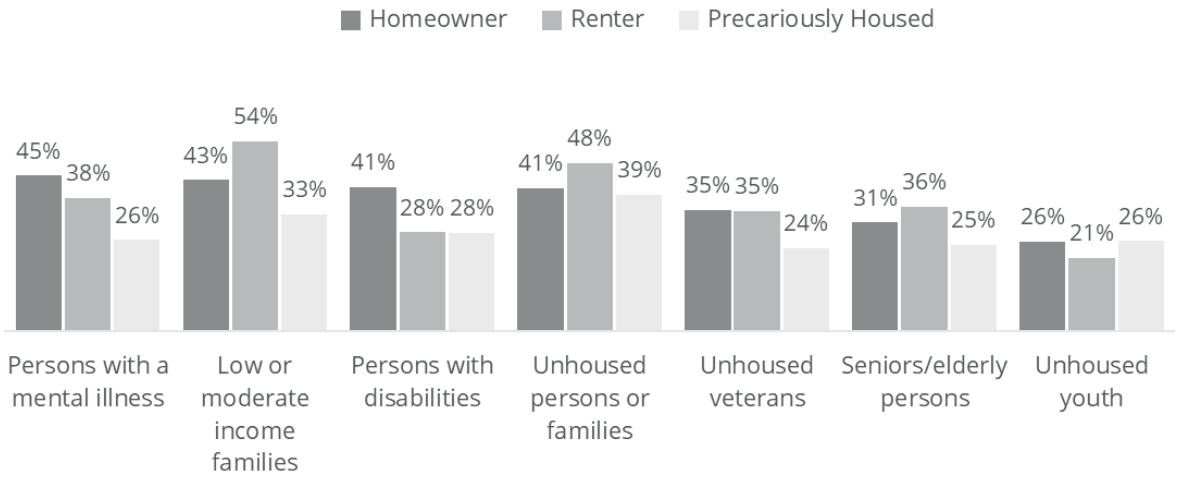
Note: n = 607.

Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

Over half (54%) renters feel that low or moderate income families have the greatest challenges finding or keeping housing in the city while 48% feel unhoused persons or

families have the greatest housing challenges. Compared to other tenures, homeowners were more likely to identify persons with a mental illness (45%) and/or persons with disabilities (41%) as having the greatest housing challenges (Figure A-7).

Figure A-7.
Resident Groups with the Greatest Housing Challenges by Tenure



Note: n = 658.

Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

Using a housing voucher. Residents with housing vouchers (e.g., Section 8/Housing Choice vouchers) tend to face greater barriers finding landlords that accept vouchers as a source of income. These barriers often restrict housing choice for voucher holders and/or place them at greater risk of housing instability.

Of the total residents who participated in the survey, 17% have some type of housing voucher. Most voucher holders in Citrus Heights feel that it is "somewhat difficult" (69%) to find a landlord that accepts housing vouchers while 7% feel it is "very difficult" to find landlords that accept vouchers as a source of income. Around a quarter (24%) indicated that using a voucher in the city is "not difficult" (Figure A-8).

Figure A-8 also shows the reason in which voucher holders feel it is difficult to use a voucher in the city. Of those who feel it is "somewhat difficult" or "very difficult" to find a landlord that accepts vouchers, half (50%) said that there is not enough time to find a place to live before the voucher expires and 42% said that the voucher is not enough to cover the rent for the places they want to live.

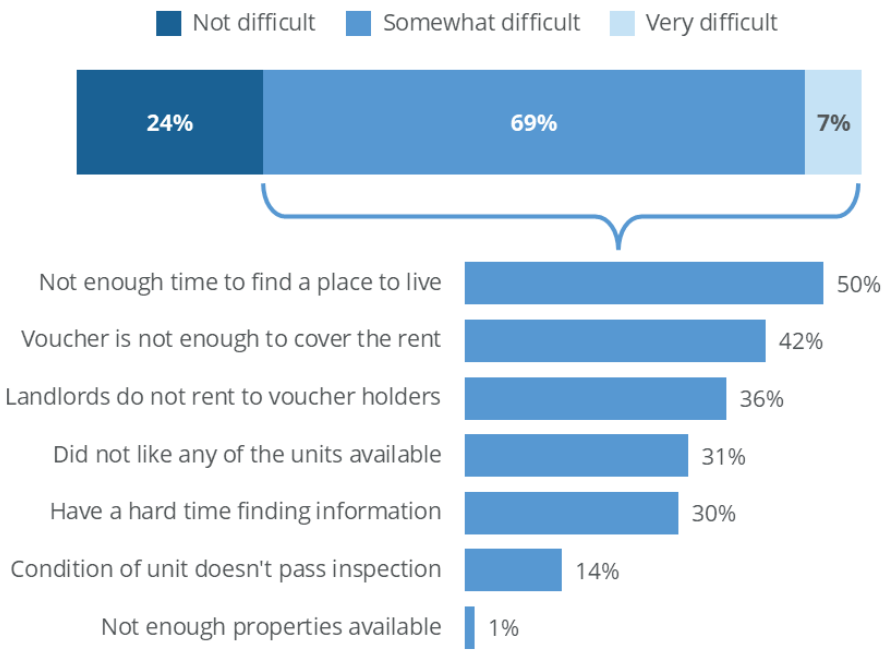
Almost two in five (36%) reported that landlords in Citrus Heights have policies of not renting to voucher holders and 31% did not like any of the housing units that accepted vouchers and were available at the time they were looking for housing. These findings are

particularly important as it highlights a need to increase funds for programs and activities that increase housing choice and mobility.

Figure A-8. How difficult is it to find a landlord that accepts a housing voucher? And why?

Note:
n = 97.
n = 74.

Source:
Root Policy Research from the 2024 Housing and Community Needs Survey.



It is important to highlight the large share of voucher holders who indicated challenges related to housing choice and mobility. As shown in the figure above, 42% reported that their vouchers do not cover the rent for the places they want to live while 31% find it difficult because they did not like any of the housing units that were available to voucher holders.

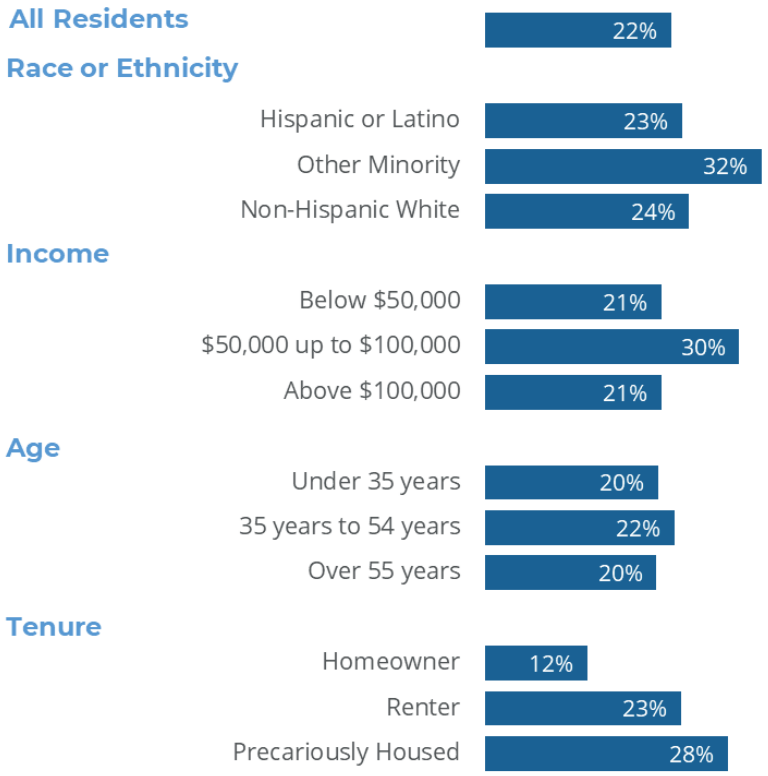
Accessibility challenges. Around two in five (42%) residents who participated in the survey have some type of disability and/or live with a household member who has a disability. Moderate physical disabilities (25%) are most common among residents living in the city followed by mental disabilities and medical disabilities.

Almost a quarter (22%) currently live in a home or apartment that does not meet the accessibility needs of their household though this varies by demographics and other socioeconomic characteristics as shown in Figure A-9 below.

Figure A-9. Residents Living in Housing That Does Not Meet Their Needs by Characteristics

Note:
n = 57.

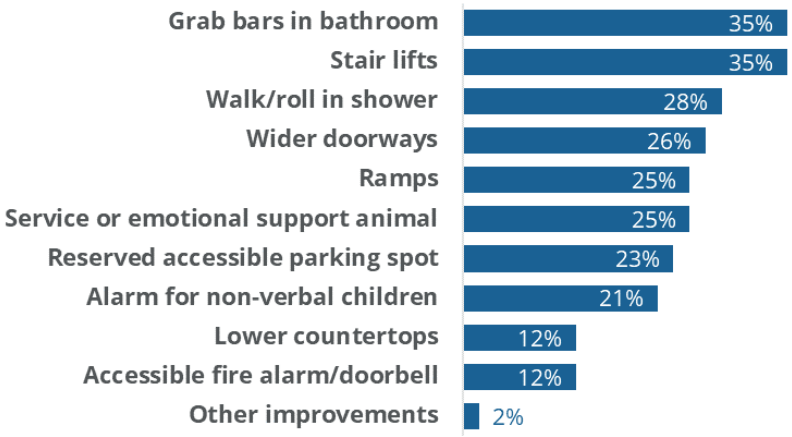
Source:
Root Policy Research from the 2024 Housing and Community Needs Survey.



Of those who live in a home or apartment that does not meet their accessibility needs, 35% need grab bars installed in their bathroom and/or stair lifts installed in their unit. Other accessibility improvements residents need made to their homes include walk in/roll in shower (28%), wider doorways (26%), ramps (25%), and/or a service or emotional support animal allowed in their unit (25%).

Around one in five residents need a reserved accessible parking spot (23%) and/or an alarm to notify if a non-verbal child leaves the home (21%) (Figure A-10).

Figure A-10. What improvements do you need made?



Note:
n = 57.

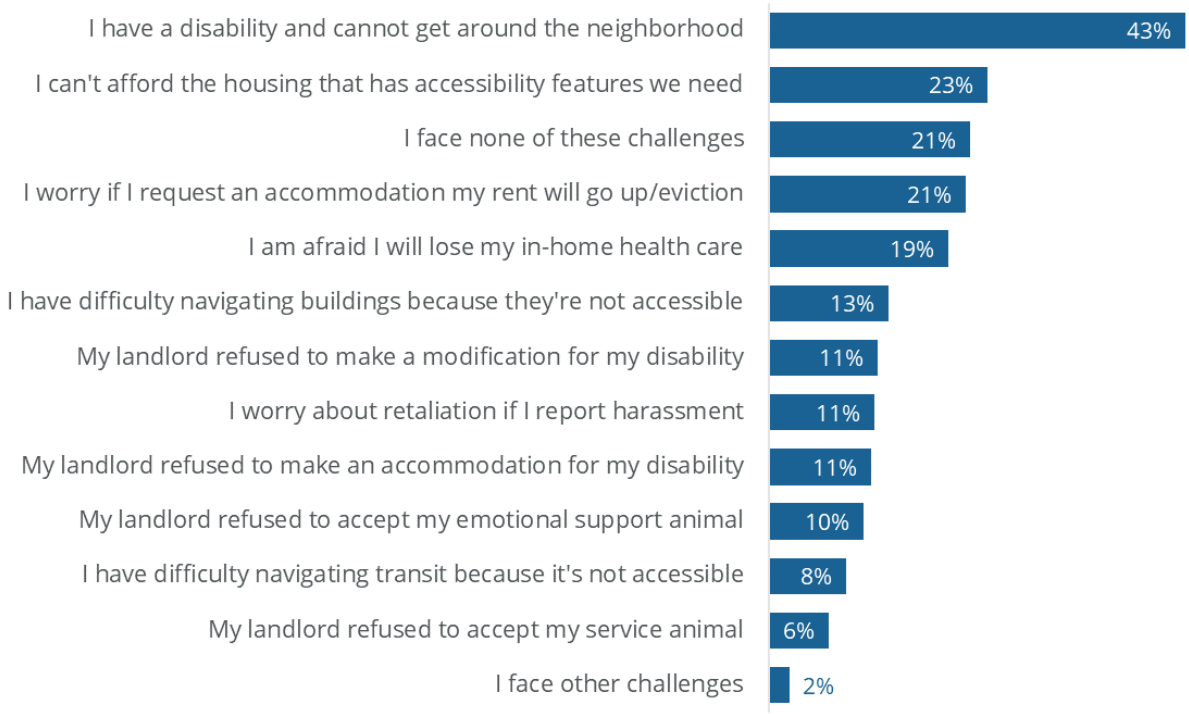
Source:
Root Policy Research from the 2024 Housing and Community Needs Survey.

Residents also reported the challenges they face in their current housing situation or neighborhoods, many of which experience challenges related to their disabilities and/or accessibility needs.

Forty-three percent (43%) have a disability and cannot get around their neighborhood due to poor infrastructure (like broken/no sidewalks, poor street lighting, and dangerous traffic) while 23% cannot afford housing with the accessibility features they need.

Around one in five (21%) are worried that if they request an accommodation for their disability, their rent will go up or they will be evicted and 19% are afraid they will lose their in-home healthcare (Figure A-11).

Figure A-11.
Do you face any of these challenges in your housing situation or neighborhood?



Note: n = 272.

Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

As shown in the figure, residents did report experience difficulties navigating public buildings and spaces and public transportation because it is not accessible at 13% and 8%, respectively.

Recent housing experiences. In the past five years, 36% of residents who participated in the survey were denied housing to rent or buy in Citrus Heights. Racial and ethnic minorities were denied housing to rent or buy at a much higher rate than other groups (and overall respondents). Denial rates were particularly high for Hispanic or Latino residents (55%) and other minority groups (62%) (Figure A-12).

Precariously housed persons (54%), low income residents (51%), young adults (48%), and renters (48%) were also more likely to be denied housing in Citrus Heights in the past five years (Figure A). This compares to only 11% of older adults (over 55).

While denial rates were comparatively lower for residents with incomes above $100,000 per year, it is important to note that almost one in five (19%) were denied housing in the city. These findings could suggest that the housing market has become increasingly competitive and unaffordable, even to those with higher household incomes.

Figure A-12. Respondents Denied Housing to Rent or Buy by Characteristics

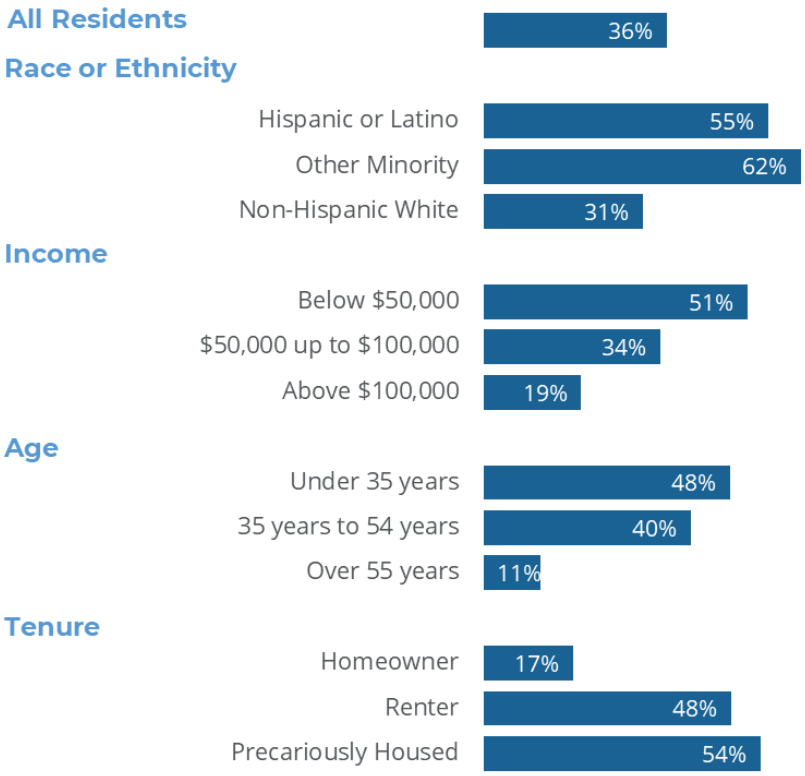
Note:

n = 235.

The survey stipulated that "looking for housing" includes touring homes or apartments, submitting applications, or applying for mortgage financing.

Source:

Root Policy Research from the 2024 Housing and Community Needs Survey.



Almost two in five (36%) were denied housing to rent or buy because their income was too low while one in five (20%) were denied because they have histories of home foreclosure.

Other reasons for being denied housing in Citrus Heights include criminal history (18%) followed by histories of eviction, household size (too many people), bad credit, children, and/or because another buyer offered to pay in cash (Figure A-13).

Figure A-13. Why were you denied housing?

Note:
n = 232.

Source:
Root Policy Research from the 2024 Housing and Community Needs Survey.

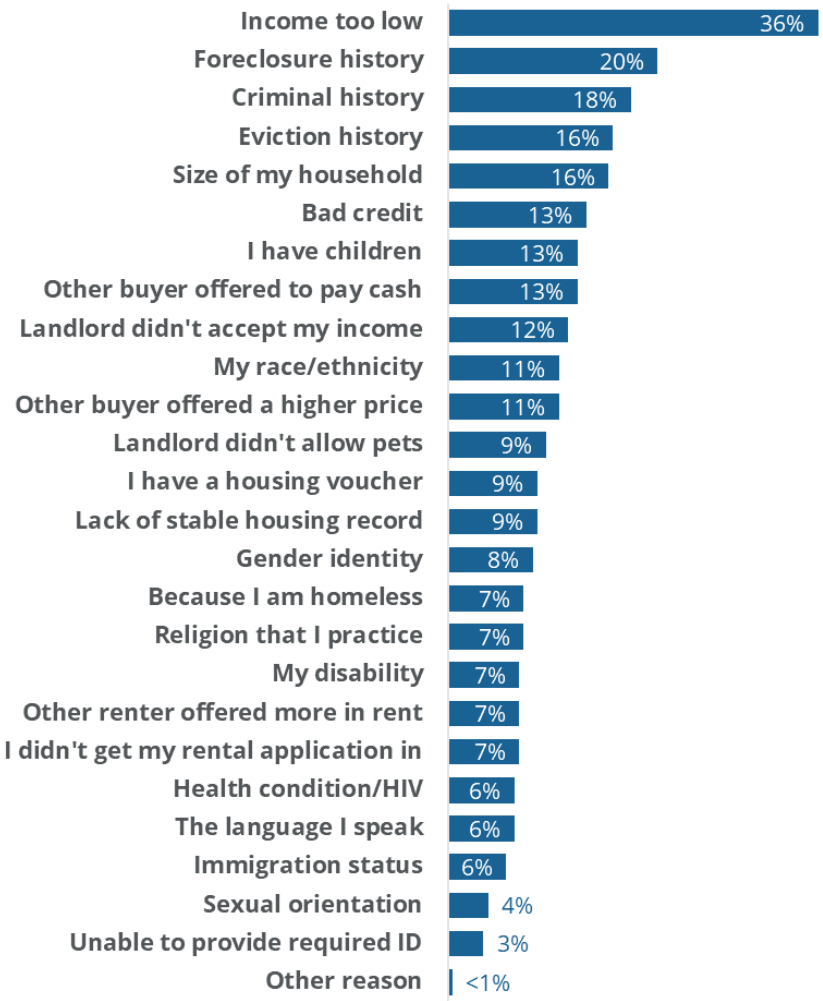
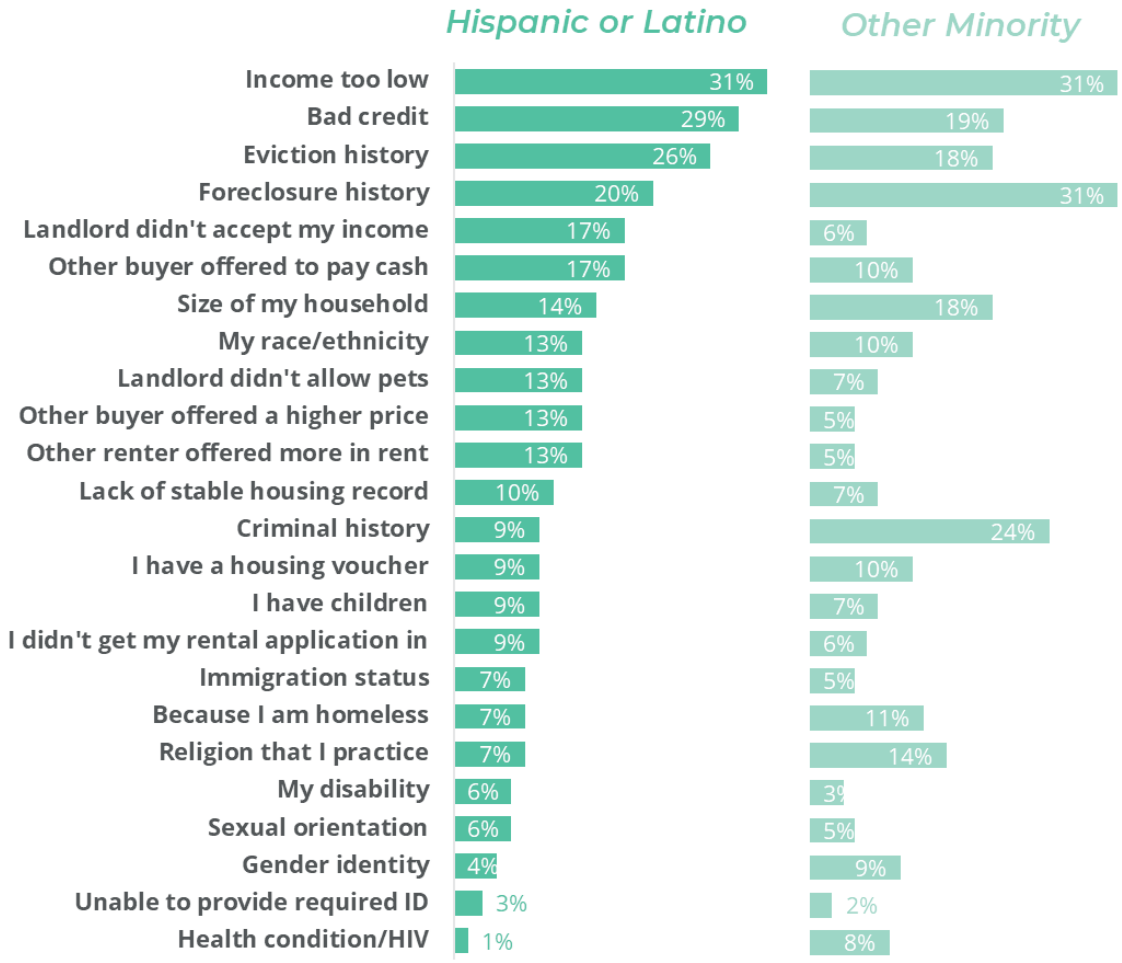


Figure A-14 shows the reasons residents were denied housing by race and ethnicity. (Note that certain racial and ethnic groups were omitted from the analysis due to small sample sizes).

Around one third (31%) Hispanic or Latino residents were denied housing to rent or buy because their income was too low and 29% were denied housing because they have bad credit. Other reasons for being denied housing include eviction history, foreclosure history, landlord didn't accept their income, and/or another buyer offered to pay in cash.

Around one third (31%) other minority groups were also denied housing to rent or buy because their income was too low and/or previous foreclosures. Other reasons for being denied housing in the city include criminal history, bad credit, size of their household (too big), and/or eviction history.

Figure A-14.
Reasons Denied Housing to Rent by Race and Ethnicity



Note: n = 196. Racial and ethnic groups were omitted due to small sample sizes (n = <30).

Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

Of those who have looked for housing in the past five years, 54% were told that a unit was available over the phone, but when they showed up in person, the landlord told them that the unit was no longer available. Residents also reported real estate agents only showing them homes in neighborhoods where most people were of the same race or ethnicity (35%), landlords not returning their calls asking about a unit (29%), and/or landlords not returning their emails asking about a unit (24%).

Figure A-15.
When you looked for housing in your city in the past five years, did you experience any of the following?



Note: n = 235.

Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

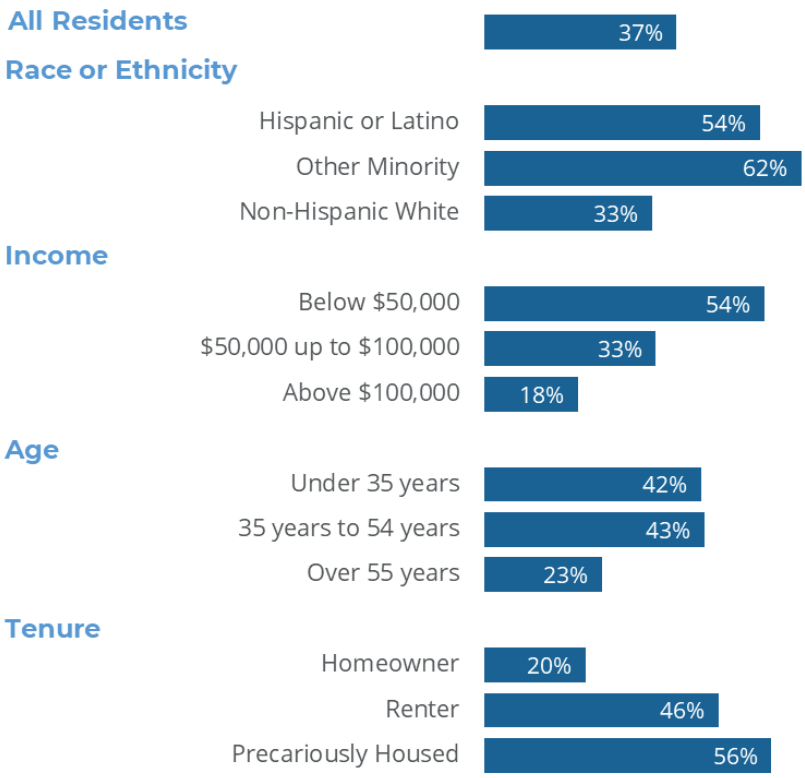
Discrimination while looking for housing. Residents also reported experiencing housing discrimination in the City of Citrus Heights. When looking for housing, 37% of those who participated in the survey reported being discriminated against and/or knowing someone who had experienced discrimination while looking for housing in the city.

Several resident groups reported experiencing discrimination and/or knowing someone who has experienced discrimination in Citrus Heights at a higher rate than overall residents (Figure A-16). These groups include Hispanic or Latino residents (54%), other minority groups (62%), residents with incomes below $50,000 (54%), young adults (42%), middle age adults (43%), renters (46%), and precariously housed persons (56%).

Figure A-16. Residents Who Have Been Discriminated Against While Looking for Housing by Characteristics

Note:
n = 248.

Source:
Root Policy Research from the 2024 Housing and Community Needs Survey.



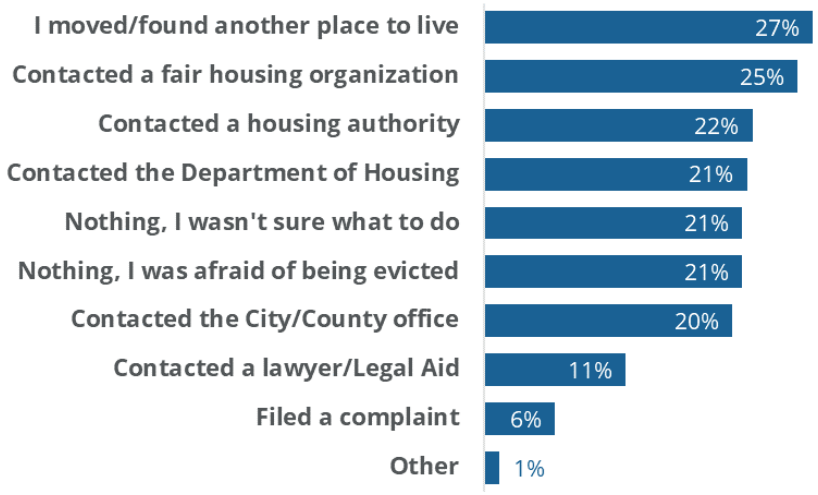
Around half (49%) reported that the most recent instance of discrimination occurred in between two to five years ago, followed by 31% who reported being discriminated against in the past year.

When asked what they did about the discrimination, residents were more likely to report that they moved or found another place to live (27%), contacted a fair housing organization (25%), and/or contacted a housing authority. Around one in five (21%) reported that they did not do anything about the discrimination because they weren't sure what to do and/or because they were afraid of being evicted (Figure A-17).

Figure A-17. What did you do about the discrimination?

Note:
n = 245.

Source:
Root Policy Research from the 2024 Housing and Community Needs Survey.



It is important to note the small share of individuals who filed a fair housing complaint as a result of being discriminated against. As shown in the figure, only 6% of those who have experienced discrimination filed a complaint to report the incident.

These findings are important as it could indicate that the City needs to allocate more funds for fair housing activities such as providing assistance with filing complaints and/or to improve the availability of information on how residents may file fair housing complaints if they believe they have been discriminated against.

Experience with displacement. In the past five years, 35% of residents have had to move out of a home or apartment in Citrus Heights when they did not want to move. Experience with displacement does not affect households equally, as shown in Figure A.

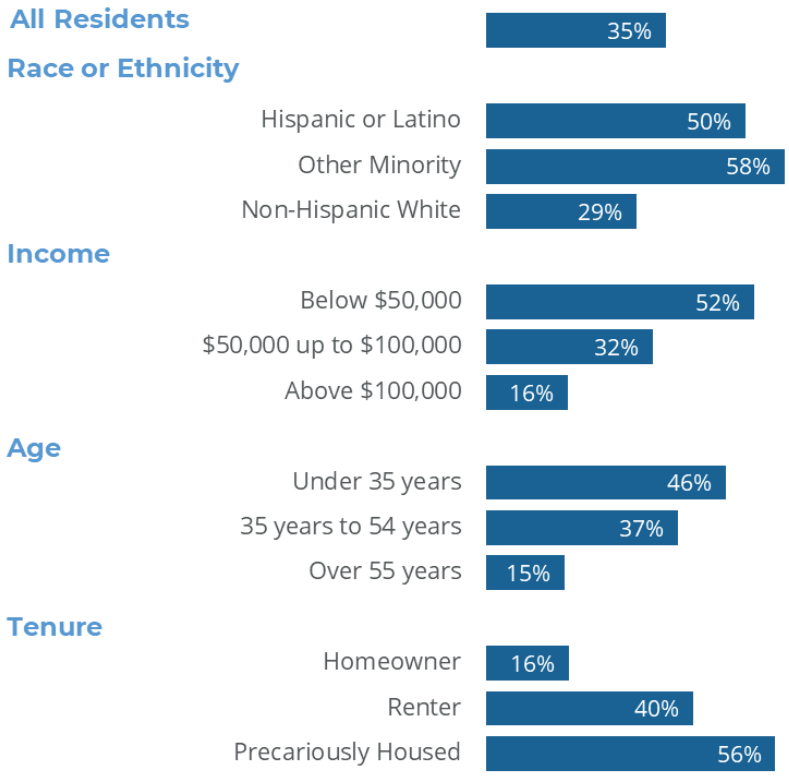
In the City of Citrus Heights, displacement was most common for other minority groups (58%), precariously housed persons (56%), individuals with low incomes (52%), and Hispanic or Latino residents (50%).

Displacement was least likely to affect residents with incomes above $100,000, older adults (55+ years), and homeowners with less than 20% of respondents from all groups reporting that they had to move in the past five years (Figure A-18).

Figure A-18. Experience With Displacement by Characteristics

Note:
n = 230.

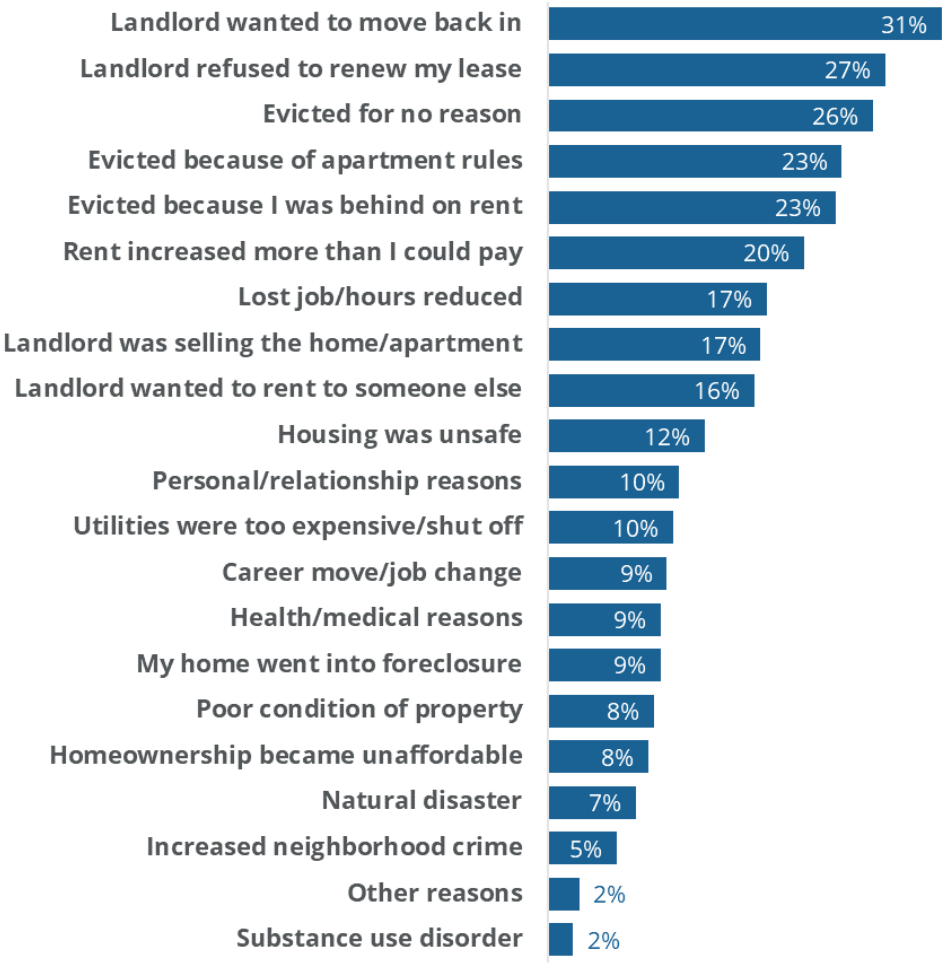
Source:
Root Policy Research from the 2024 Housing and Community Needs Survey.



Of those who had to move when they did not want to, one third (31%) had to move because the landlord moved back into the unit and 27% moved because their landlord refused to renew their lease. Other reasons for displacement were evictions, rent increases, lost job/hours reduced, and/or the landlord was selling the home or apartment (Figure A-19).

It is important to highlight the large share of residents who were displaced because they were evicted from their home or apartment. As shown below, around a quarter (26%) were evicted for no reason followed by those who were evicted for violating apartment rules (23%) or for non-payment of rent (23%).

Figure A-19.
What were the reasons you had to move?



Note: n = 203.

Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

Importance of housing types. Residents were asked to rate the importance of providing funds for a range of housing types that meet the needs of residents living in Citrus Heights on a scale of 1 to 10, where 1 means "strongly disagree" and 10 means "strongly agree."

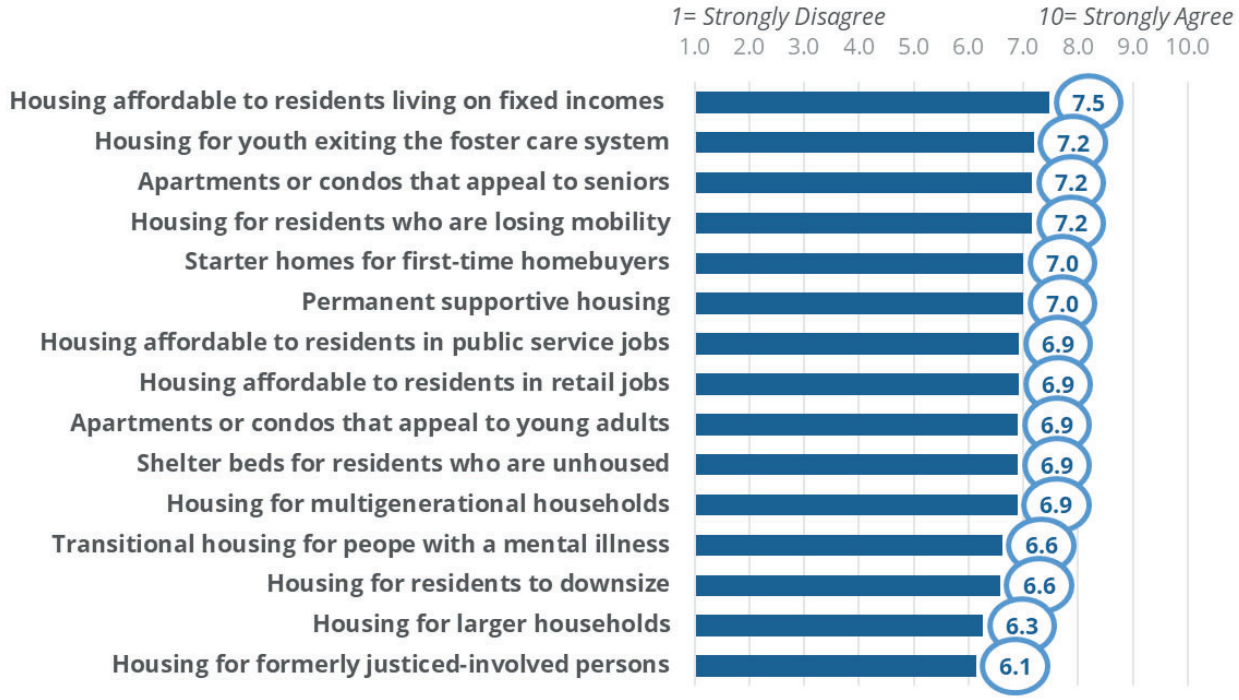
Figure A-20 illustrates the importance of providing funds for a range of housing types as indicated by all residents living in the City of Citrus Heights, including those who *also* work for organizations providing services in the city.

As shown in the figure, the housing types that received the highest *average* importance rating from overall residents (including stakeholders) were:

- Housing that is affordable to residents living on fixed incomes like Social Security,

- Housing for youth exiting the foster care system,
- Apartments or condos that appeal to seniors,
- Housing that meets the needs of for residents who are losing mobility and need housing with no stairs,
- Starter homes for first-time homebuyers,
- Permanent supportive housing for persons with mental or physical disabilities.

Figure A-20.
On a scale of 1 to 10, rate your level of agreement with the importance of providing funds for the following housing types—*All Residents*



Note: n = 662.

Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

Though averages for housing types were rated relatively similarly by overall residents, the importance of providing funds for housing types varies dramatically by respondent demographics and socioeconomic characteristics.

Figures A-21 through A-24 show the average importance rating assigned to different housing types by respondent characteristics. Ratings are compared to that of total residents living in Citrus Heights, including those who live *and* work for an organizations that provides services in the city. Primary findings illustrated in the figures on the following pages are summarized below.

- Non-Hispanic White residents ranked most housing types higher than other racial and ethnic groups as well as residents overall. (Excluding housing for larger households and housing for formerly justice-involved persons, both of which received higher average importance ratings from Hispanic or Latino residents at 7.0 and 7.1, respectively.

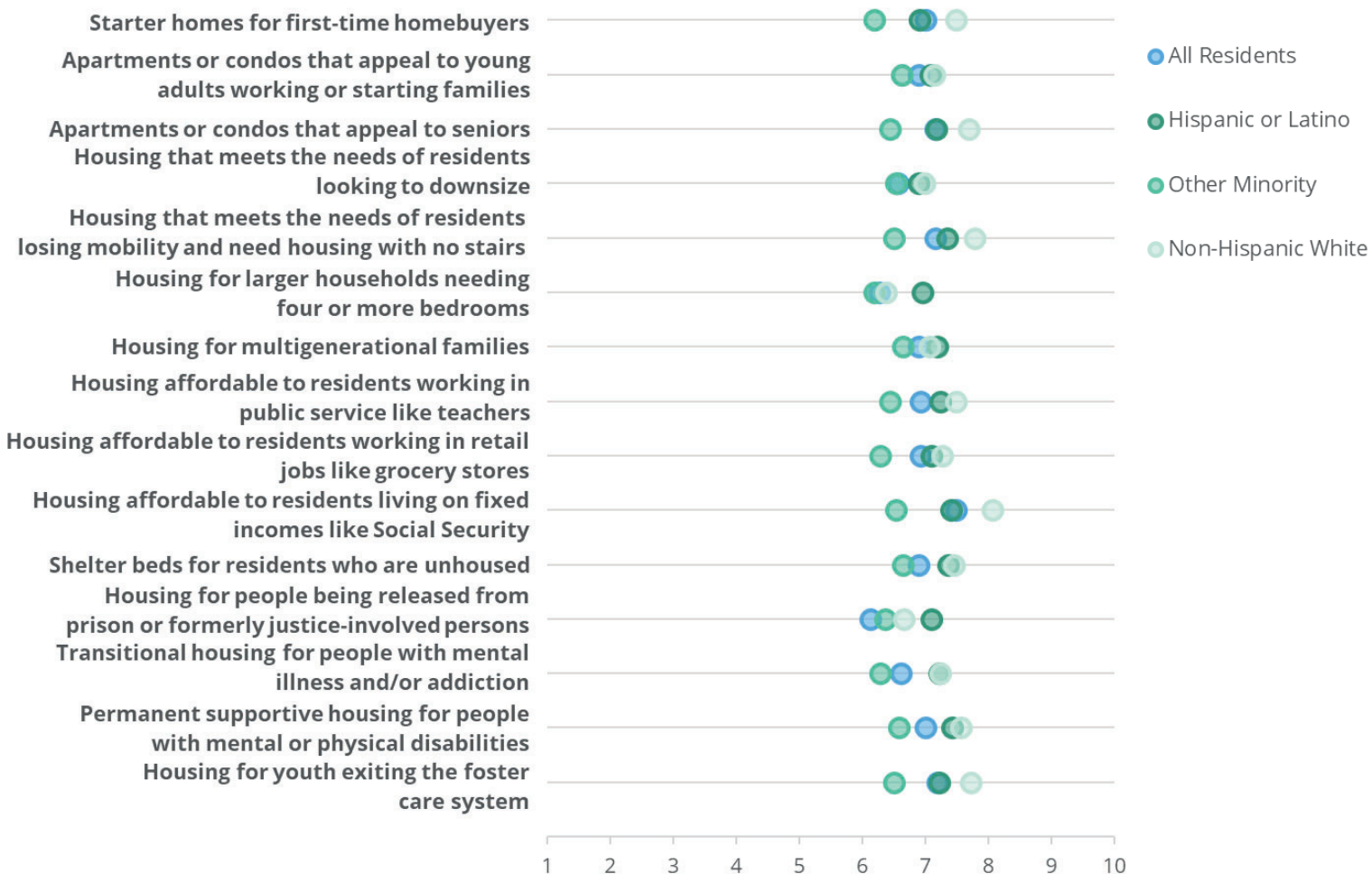
- Residents with incomes below $50,000 per year were more likely to emphasize the importance of providing funds for housing that meets the needs of larger households needing four or more bedrooms (average rating of 6.6). Residents with low incomes also ranked housing for formerly justice-involved persons higher than other income groups.

- Older adults (over 55) ranked housing types differently than other age groups. Residents over 55 years would like the City to allocate funds for apartments/condos that appeal to seniors (average rating of 7.8) and/or housing affordable to residents living on fixed incomes (average rating of 7.3).

- Renters were more likely to rank starter homes for first-time homebuyers (7.9), housing affordable to residents working in public service (7.7), and housing affordable to residents working in retail jobs (7.6) as the most important types of housing to support with federal funds. Precariously housed persons prioritized apartments/condos that appeal to seniors (7.8) and housing affordable to residents living on fixed incomes (8.4).

These findings were echoed by stakeholders during interviews in which several individuals noted that there is a limited supply of housing affordable to larger households and families with low to moderate incomes. Individuals also noted that there is limited housing available to support residents exiting institutional settings, specifically jail or prison.

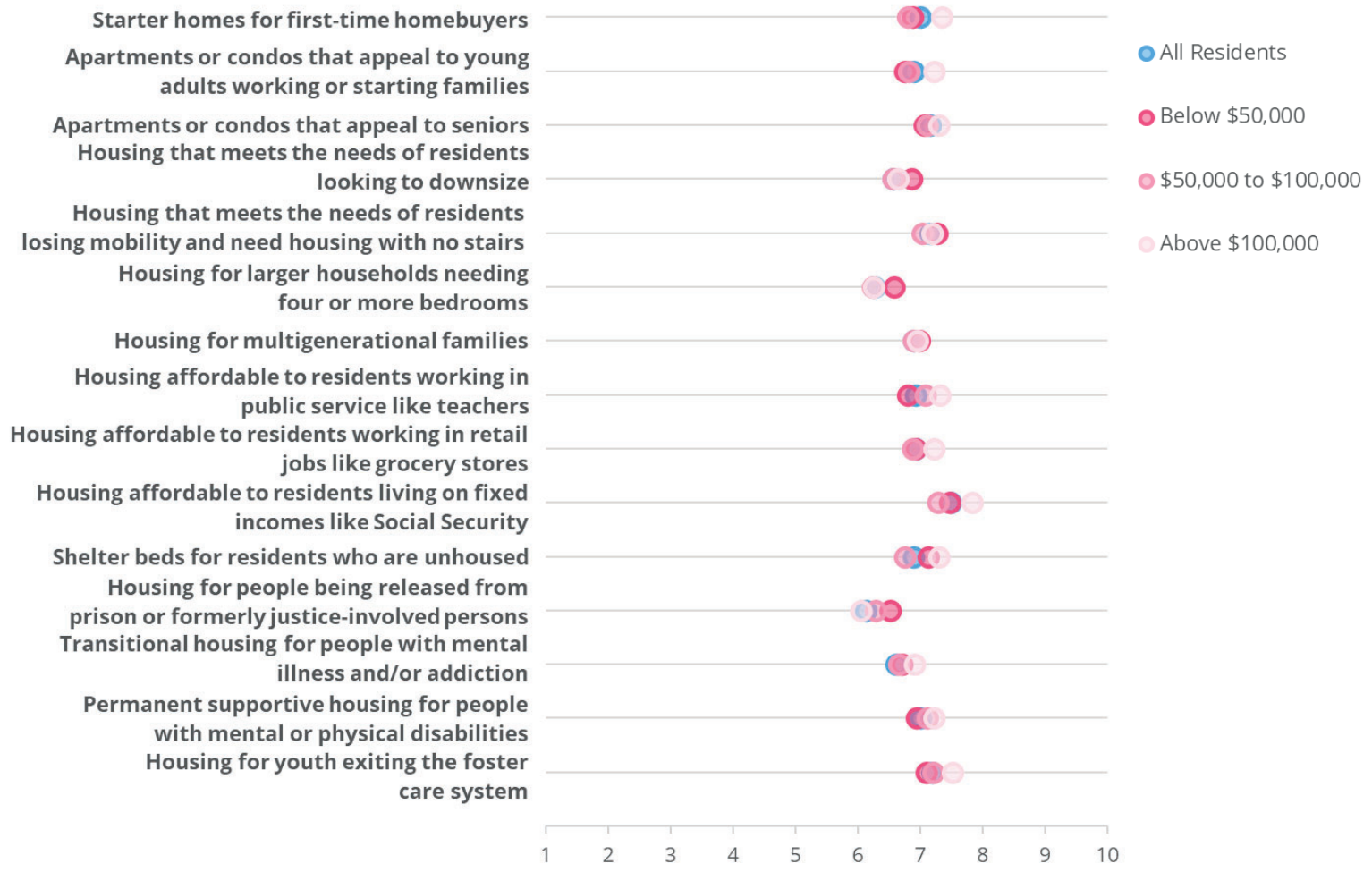
Figure A-21.
Average Importance of Providing Funds for Housing by Race and Ethnicity



Note: n = 372.

Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

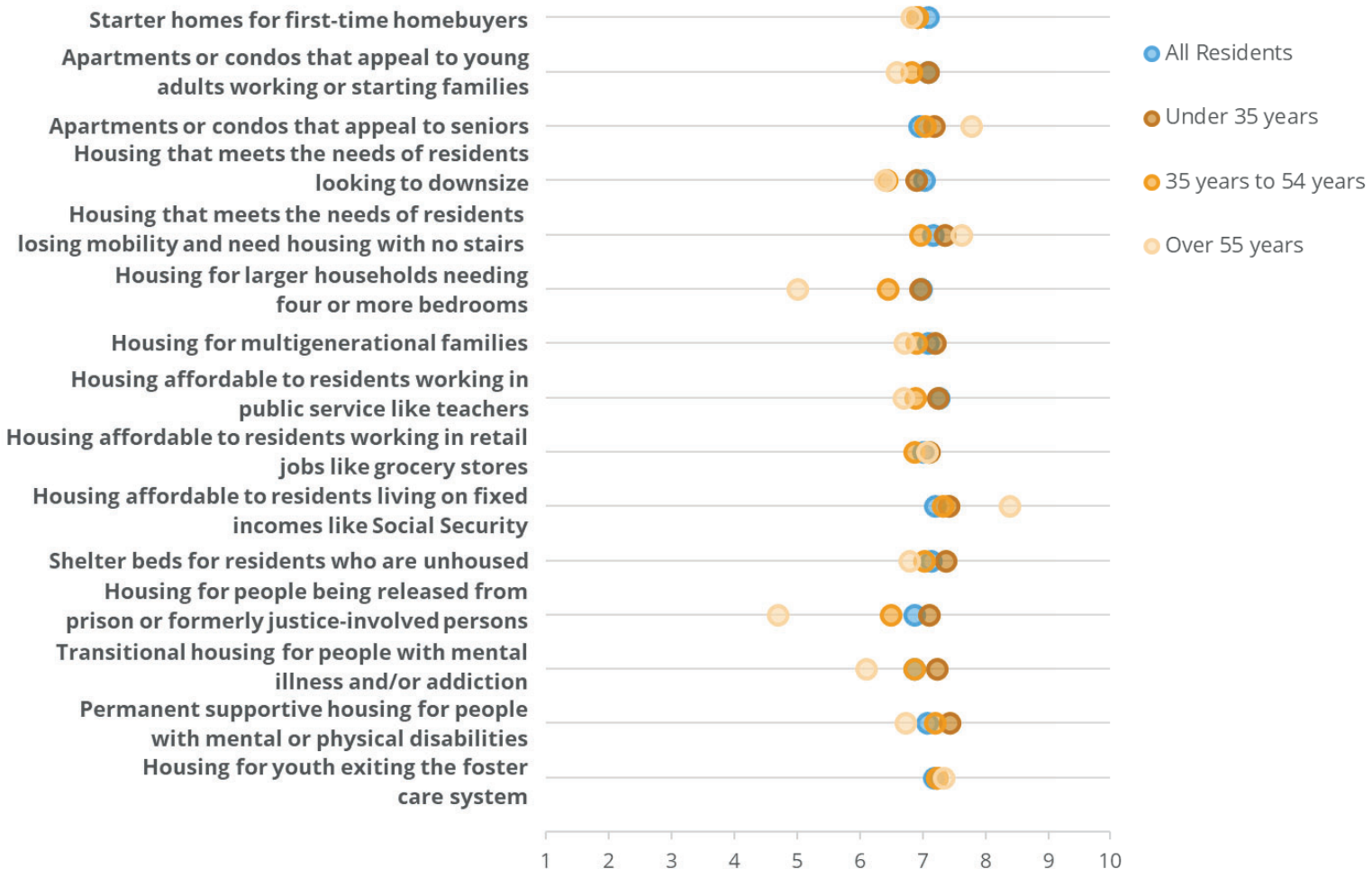
Figure A-22.
Average Importance of Providing Funds for Housing by Income



Note: n = 599.

Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

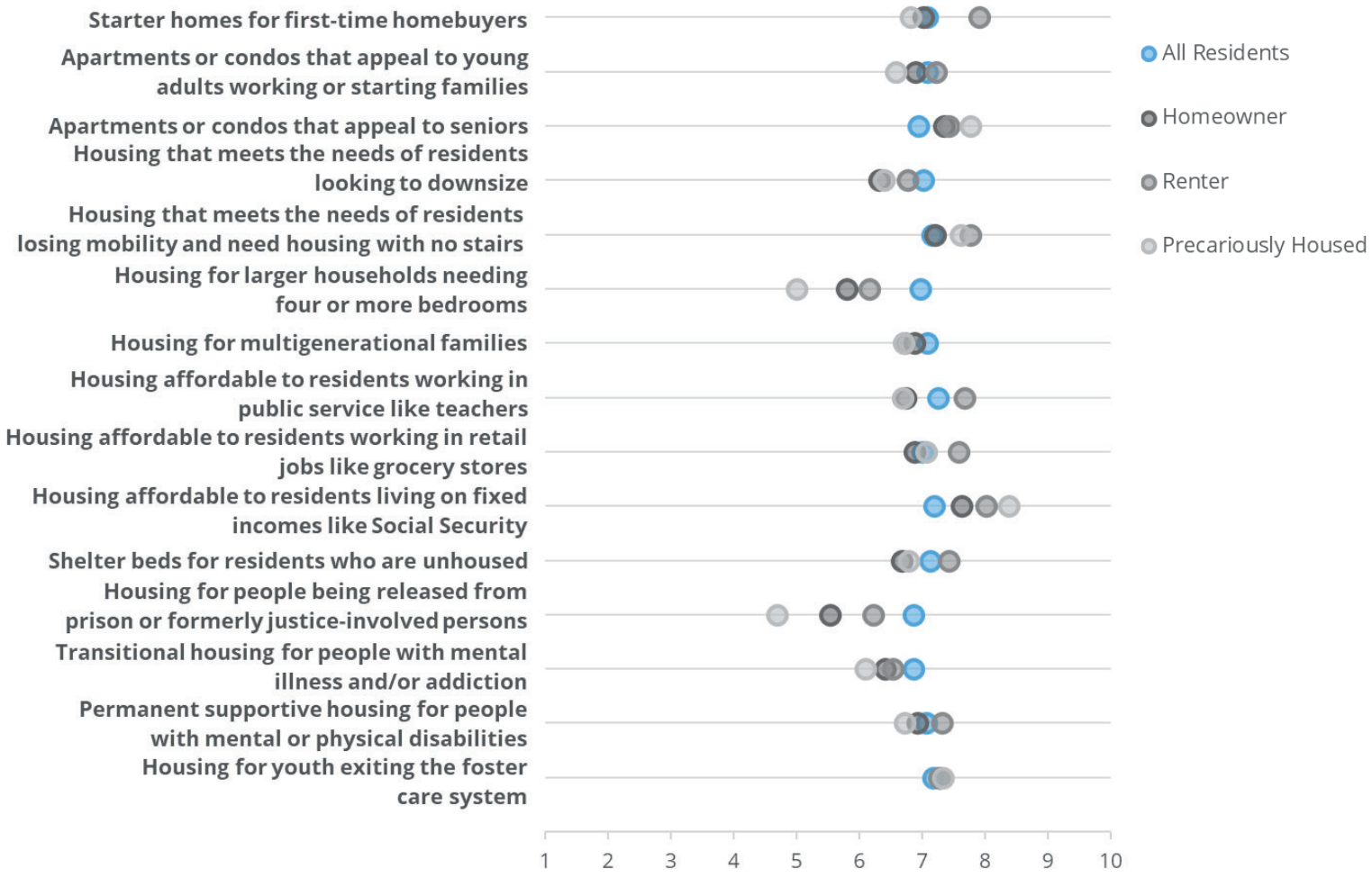
Figure A-23.
Average Importance of Providing Funds for Housing by Age



Note: n = 614.

Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

Figure A-24.
Average Importance of Providing Funds for Housing by Tenure



Note: n = 654.

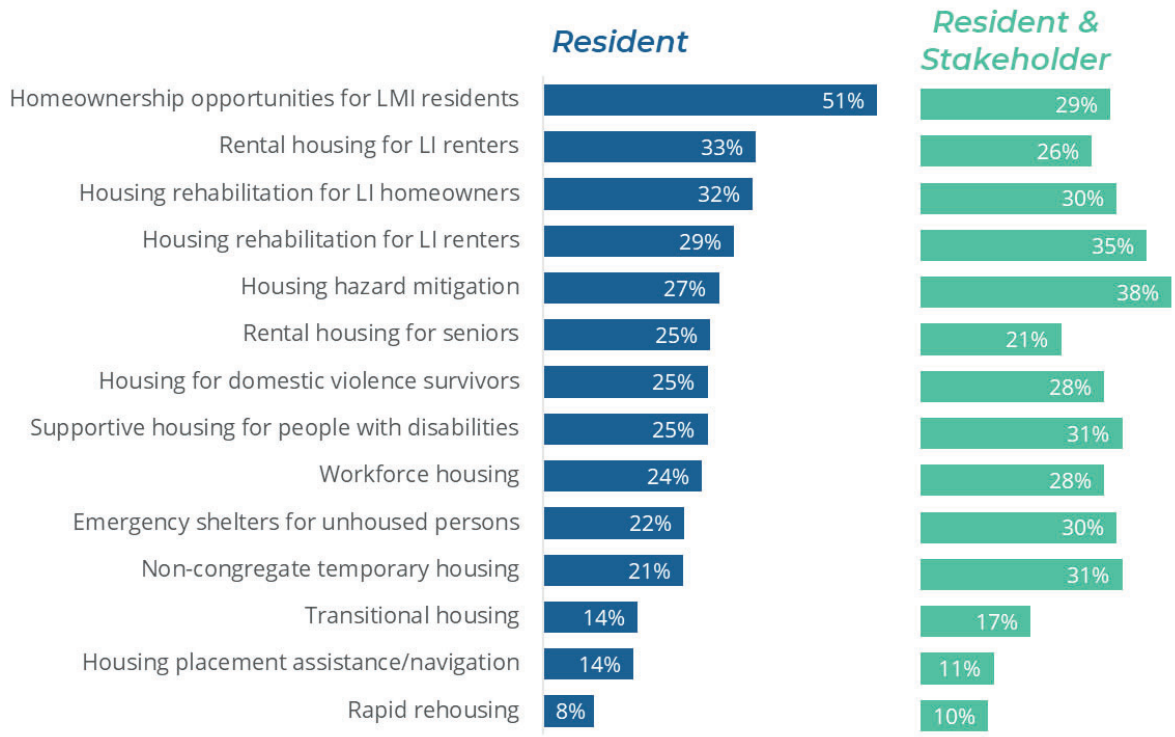
Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

Needed housing activities. Residents—including those who also work for organizations providing services in the city—were asked to identify the top five housing activities that are most needed in the City of Citrus Heights (Figure A-25).

Around half (51%) residents said that homeownership opportunities for low to moderate income (LMI) residents are most needed in the city, followed by activities including rental housing for low income renters (33%), housing rehabilitation for low income (LI) homeowners (32%), housing rehabilitation for low income renters (29%), and housing hazard mitigation (27%).

Respondents who live *and* work for an organization providing services to residents in Citrus Heights selected different housing activities than residents. The top five housing activities identified by this group was housing hazard mitigation (38%), housing rehabilitation for low income renters (35%), supportive housing for persons with disabilities (31%), transitional housing for people recovering from addiction (31%), and housing rehabilitation for low income homeowners/non-congregate temporary housing (30%) (tie).

Figure A-25.
Of the following types of housing activities, which do you feel are most needed in your city?



Note: n = 569.

Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

Respondents were given the opportunity to recommend additional housing activities they feel are most needed in Citrus Heights through open-end comments. Examples are provided below.

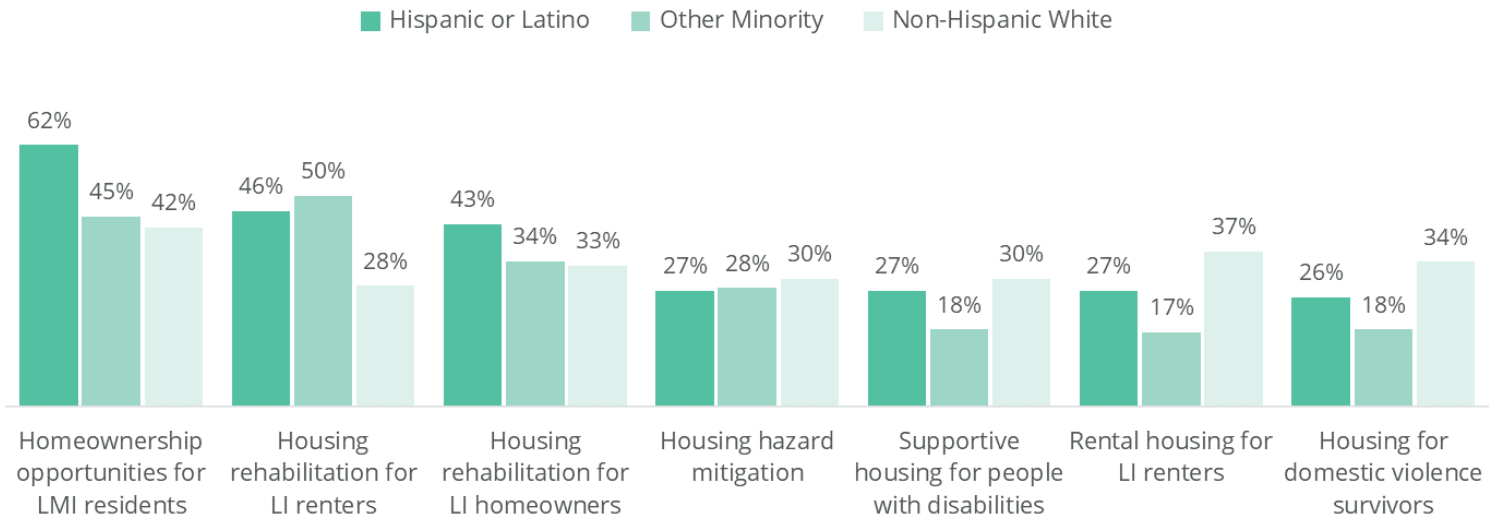
- "Shelters that provide work or volunteer opportunities for unhoused people."
- "Low maintenance housing that is affordable for college students and/or workers."
- "Programs to help homeowners who fall [into] financial hardship due to medical issues."
- "More than anything, we need rent stabilization/control measures and programs that help homeowners catch up on their mortgage payments. Also need programs to help avoid eviction and resources to catch up on rent."

Figures A-26 through A-29 show the top five housing types or activities identified by respondents by demographics and socioeconomic characteristics. (Note that only the top five types/activities are shown for each resident group).

Around three in five (62%) Hispanic or Latino residents indicated that they need access to homeownership opportunities that are affordable to low and moderate income residents, a much larger share than other racial and ethnic groups. Other minority groups were more likely to prioritize housing rehabilitation activities for low income renters (50%) while non-Hispanic White residents prioritized rental housing for low income renters (37%) and housing for domestic violence survivors (34%) (Figure A-26).

Compared to non-Hispanic White residents, racial and ethnic minorities reported a greater need for the City to invest in housing rehabilitation activities for both low income renters and low income homeowners which could suggest that these groups are living in substandard housing units and/or have disproportionate housing needs.

Figure A-26.
Top Housing Activities by Race and Ethnicity



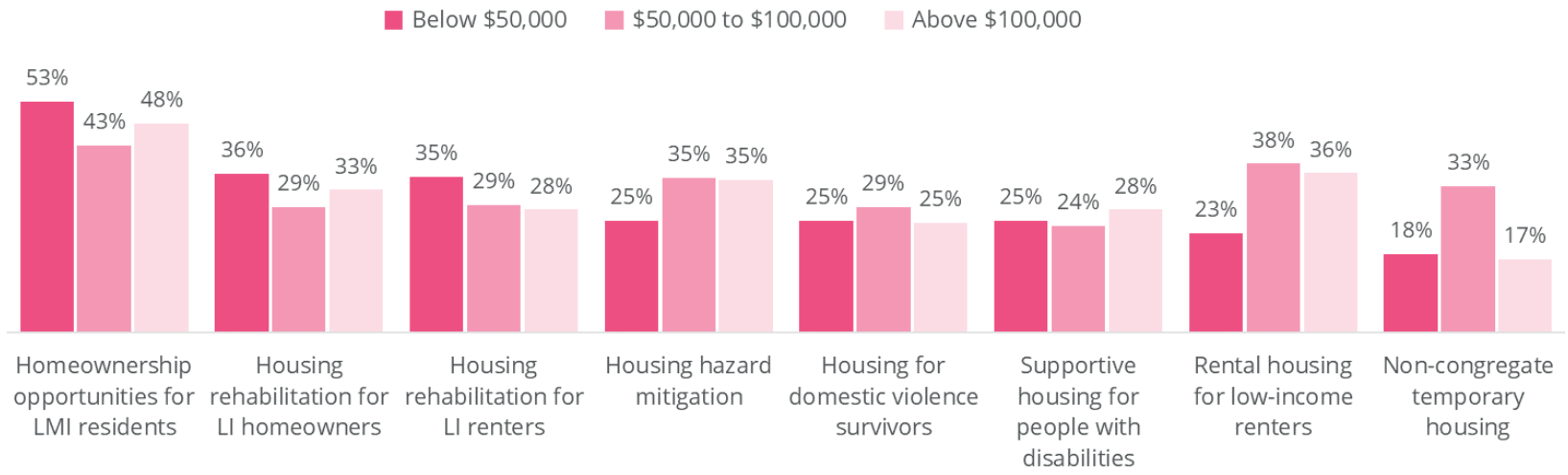
Note: n = 394.

Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

Around half (53%) residents with incomes below $50,000 per year would like to see the City increase homeownership opportunities for low to moderate income residents. This is similar for residents with incomes above $100,000 (48%) but higher than those with moderate incomes at only 43%. Low income residents also indicated a greater need for housing rehabilitation activities (for both low income homeowners and renters).

Residents with moderate incomes ($50,000 to $100,000) reported a disproportionate need for housing activities including more rental housing for low-income renters (38%), non-congregate temporary housing and resources (33%), and housing for survivors of domestic violence (29%) (Figure A-27).

Figure A-27.
Top Housing Activities by Income



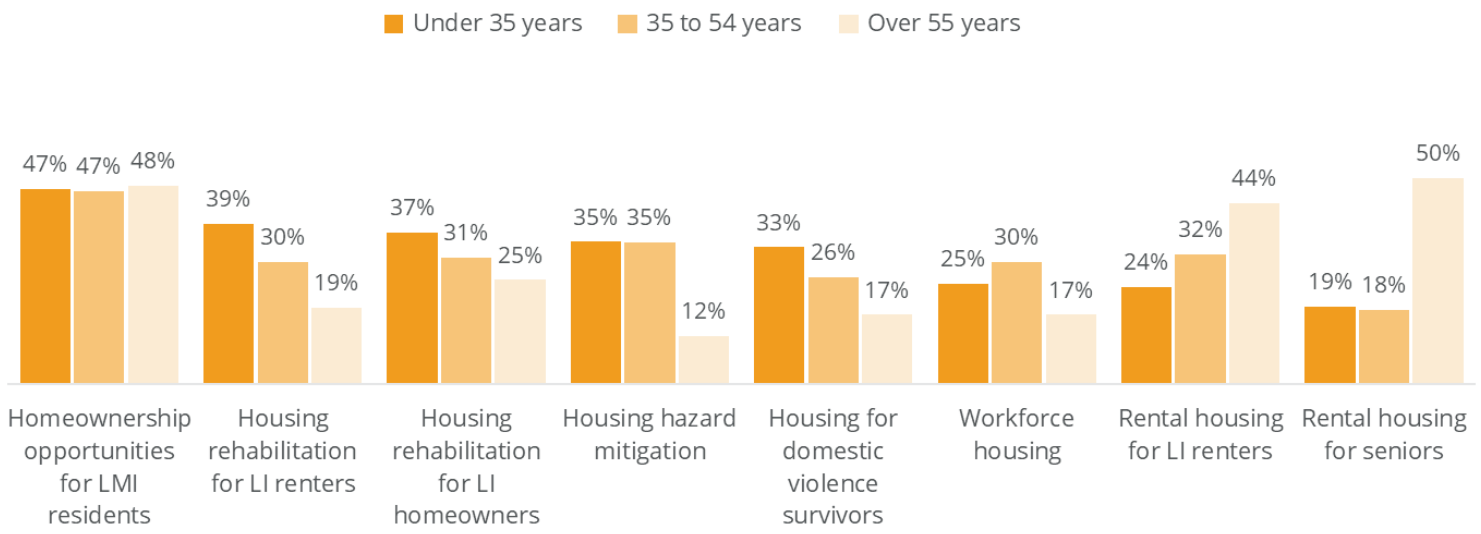
Note: n = 596.

Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

The housing activities identified by residents as most needed vary by age cohort. Young adults (under 35) indicated a greater need for housing rehabilitation activities targeted to low income renters (39%) and/or low income homeowners (37%) as well as housing for domestic violence survivors (33%). Middle-aged adults (35 to 54) reported that needed housing hazard mitigation activities (35%) and were the only resident group to prioritize workforce housing as the most needed housing activity in the city.

Older adults (over 55) need rental housing for seniors and/or rental housing for low income renters at 50% and 44%, respectively. This is a much higher share of respondents than other age cohorts, as shown in Figure A-28 below.

Figure A-28.
Top Housing Activities by Age



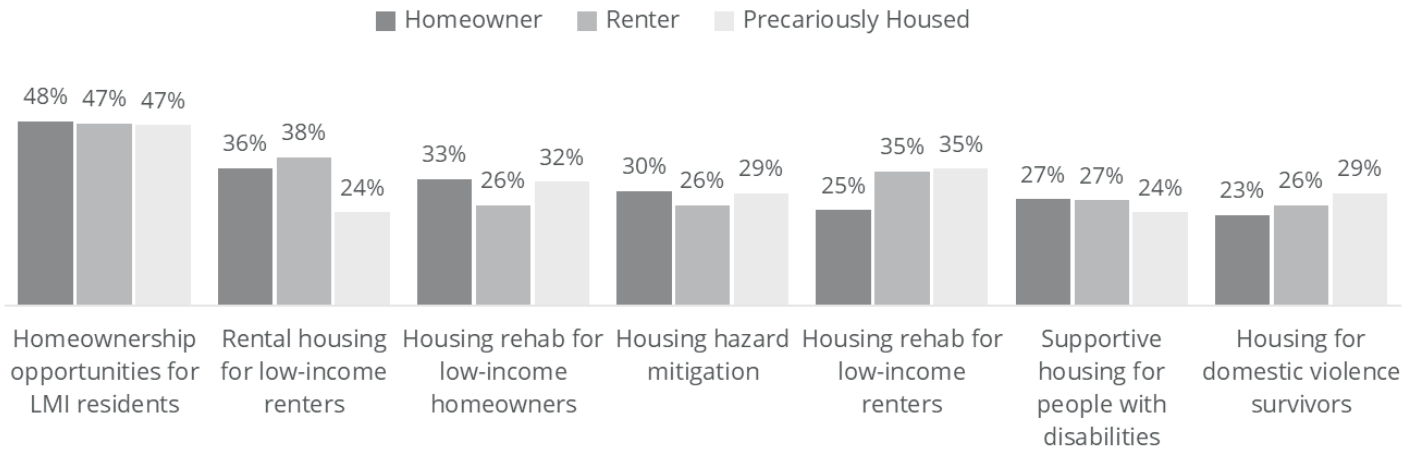
Note: n = 615.

Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

Housing activities to address needs are relatively consistent across tenures, especially activities that increase homeownership opportunities for low to moderate income residents with almost half (from all groups) prioritized this as the top activity needed. In addition to homeownership opportunities, renters reported a need for rental housing targeted to low income renters (38%) and housing rehabilitation for low income renters (35%).

Precariously housed persons also need housing rehabilitation in rental units with 35% prioritizing this as the most needed housing activity in the city. A slightly larger share of individuals expressed a need for more housing targeted to individuals or households that have experienced (or are experiencing) domestic violence at 29% (Figure A-29).

Figure A-29.
Top Housing Activities by Tenure



Note: n = 668.

Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

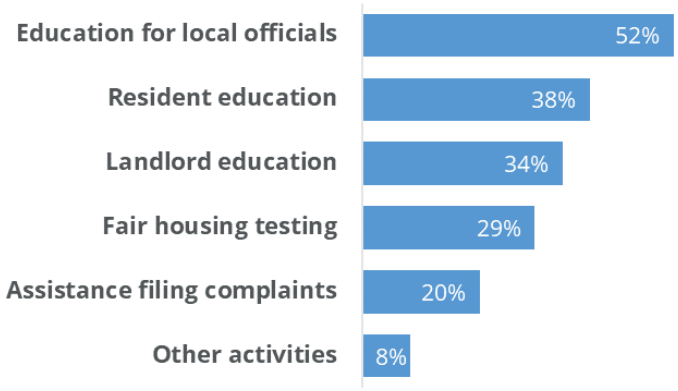
Stakeholders were asked to identify the most needed fair housing activities to address housing barriers in Citrus Heights. Around half (52%) of which identified the most needed activity as education for local officials and staff—followed by education for residents (38%) and education for landlords and property managers (34%) (Figure A-30).

It is important to note that almost one third (29%) feel the most needed fair housing activity is fair housing testing to identify discriminatory housing practices. These findings are significant for the City as these activities are eligible for federal block grant funds.

Figure A-30.
What types of fair housing activities are most needed in the area you serve?
Stakeholders

Note: n = 86.

Source: Root Policy Research from the 2024 Housing and Community Needs Survey.



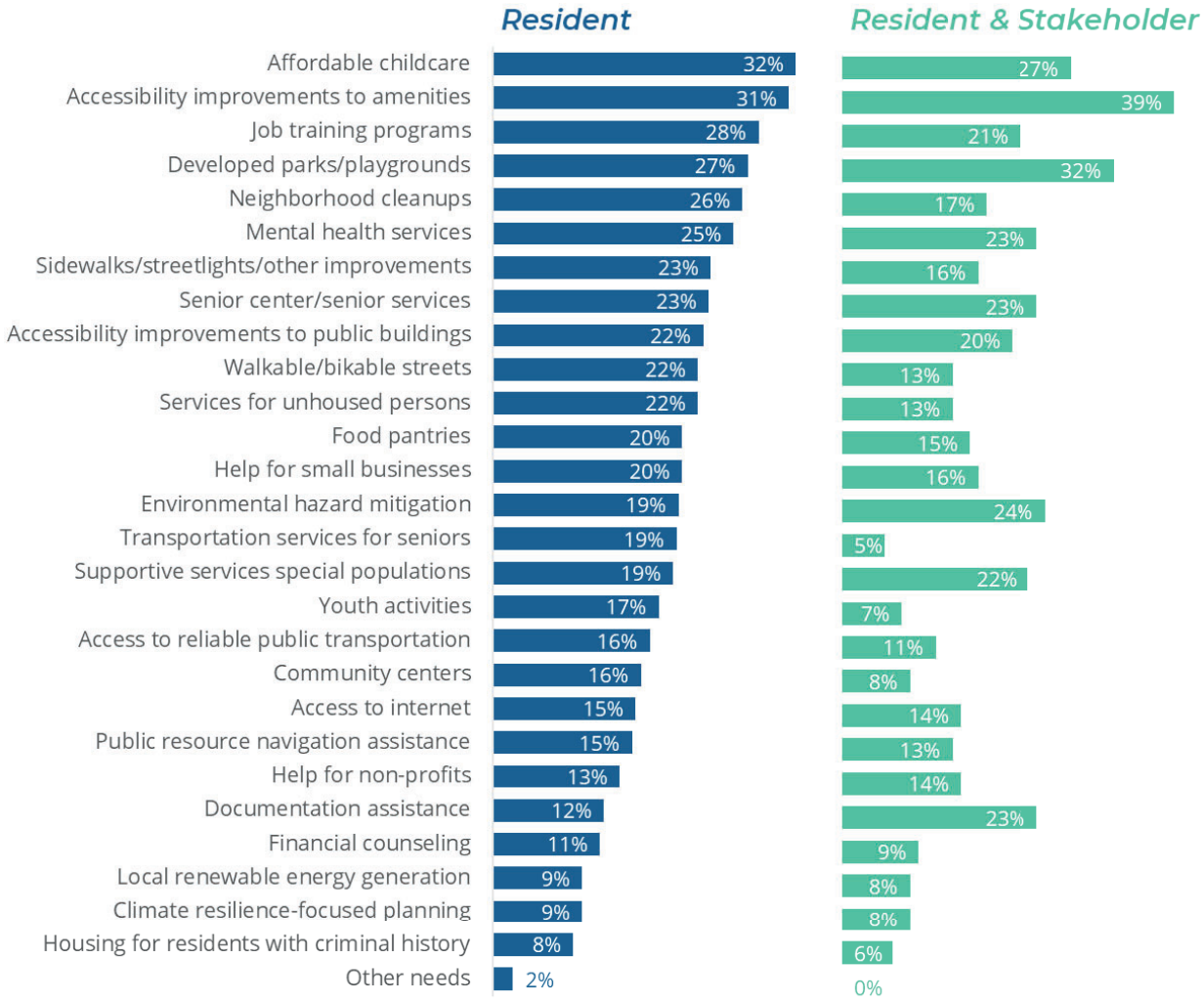
Community and economic development needs. Individuals who participated in the survey were asked to identify the most critical community and economic development needs in the City of Citrus Heights.

Of the needs provided by the survey, residents identified the most critical community and economic development needs as affordable childcare (32%), accessibility improvements to community amenities (31%), job training programs (28%), developed parks/playgrounds (27%), and neighborhood cleanups (26%).

Conversely, residents *and* stakeholders identified the most critical community and economic development needs as accessibility improvements to community amenities (40%), developed parks/playgrounds (33%), affordable childcare (28%), and environmental hazard mitigation (25%).

Documentation assistance, mental health services, and senior centers/senior services tied as the fifth most critical community development need with around a quarter (24%) identifying these as the top needs in Citrus Heights (Figure A-31).

Figure A-31.
Critical Community and Economic Development Needs



Note: n = 633.

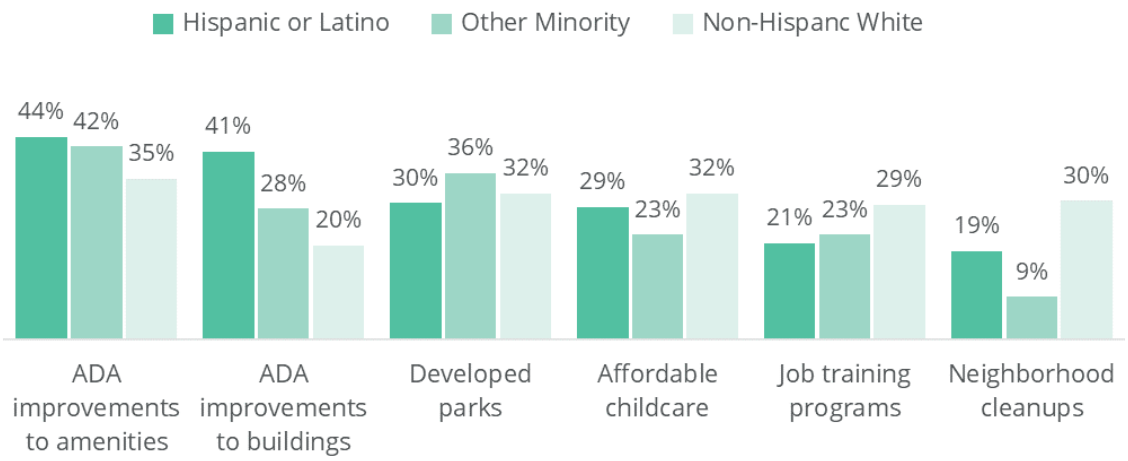
Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

Figures A-32 through A-34 show the top community and economic development needs identified by residents by demographics and other socioeconomic characteristics. (Note that only the top community and economic development needs are shown for each group).

Across racial and ethnic groups, accessibility improvements to community amenities, affordable childcare, and job training programs were ranked as critical community development needs. Larger shares of minority residents need accessibility improvements made to community amenities in their neighborhoods with 44% of Hispanic residents and 42% of other minority groups identifying this as the most critical need. Other minority residents in the city also identified a critical need for more developed parks and playgrounds (36%) (Figure A-32).

One third (30%) non-Hispanic White residents need neighborhood cleanup activities in their communities—a much larger share than other racial and ethnic groups.

Figure A-32.
Community and Economic Development Needs by Race and Ethnicity

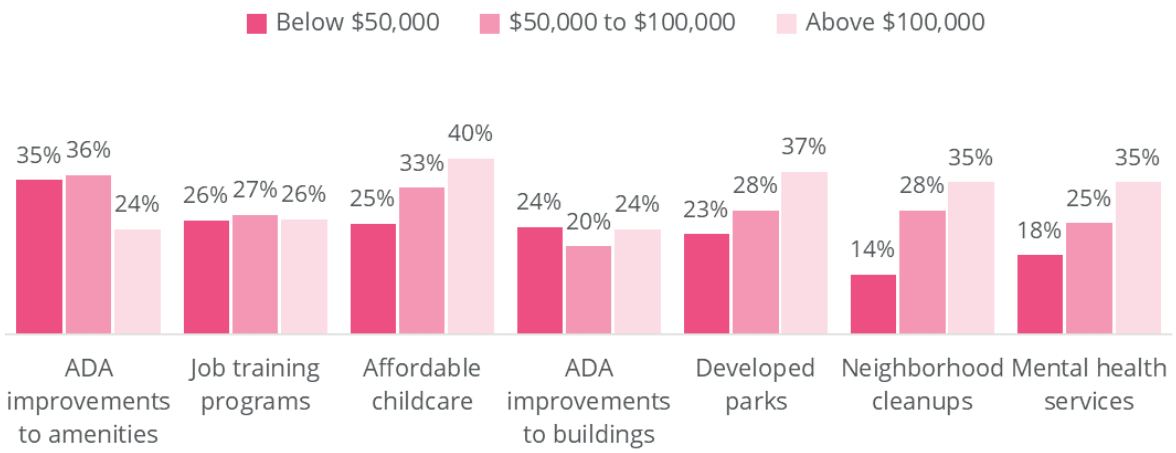


Note: n = 389.

Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

The most critical community development need for low income (<$50,000) residents is accessibility (ADA) improvements to community amenities (35%) and/or job training programs (26%). Residents with incomes above $100,000 per year were more likely to report that they needed access to more affordable childcare (40%) and/or developed parks and playgrounds (37%).

Figure A-33.
Community and Economic Development Needs by Income



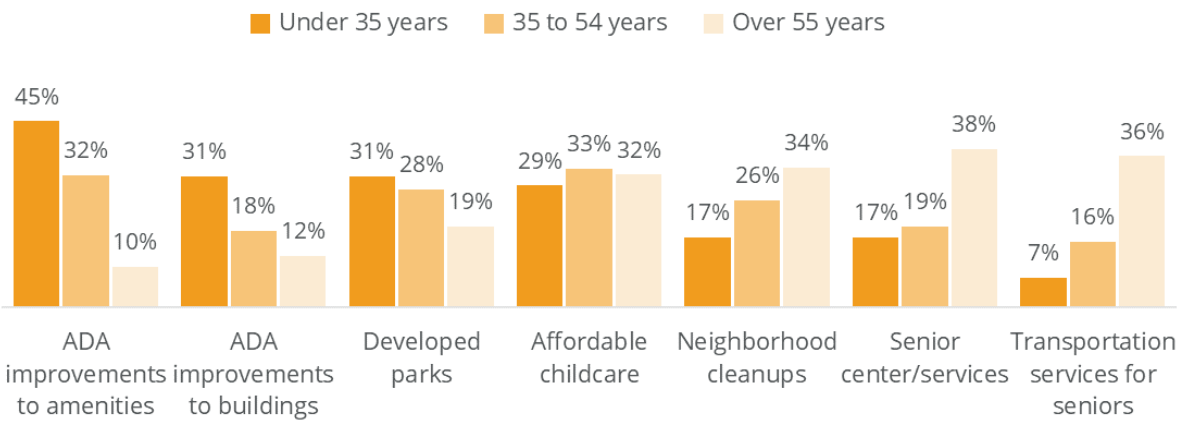
Note: n = 591.

Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

Excluding the need for affordable childcare, community and economic development needs vary considerably by age cohort. Almost half (45%) young adults indicated a need for ADA improvements to amenities followed by improvements to public buildings and/or developed parks or playgrounds (Figure A-34).

Conversely, older adults (over 55) emphasized the need for seniors centers/services (38%), transportation services for seniors (36%), and/or neighborhood cleanups (34%).

Figure A-34.
Community and Economic Development Needs by Age



Note: n = 607.

Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

Residents and stakeholders also identified community development needs and challenges by rating their level of agreement with a range of statements about the area in which they live. (Residents rated their agreement on a scale from 1 to 10—where 1 means "strongly disagree" and 10 means "strongly agree").

Figure A-35 illustrates the weighted average for respondents living in Citrus Heights, including those who work for an organization that provides services to residents in the city. As shown in Figure A-35 below:

- Residents were more likely to agree that there are grocery stores with healthy/fresh food options in their area (7.2 average rating) and/or that they can get to the places they want to go using their preferred transportation option (7.1 average rating).
- Residents were more likely to disagree with the statement that it is easy for people to find housing that they can afford in the area they live (5.6 average rating), suggesting that the City's housing market has become increasing unaffordable to residents citywide.

Figure A-35.
On a scale of 1 to 10, rate your level of agreement with the following statements about the area in which you live—*All Residents*



Note: n = 633.

Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

Figures A-36 and A-37 show the extent to which residents agree with these statements about the areas in which they live by race and ethnicity and household income—compared to residents overall.

Other minority groups in Citrus Heights lack access to grocery stores with healthy food options and are more likely to be living in areas far from health care facilities. These groups are also more likely to be living in neighborhoods with housing in poor condition, comparatively higher crime rates, and/or public spaces that are not accessible. The lack of affordable housing for residents impacts residents regardless of race and ethnicity though Hispanic or Latino residents were more likely to agree with this statement.

It is important to note that, for nearly all statements provided on the survey, other racial and ethnic minorities were more likely to disagree—especially when compared to non-Hispanic White residents and residents overall.

There is less variance across income groups though higher income residents (above $100,000) have greater access to healthy grocery stores, their preferred transportation option, accessible public spaces, and low crime areas. Residents with incomes below $50,000 are more likely to live in areas with higher crime rates and/or communities that lack access to healthy grocery stores or health care facilities.

Figure A-36.
Community Development Challenges by Race and Ethnicity



Note: n = 389.

Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

Figure A-37.
Community Development Challenges by Income



Note: n = 593.

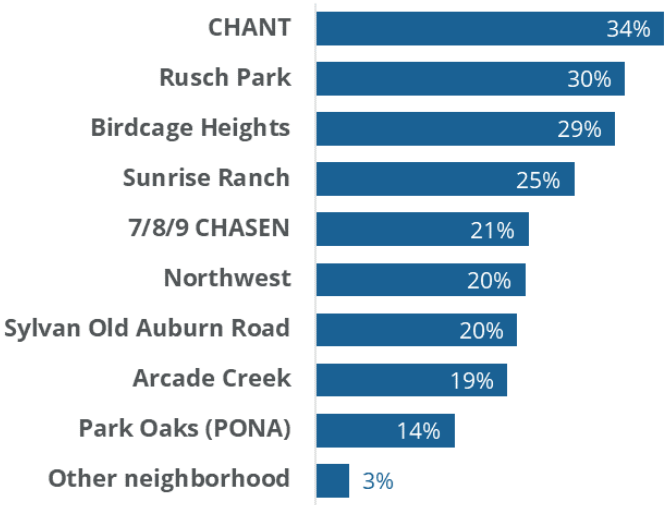
Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

When asked to identify where community and economic development needs were most prominent, residents identified CHANT (34%), Rusch Park (30%), and Birdcage Heights (29%) (Figure A-38).

Figure A-38.
In which neighborhoods are these needs most prominent?
Residents

Note:
n = 522.

Source:
Root Policy Research from the 2024 Housing and Community Needs Survey.



Outcomes and priorities. Residents and stakeholders prioritized the housing, community development, and economic development outcomes they would most like to see in the next five years as a result of the City's federal block grant allocation.

Housing outcomes. Residents and stakeholders who participated in the survey were asked to identify the housing outcomes they would most like to see as a result of HUD funds in the next five years.

Housing outcomes are relatively consistent across respondents, all of which prioritized more affordable rental housing, more opportunities for homeownership, better distribution of affordable housing, and accessible housing for persons with disabilities as the top five outcomes they hope to see.

The order in which these outcomes were prioritized varies, as highlighted below and shown on the following page (Figure A-39).

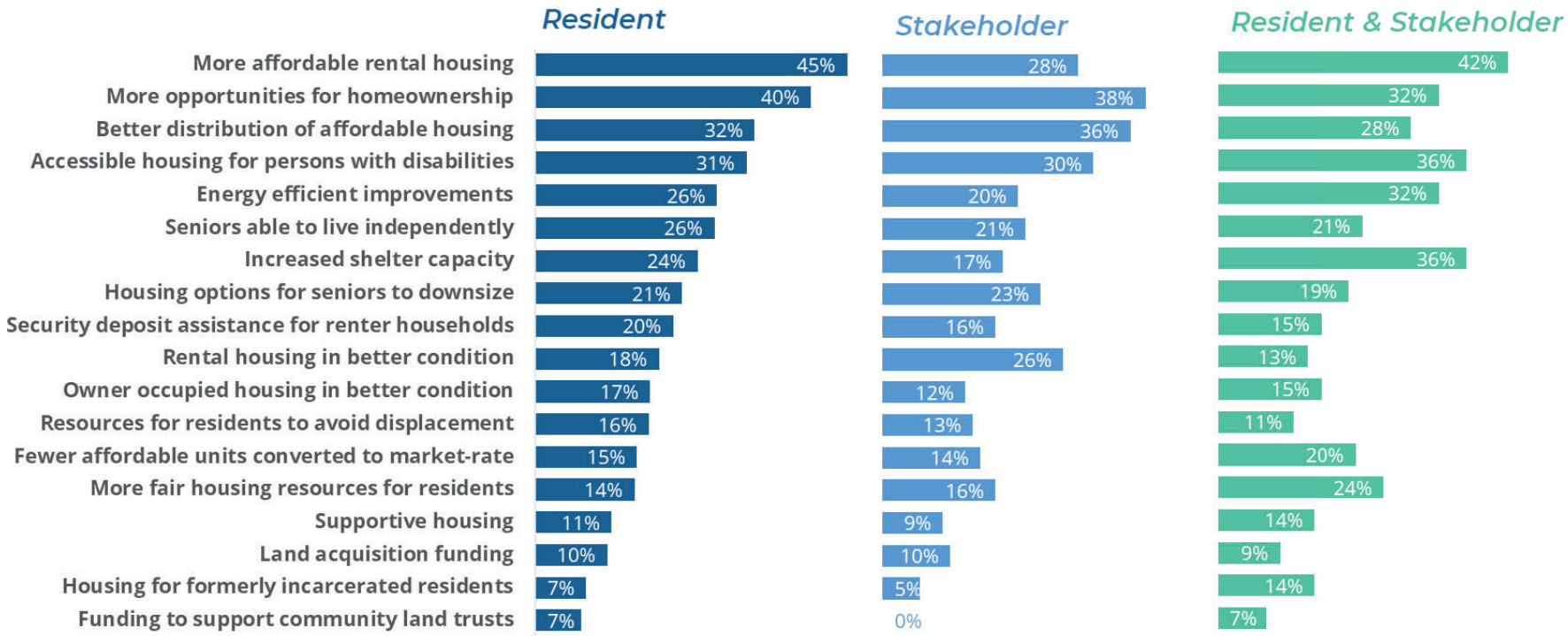
- Residents prioritized more affordable rental housing (45%), more opportunities for homeownership (40%), better distribution of affordable housing (32%), accessible housing for persons with disabilities (31%), and energy efficient improvements (26%).
- Stakeholders prioritized more opportunities for homeownership (38%), better distribution of affordable housing (36%), accessible housing for persons with disabilities (30%), more affordable rental housing (28%), and rental housing in better condition (26%).

- Residents *and* stakeholders prioritized more affordable rental housing (42%), accessible housing for persons with disabilities (26%), increased shelter capacity (36%), more opportunities for homeownership (32%), and energy efficient improvements (32%).

Residents and stakeholders who participated in the survey were given the opportunity to identify additional housing outcomes they hope to see as a result of HUD funds over the next five years. Notable survey comments left by respondents are highlighted below.

- "Adopt tiny home communities, similar to Village Farm Austin. https://villagefarmaustin.com/."
- "Need to get the cost of living down, lower rents, etc. If we lost our home, there is no way we would be able to afford to buy OR rent anywhere within California."
- "Homebuying opportunities for the working class and working families. I made over $100,000 and still can't afford to buy a decent house here."
- "Assistance for renters to buy their first home. For example, low down payment loan programs and/or tax credits for first home purchase."
- "Housing for students is important. The City needs to find a way to discount housing for students (and additional discounts if they work within the city). Our government is failing students and potential taxpayers by allowing them to get over their heads with loans and housing costs."

Figure A-39.
What housing outcomes would you most like to see in the next 5 years as a result of HUD housing and community development funding? *Residents and Stakeholders*



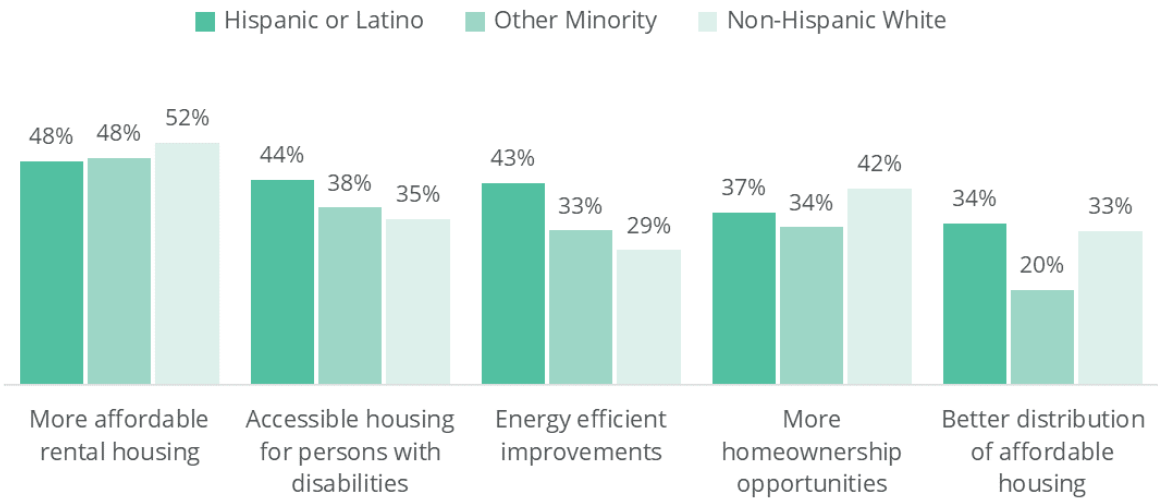
Note: n = 728.

Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

Figures A-40 through A-43 show the top five housing outcomes identified by residents by demographics and other socioeconomic characteristics. (Note that only the top five outcomes chosen by each group are shown).

More affordable rental housing is needed by all racial and ethnic groups with around half ranking this as the housing outcome they would most like to see over the next five years. Compared to other groups, Hispanic or Latino residents emphasized the importance of allocating funds to increase accessible housing for persons with disabilities (44%) and energy efficient improvements (43%).

Figure A-40.
Top Housing Outcomes by Race and Ethnicity



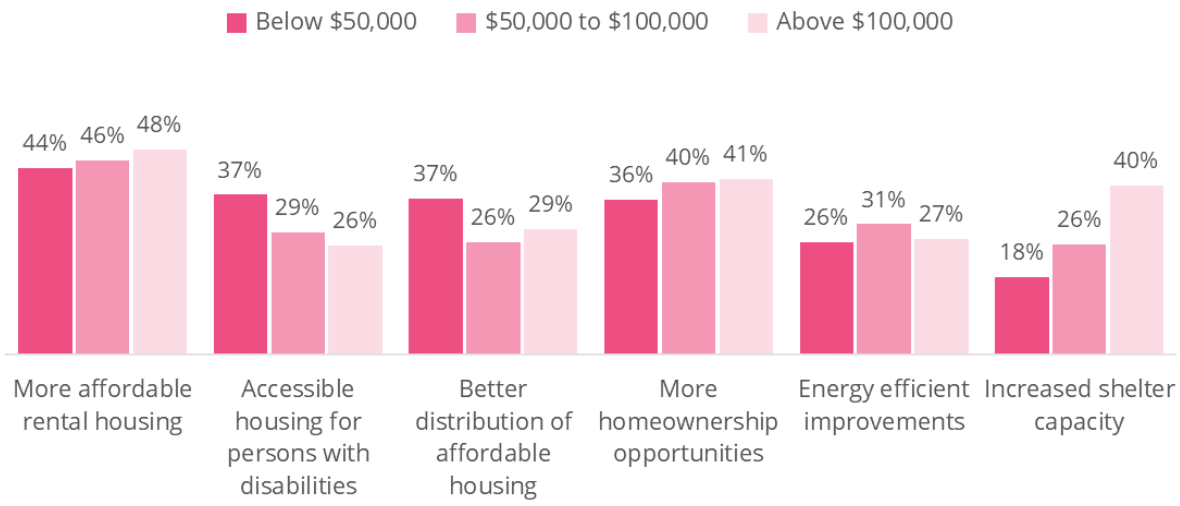
Note: n = 393.

Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

More affordable rental housing and more opportunities for homeownership are needed for all income groups in the city. Residents with very low incomes (below $50,000) would like to see the City prioritize accessible housing for persons with disabilities (37%) and/or address the distribution of affordable housing (37%) (Figure A-41).

Residents earning over $100,000 per year emphasized the importance of allocating federal block grant funds to increase shelter capacity—as a strategy to support unhoused persons—at 40%.

Figure A-41.
Top Housing Outcomes by Income



Note: n = 596.

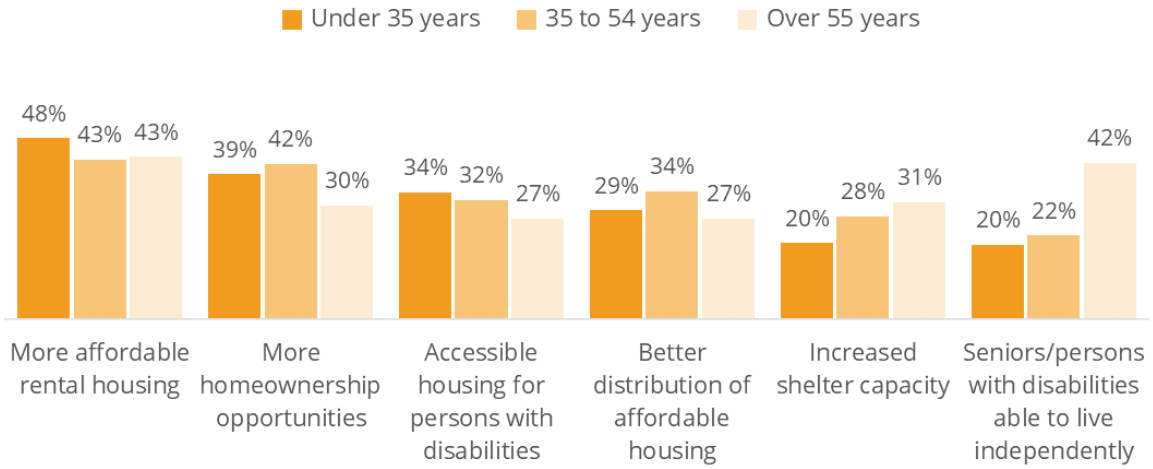
Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

Younger adults (under 35 years) were more likely than other age groups to prioritize allocating funds to create more affordable rental housing (48%) while middle-aged (35 to 54 years) residents prioritized homeownership opportunities (Figure A-42).

Residents over 55 years identified housing outcomes that allow seniors and persons with disabilities to live independently as the most important housing outcome in the next five years with 42% prioritizing this for the city. (This compares to less than a quarter of residents from other age cohorts).

These findings were particularly important in developing the City's five-year goals and objectives and are in line with City Council's goal to improve community vitality and quality of life for all community members (which includes increasing homeownership rates among young adults and families).

Figure A-42.
Top Housing Outcomes by Age

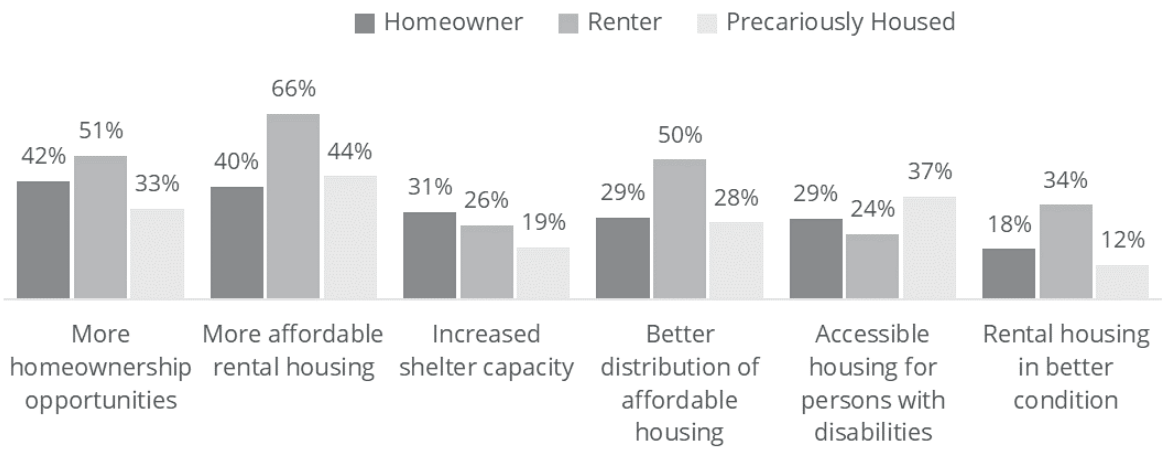


Note: n = 611.

Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

Renters would most like to see the City use federal block grant funds to increase affordable rental housing (66%), more opportunities for homeownership (51%), and to improve the distribution of affordable housing throughout the city (50%). Precariously housed persons also indicated a desire for the City to invest in more affordable rental housing (44%) as well as accessible housing for persons with disabilities (37%) (Figure A-43).

Figure A-43.
Top Housing Outcomes by Tenure



Note: n = 622.

Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

Community development outcomes. Residents and stakeholders prioritized the community development outcomes they would most like to see in the next five years as a result of HUD funds. Residents and stakeholders generally agree that the City should focus on creating more non-profits/services space, community centers and/or providing access to transportation services for seniors (to get to medical appointments and grocery stores).

The top five outcomes identified by residents and stakeholders are highlighted below and shown in Figure A-44 on the following page.

- Residents prioritized more non-profit/services space or improvements to spaces (33%), a senior center or improvements to centers (32%), transportation services for seniors (32%), street, sidewalk, and lighting improvements (31%), and a community center or improvements to centers (30%).

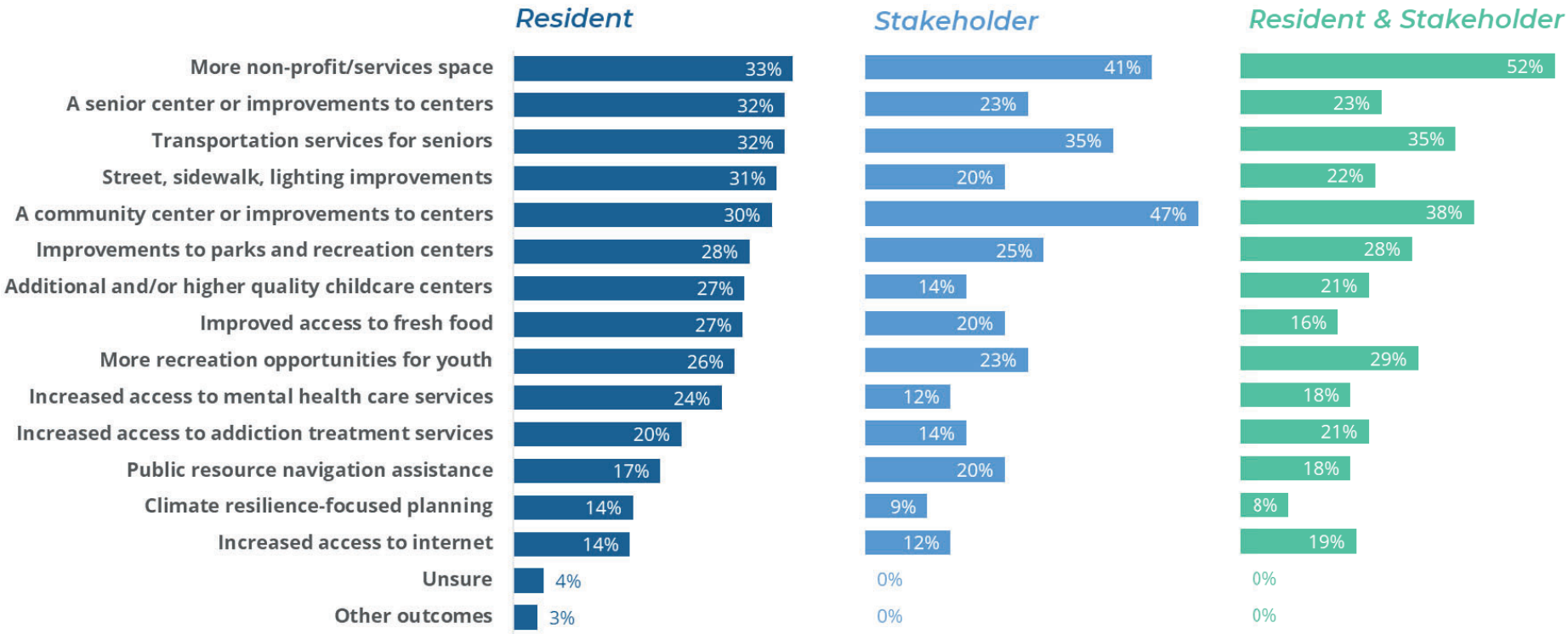
- Stakeholders prioritized community centers or improvements to centers (47%), more non-profit/services space or improvements to spaces (41%), transportation services for seniors (35%), improvements to parks and recreation centers (25%), and seniors centers or more recreation opportunities for youth (23%) (tie).

- Residents *and* stakeholders prioritized more non-profit/services space or improvements to spaces (52%), community centers or improvements to centers (38%), transportation services for seniors (35%), more recreation opportunities for youth (29%), and improvements to parks and recreation centers (28%).

Respondents were given the opportunity to provide additional outcomes for community development they hope to see over the next five years through open-end responses. Example survey comments are provided below.

- "More culturally-centered services for immigrant families with mixed immigration status including navigation programs like the City of Sacramento's FUEL program."
- "Community gardens, where people have access to healthy and fresh food with training on how they can grow food themselves."
- "Most roads in Citrus Heights need work and would love to see a decent grocery store near the old Kmart (like WinCo)."
- "Would love to see complete sidewalks on Antelope Road between Sunrise and Auburn Blvd."

Figure A-44.
What community development outcomes would you most like to see in the next 5 years as a result of HUD housing and community development funding? *Residents and Stakeholders*



Note: n = 720.

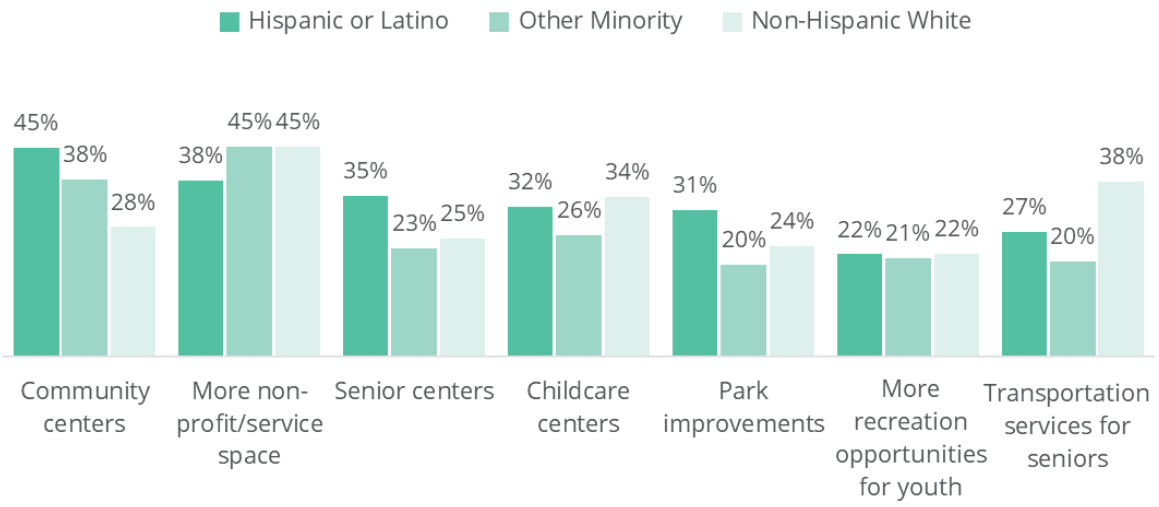
Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

Figures A-45 through A-47 show the top community development outcomes identified by resident's demographics and socioeconomic characteristics. (Note that only the top five outcomes for community development are shown for each group).

Almost half (45%) Hispanic or Latino residents would like to see the City invest in community centers over the next five years while similar shares (45%) of other minority groups and non-Hispanic White residents would like to see the City increase non-profit/services space in the city.

Compared to other racial and ethnic groups, Hispanic or Latino residents identified a disproportionate need for senior centers (35%) and park improvements (31%) while non-Hispanic White residents would most like to see more transportation services for seniors (38%).

Figure A-45.
Top Community Development Outcomes by Race and Ethnicity

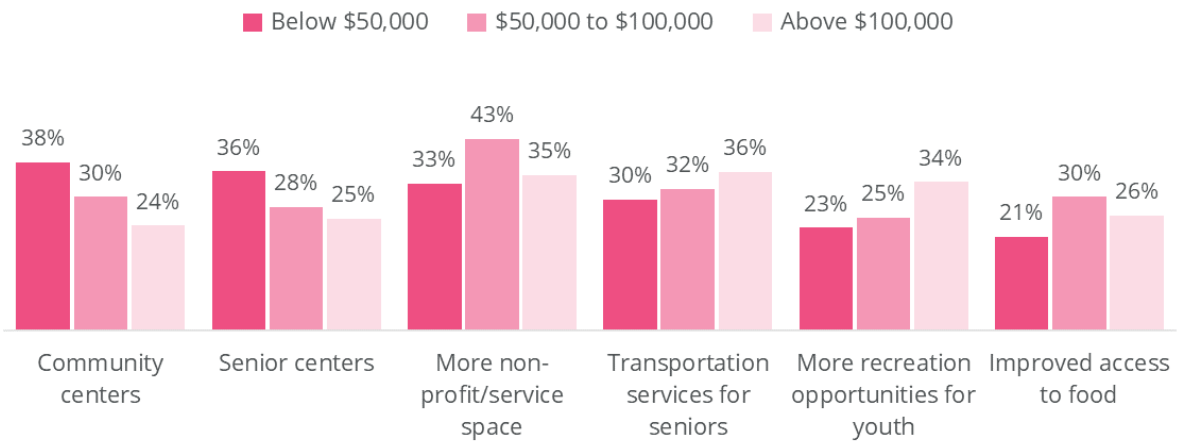


Note: n = 391.

Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

Residents with very low incomes would most like to see the City use its federal block grant funds for community centers (38%), senior centers (36%), and/or more non-profit or services space (33%). Moderate income residents also emphasized the importance of increasing non-profit/services space (43%) as well as improving access to fresh food (30%) (Figure A-46).

Figure A-46.
Top Community Development Outcomes by Income



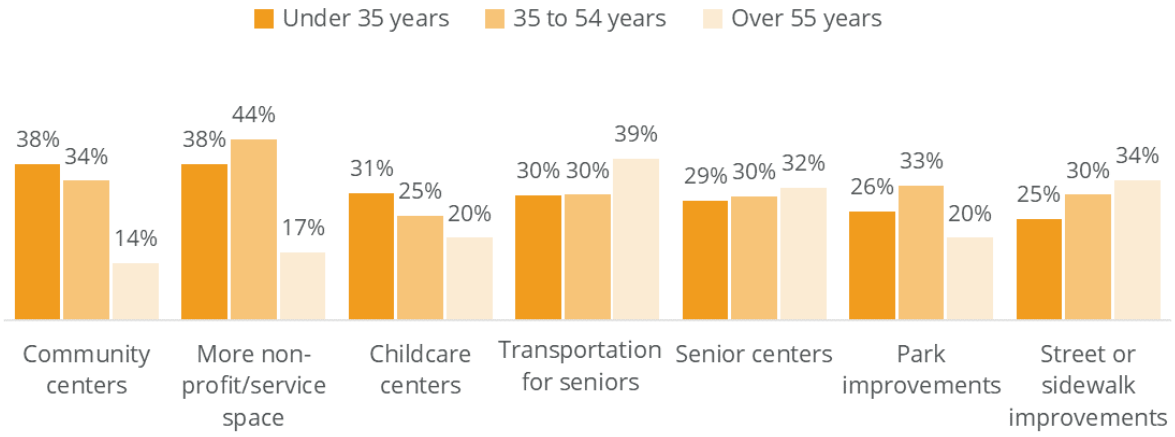
Note: n = 593.

Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

Younger adults (under 35) and middle-aged adults (35 to 54) indicated a preference for the City to prioritize funds for community assets and public facilities such as community centers and non-profit/service space (Figure A-47).

Older adults (over 55) prioritized transportation services for seniors with 39% identifying these services as the top outcome they would most like to see. (For example, services that bring seniors to medical appointments and groceries). These findings are particularly notable as several stakeholders also identified a need to allocate funds for public services that provide access to healthcare, stores, and other necessities for individuals who no longer drive (e.g., seniors and persons with disabilities).

Figure A-47.
Top Community Development Outcomes by Age



Note: n = 611.

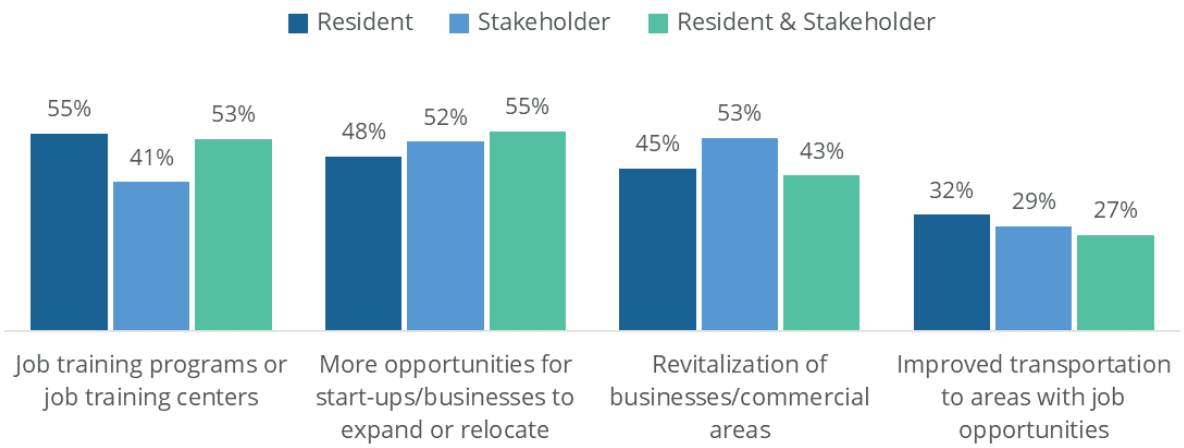
Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

Economic development outcomes. Finally, residents and stakeholders identified and prioritized the economic development outcomes they would most like to see as a result of HUD housing and community development funds over the next five years (Figure A-48).

Of the outcomes provided by the survey, respondents were asked to prioritize the top two outcomes in which residents of Citrus Heights chose job training programs or centers (55%) and more opportunities for start-up businesses or businesses looking to expand/relocate (48%). Stakeholders prioritized outcomes differently, prioritizing the revitalization of neighborhood businesses/commercial areas (53%) and opportunities for businesses (52%).

Residents and stakeholders chose economic development outcomes in line with residents. Over half (55%) prioritized opportunities for start-up businesses or businesses looking to expand/relocate and 53% prioritized job training programs or centers as the top outcomes they hope to see as a result of the City's federal funding allocation.

Figure A-48.
What economic development outcomes would you most like to see in the next 5 years as a result of HUD funding? *Residents and Stakeholders*



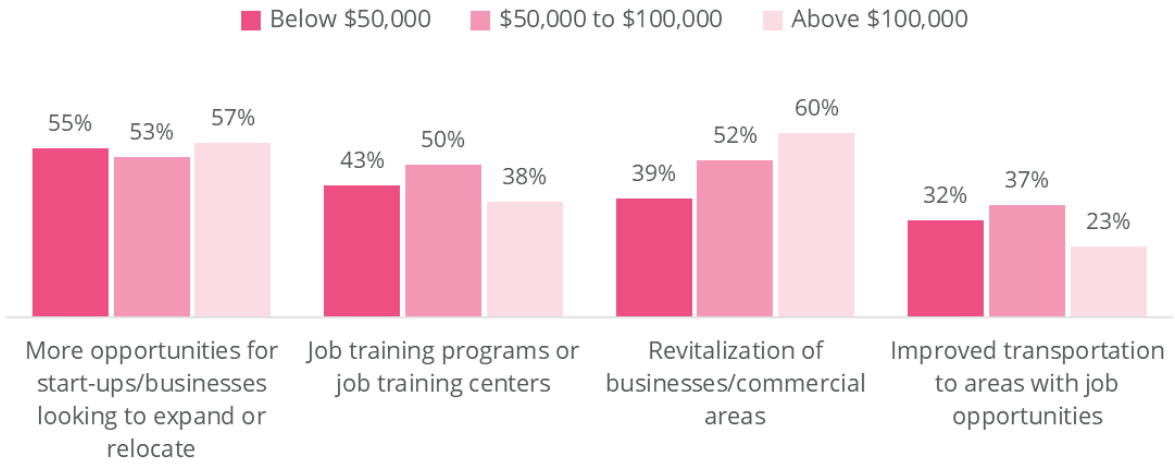
Note: n = 712.

Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

Figure A-49 shows the economic development outcomes residents would most like to see by household income. Half (50%) residents earning $50,000 to $100,000 per year would like the City to allocate funds for job training programs or centers while 37% would like improved transportation to areas with job opportunities.

Low income (below $50,000) residents would most like to see the City provide more opportunities for start-up businesses and/or businesses looking to expand or relocate (55%).

Figure A-49.
Economic Development Outcomes by Income



Note: n = 589.

Source: Root Policy Research from the 2024 Housing and Community Needs Survey.

Respondents were given the opportunity to indicate the economic development outcomes they would like to see by providing open-end responses. Notable comments left by those who participated in the survey are highlighted below.

- "Job readiness and job skill training to promote upward mobility for people to get better paying jobs (including cash assistance for head of households during job retraining) and job placement for youth and those with substance use challenges."
- "Use funds to beautify streets, parks, and green spaces to more large businesses and companies will move here."
- "Lower commercial property rents, invest in mixed use developments for affordable housing opportunities and opportunities for businesses."

CITY OF CITRUS HEIGHTS
NOTICE OF PUBLIC MEETING

NOTICE is hereby given that on **October 9, 2024,** at **6:00 PM,** or as soon as the matter may be heard, the **City Council** of the **City of Citrus Heights** will hold a Public Hearing to consider the following action items related to the Community Development Block Grant (CDBG) program:

1) **Draft 2025-2029 Consolidated Plan Update**
2) **Draft 2025 CDBG Annual Action Plan and Funding Allocations**

The purpose of the public hearing is to hear public comment on the draft 2025-2029 Consolidated Plan, 2025 CDBG Annual Action Plan and Funding Allocations, and to continue final action by Citrus Heights City Council at the October 23 City Council meeting.

The draft 2025-2029 Consolidated Plan is a 5-year planning document required by the U.S. Department of Housing and Urban Development (HUD) and outlines the City's needs and priorities for federal CDBG funding. The overall goal of the CDBG program is to develop viable urban communities by providing decent housing, suitable living environment, and expanding economic opportunities.

In addition to the draft 5-year Consolidated Plan, the proposed draft 2025 CDBG Annual Action Plan outlines the City's proposed use of CDBG funds for the 2025 CDBG program year (January – December 2025). Since this notice, HUD has not announced 2025 CDBG awards; however, for planning purposes, the City anticipates it will be awarded $600,000 in 2025 CDBG funds. The draft 2025 Annual Action Plan will allocate estimated award to eligible public service activities, public infrastructure (capital improvements), and planning and administration activities. The activities allocated funds in the City's draft 2025 Annual Action Plan must align with the goals and priorities outlined in the City's 5-year Consolidated Plan. The proposed activities are described in the draft 2025 Annual Action Plan including the location and planned beneficiaries for each activity.

The publication of this notice is one of the City's activities to fulfill citizen participation requirements. Federal CDBG program regulations require jurisdictions that receive CDBG funds to provide the public with reasonable access to CDBG program documents and provide the opportunity to comment on the planned use of funds.

If you wish to address the Council during the meeting, please fill out a Speaker Identification Sheet and give it to the City Clerk. The Mayor has the discretion to lengthen or shorten the allotted times. Alternatively, you may submit your comment by 4:00 p.m. on the meeting day by completing an online Speaker Card at https://www.citrusheights.net/FormCenter/City-Council-Meetings-Speaker-Card-30. Written public comments shall be limited to 250 words or less. Each comment will be read aloud by the City Clerk.

The draft 2025-2029 Consolidated Plan and draft 2025 CDBG Annual Action Plan will be available for public review beginning Tuesday, September 24, at the following locations:

- Citrus Heights, City Hall, 6360 Fountain Square Drive
- Sylvan Oaks Library, 6700 Auburn Boulevard

- Citrus Heights webpage, https://www.citrusheights.net/380/Community-Development-Block-Grant.

The public review and comment period will begin Tuesday, September 24, and end Thursday, October 24, 2024, at 8:00 AM. In addition to speaking at the public hearing, comments can be submitted by mail to Nicole Piva, Housing & Human Services Program Coordinator, 6360 Fountain Square Drive, Citrus Heights, CA 95621, or by phone/email: 916-727-4752 or npiva@citrusheights.net.

In compliance with the Americans with Disabilities Act, if you need the document in an alternate format or special assistance to participate in this meeting, please get in touch with the ADA Coordinator at 916-725-2448. Notification 48 hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. TTY/TDD users with questions or comments can call the California Relay Service by dialing 7-1-1. Translators will also be provided for people with limited English-speaking proficiency when requests are made at least five working days before a hearing.

Posted: 09 / 12 / 2024 By: 

ГОРОД ЦИТРУСОВЫХ ВЫСОТ
УВЕДОМЛЕНИЕ ОБ ОТКРЫТОМ СОБРАНИИ

НАСТОЯЩИМ УВЕДОМЛЯЕМ, что **9 октября 2024 года** в **18:00** или как только дело может быть рассмотрено, **городской совет города Цитрус-Хайтс** проведет публичные слушания для рассмотрения следующих действий, связанных с программой грантов на развитие сообщества (CDBG):

А) Проект обновленного сводного плана на 2025-2029 годы
Б) Проект Годового плана действий ГБР на 2025 год и ассигнования на финансирование

Цель публичных слушаний - заслушать комментарии общественности по проекту Консолидированного плана на 2025-2029 годы, Годовому плану действий CDBG на 2025 год и ассигнованиям на финансирование, а также продолжить окончательное решение городского совета Цитрус-Хайтс на заседании городского совета 23 октября.

Проект Консолидированного плана на 2025-2029 годы представляет собой документ 5-летнего планирования, требуемый Министерством жилищного строительства и городского развития США (HUD), и в котором излагаются потребности и приоритеты города в отношении федерального финансирования CDBG. Общая цель программы CDBG заключается в развитии жизнеспособных городских сообществ путем предоставления достойного жилья, подходящей среды обитания и расширения экономических возможностей.

В дополнение к проекту 5-летнего консолидированного плана, в предлагаемом проекте годового плана действий CDBG на 2025 год изложено предлагаемое использование городом средств CDBG на 2025 программный год CDBG (январь – декабрь 2025 года). С момента этого уведомления HUD не объявлял о наградах CDBG 2025 года; однако в целях планирования город ожидает, что к 2025 году ему будет выделено 600 000 долларов США из фондов CDBG. В проекте Годового плана действий на 2025 год предполагаемое вознаграждение будет выделяться на отвечающие критериям виды деятельности в сфере государственной службы, общественную инфраструктуру (капитальный ремонт), а также мероприятия по планированию и администрированию. Мероприятия, выделенные в проекте Годового плана действий города на 2025 год, должны соответствовать целям и приоритетам, изложенным в 5-летнем Консолидированном плане города. Предлагаемые мероприятия описаны в проекте Годового плана действий на период до 2025 года, включая местоположение и планируемых бенефициаров для каждого вида деятельности.

Публикация этого уведомления является одним из мероприятий Города по выполнению требований к участию граждан. Федеральные правила программы CDBG требуют, чтобы юрисдикции, получающие средства CDBG, предоставляли общественности разумный доступ к программным документам CDBG и предоставляли возможность комментировать запланированное использование средств.

Если вы хотите обратиться к Совету во время заседания, пожалуйста, заполните лист идентификации спикера и передайте его городскому клерку. Мэр имеет право по своему усмотрению удлинять или сокращать отведенное время. Кроме того, вы можете отправить свой комментарий до 16:00 в день встречи, заполнив онлайн-карточку спикера в https://www.citrusheights.net/FormCenter/City-Council-Meetings-Speaker-Card-30. Письменные комментарии общественности должны быть ограничены 250 словами или менее. Каждый комментарий будет зачитан вслух городским клерком.

Проект Консолидированного плана на 2025-2029 годы и проект Годового плана действий CDBG на 2025 год будут доступны для публичного ознакомления, начиная со вторника, 24 сентября, по следующим адресам:

- Цитрус Хайтс, Сити Холл, 6360 Фаунтин Сквер Драйв
- Библиотека Сильван Оукс, бульвар Оберн, 6700
- Веб-страница Citrus Heights, https://www.citrusheights.net/380/Community-Development-Block-Grant.

Период общественного обсуждения и комментариев начнется во вторник, 24 сентября, и закончится в четверг, 24 октября 2024 года, в 8:00 утра. В дополнение к выступлению на публичных слушаниях, комментарии могут быть отправлены по почте Николь Пива, координатору программы жилищного строительства и социальных услуг, 6360 Fountain Square Drive, Citrus Heights, CA 95621, или по телефону/электронной почте: 916-727-4752 или npiva@citrusheights.net.

В соответствии с Законом об американцах с ограниченными возможностями, если вам нужен документ в альтернативном формате или специальная помощь для участия в этой встрече, пожалуйста, свяжитесь с координатором ADA по телефону 916-725-2448. Уведомление за 48 часов до начала собрания позволит городским властям принять разумные меры для обеспечения доступности этого собрания. Пользователи телетайпа/TDD с вопросами или комментариями могут позвонить в Калифорнийскую службу ретрансляции, набрав номер 7-1-1. Переводчики также будут предоставляться людям с ограниченным знанием английского языка, если запросы поступили не менее чем за пять рабочих дней до слушания.

Опубликовано: 09 / 12 / 2024 Около: 

CIUDAD DE CITRUS HEIGHTS
AVISO DE REUNIÓN PÚBLICA

Por la presente se NOTIFICA que el **9 de octubre de 2024,** a las **6:00 p.m.,** o tan pronto como se escuche el asunto, el **Concejo Municipal** de la **Ciudad de Citrus Heights** llevará a cabo una Audiencia Pública para considerar los siguientes elementos de acción relacionados con el programa de Subvención en Bloque para el Desarrollo Comunitario (CDBG):

1) **Borrador de Actualización del Plan Consolidado 2025-2029**
2) **Borrador del Plan de Acción Anual CDBG 2025 y Asignaciones de Fondos**

El propósito de la audiencia pública es escuchar los comentarios del público sobre el borrador del Plan Consolidado 2025-2029, el Plan de Acción Anual CDBG 2025 y las Asignaciones de Fondos, y continuar la acción final del Concejo Municipal de Citrus Heights en la reunión del Concejo Municipal del 23 de octubre.

El borrador del Plan Consolidado 2025-2029 es un documento de planificación de 5 años requerido por el Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD, por sus siglas en inglés) y describe las necesidades y prioridades de la Ciudad para los fondos federales CDBG. El objetivo general del programa CDBG es desarrollar comunidades urbanas viables proporcionando viviendas decentes, un entorno de vida adecuado y ampliando las oportunidades económicas.

Además del borrador del Plan Consolidado de 5 años, el borrador propuesto del Plan de Acción Anual CDBG 2025 describe el uso propuesto por la Ciudad de los fondos CDBG para el año del programa CDBG 2025 (enero – diciembre de 2025). Desde este aviso, HUD no ha anunciado los premios CDBG 2025; sin embargo, para fines de planificación, la Ciudad anticipa que se le otorgarán $600,000 en fondos CDBG 2025. El borrador del Plan de Acción Anual 2025 asignará la adjudicación estimada a las actividades de servicio público elegibles, la infraestructura pública (mejoras de capital) y las actividades de planificación y administración. Las actividades asignadas a los fondos en el borrador del Plan de Acción Anual 2025 de la Ciudad deben alinearse con los objetivos y prioridades descritos en el Plan Consolidado de 5 años de la Ciudad. Las actividades propuestas se describen en el borrador del Plan de Acción Anual 2025, incluida la ubicación y los beneficiarios previstos para cada actividad.

La publicación de este aviso es una de las actividades de la Ciudad para cumplir con los requisitos de participación ciudadana. Las regulaciones federales del programa CDBG requieren que las jurisdicciones que reciben fondos CDBG proporcionen al público un acceso razonable a los documentos del programa CDBG y brinden la oportunidad de comentar sobre el uso planificado de los fondos.

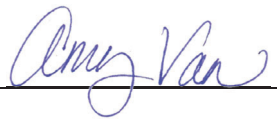
Si desea dirigirse al Concejo durante la reunión, complete una Hoja de Identificación del Orador y entréguesela al Secretario de la Ciudad. El alcalde tiene la facultad discrecional de alargar o acortar los tiempos asignados. Alternativamente, puede enviar su comentario antes de las 4:00 p.m. del día de la reunión completando una tarjeta de orador en línea en https://www.citrusheights.net/FormCenter/City-Council-Meetings-Speaker-Card-30. Los comentarios públicos por escrito se limitarán a 250 palabras o menos. Cada comentario será leído en voz alta por el Secretario de la Ciudad.

El borrador del Plan Consolidado 2025-2029 y el borrador del Plan de Acción Anual CDBG 2025 estarán disponibles para revisión pública a partir del martes 24 de septiembre en los siguientes lugares:

- Citrus Heights, Ayuntamiento, 6360 Fountain Square Drive
- Biblioteca Sylvan Oaks, 6700 Auburn Boulevard
- Página web de Citrus Heights, https://www.citrusheights.net/380/Community-Development-Block-Grant.

El período de revisión y comentarios públicos comenzará el martes 24 de septiembre y finalizará el jueves 24 de octubre de 2024 a las 8:00 a. m. Además de hablar en la audiencia pública, los comentarios pueden enviarse por correo a Nicole Piva, Coordinadora del Programa de Vivienda y Servicios Humanos, 6360 Fountain Square Drive, Citrus Heights, CA 95621, o por teléfono/correo electrónico: 916-727-4752 o npiva@citrusheights.net.

De conformidad con la Ley de Estadounidenses con Discapacidades, si necesita el documento en un formato alternativo o asistencia especial para participar en esta reunión, comuníquese con el Coordinador de la ADA al 916-725-2448. La notificación 48 horas antes de la reunión permitirá a la Ciudad hacer arreglos razonables para garantizar la accesibilidad a esta reunión. Los usuarios de TTY/TDD que tengan preguntas o comentarios pueden llamar al Servicio de Retransmisión de California marcando 7-1-1. También se proporcionarán traductores para las personas con dominio limitado del inglés cuando las solicitudes se hagan al menos cinco días hábiles antes de una audiencia.

Publicada: 09 / 12 / 2024 Por: 

City of Citrus Heights
Citizen Participation

Document Type:
2025-2029 Consolidated Plan and 2025 Annual Action Plan for the Community Development Block Grant Program

Summary of Citizen Participation Process and Consultation Process:

- **On July 8, 2024, City staff released a Notice of Funding Opportunity to notify interested parties of the City's available CDBG funds.**
- **On July 30, 2024, City staff held a funding application workshop for prospective applicants. Staff sent emails to a large mailing list of interested persons and organizations along with news items posted on the City's Housing Division Webpage Housing & Grants Division | Citrus Heights, CA - Official Website (civicplus.com). The workshop was attended by representatives from nonprofits interested in applying for funding.**
- **A public notice announcing the draft 205-2029 Consolidated Plan & 2025 Annual Action Plan was published in *The Citrus Heights Messenger, Slavic Sacramento Newspaper, City Hall Lobby, and the City's webpage*.**
- **The public can review and comment on the draft 2025-2029 Consolidated Plan & 2025 Annual Action Plan from September 23, 2024-October 23, 2024.**
- **The City offered an opportunity for public comments during a public hearing on October 9, 2024, City Council meeting. The City Council reviewed funding recommendations for the 2025 Annual Action Plan and received 5 public comments.**
- **The City offered a final opportunity for public comment during the second public hearing held on October 23, 2024, the City Council meeting. The City Council adopted the 2025-2029 Consolidated Plan & 2025 Annual Action Plan by Resolution.**

Summary of Public Comment:

The City received five public comments during the City Council meeting on October 9, 2024. All comments were accepted.

- **Julie Habeeb, Campus Life Connection – spoke to the Sayonara After-School Program and thanked the City Council for supporting the youth who attend the Center.**
- **Jennifer Massello and Melinda Klick, Meals on Wheels Sacramento County – spoke to the Meals on Wheels Program and thanked the City Council for supporting the senior meal home delivered and café programs.**
- **April Jacek, Sunrise Christian Food Ministry – spoke to the Emergency Food Closet and thanked the City Council for supporting the food bank.**
- **Bonnie Patterson, Rebuilding Together Sacramento – spoke to the Critical Home Repair Grant Program and thanked the City Council for supporting critical health and safety repairs to mobile home homeowners.**
- **Rick Hodgkins, a Citrus Heights resident – provided a written comment that was read by the City Clerk during the meeting requesting the funds be used for housing, transportation, and similar projects in the City.**

City of Citrus Heights
Citizen Participation

The City received one public comment during the City Council Meeting on October 23, 2024. All comments were accepted.

- **Rick Hodgkins, a Citrus Heights resident – provided a written comment that was read by the City Clerk during the meeting stating his support for CDBG funding and the activities that will be carried as our population is aging.**

RESOLUTION NO. 2024-102

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA APPROVING THE COMMUNITY DEVELOPMENT BLOCK GRANT 2025 ANNUAL ACTION PLAN AND 2025-2029 CONSOLIDATED PLAN AND AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE AND FILE ALL DOCUMENTS REQUIRED TO RECEIVE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT BLOCK GRANT FUNDING

WHEREAS, the Community Development Block Grant Program (CDBG), authorized under Title 1 of the Housing and Community Development Act of 1974, as amended (Act), requires that jurisdictions provide for the issuance of grants to attain the objective of providing decent housing, suitable living environment and expanding economic opportunities, for low- and moderate-income households;

WHEREAS, the City Council of the City of Citrus Heights, California, wishes to apply for federal CDBG funds that are administered by the U.S. Department of Housing and Urban Development (HUD);

WHEREAS, the City has prepared a 2025 CDBG Annual Action Plan that allocates the City's CDBG funds to activities that will be accomplished during the 2025 calendar year, including public service activities, public infrastructure improvements, as well as planning and administration of the CDBG program;

WHEREAS, the 2025 Annual Action Plan aligns with the goals and priorities outlined in the 2025-2029 Consolidated Plan. The Consolidated Plan guides the spending of the City's CDBG funding for the next five years;

WHEREAS, the 2025 Annual Action Plan and 2025-2029 Consolidated Plan were made available for a public review and comment period consistent with the City's Citizen Participation Plan. The City Council held a Public Hearing on October 9, 2024, and October 23, 2024, to receive comments on the draft plans. All comments received are incorporated into the plans;

WHEREAS, the City of Citrus Heights receives an annual allocation of approximately $600,000 in CDBG funds from HUD; which will be revised to accommodate the amount awarded by HUD. During the development of this plan, the federal allocation for 2025 funds has yet to be determined by the U.S. Congress;

WHEREAS, the City Council approved reallocating 2024 CDBG capital funds for the Residential Street Resurfacing Project to the 2025 Pavement Preservation Improvement Plan to make accessibility improvements to sidewalks such as installing ADA-compliant pedestrian ramps, installing missing or repairing damaged sidewalks as necessary at various locations in Neighborhood Associations 1, 2, 3, and 4; and

WHEREAS, the City Council approved the use of revolving loan funds and unexpended prior year CDBG funds, $200,645 to fund the City's Critical Home Repair Grant Program to assist low-income mobile home homeowners with critical health and safety repairs.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS HEREBY:

1. Adopts the 2025 CDBG Annual Action Plan; and

2. Authorizes the City Manager or designee to execute contracts with outside agencies to administer and carry out the activities described in the 2025 CDBG Annual Action Plan; and

3. Authorizes the City Manager or designee to correct any errors in the adopted 2025 CDBG Annual Action Plan and 2025-2029 Consolidated Plan, make minor adjustments to the individual allocations not to exceed 25% upon final Congressional appropriation, and make minor changes that may be requested by HUD and the City Council as provided with the final documentation.

PASSED AND ADOPTED by the City Council of the City of Citrus Heights on the 23rd day of October 2024 by the following roll call vote:

Ayes: **Council Members: Middleton, Schaefer, Lopez-Taff, Karpinski-Costa**
Noes: **Council Members: None**
Abstain: **Council Members: None**
Absent: **Council Members: None**

Dr. Jayna Karpinski-Costa
Dr. Jayna Karpinski-Costa, Mayor

ATTEST:

Amy Van
Amy Van, City Clerk

Exhibit:

A. Final 2025-2029 Consolidated Plan and 2025 Annual Action Plan

OMB Number: 4040-0004
Expiration Date: 11/30/2025

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 05/14/2025

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier: B-25-MC-06-0056

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Citrus Heights

* b. Employer/Taxpayer Identification Number (EIN/TIN): 91-1762645

* c. UEI: LAC8UN8JZAK9

d. Address:

* Street1: 6360 Fountain Square Drive
Street2:
* City: Citrus Heights
County/Parish:
* State: CA: California
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 95621-5634

e. Organizational Unit:

Department Name: Community Development

Division Name: Housing

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:
* First Name: Nicole
Middle Name:
* Last Name: Piva
Suffix:

Title: Housing & Human Services Program Coordinator

Organizational Affiliation:

* Telephone Number: 916-727-4752
Fax Number:

* Email: npiva@citrusheights.net

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

US Department of Housing & Urban Development

11. Assistance Listing Number:

14.218

Assistance Listing Title:

Community Development Block Grant

*** 12. Funding Opportunity Number:**

B-25-MC-06-0056

* Title:

Community Development Block Grant Program

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

City of Citrus Heights - CDBG Program Year 1/1/2025-12/31/2025: The City's activities include planning & administration, public services, public infrastructure, and housing preservation programs.

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: CA-006 * b. Program/Project: CA-006

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 01/01/2025 * b. End Date: 12/31/2025

18. Estimated Funding ($):

* a. Federal	633,964.00
* b. Applicant	0
* c. State	0
* d. Local	0
* e. Other	493,292.99
* f. Program Income	179,783.42
* g. TOTAL	1,307,040.41

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

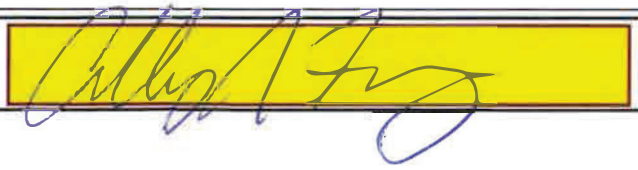
Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:	
* First Name:	Ashley
Middle Name:	J
* Last Name:	Feeney
Suffix:	
* Title:	City Manager
* Telephone Number:	916-725-2448
Fax Number:	
* Email:	afeeney@citrusheights.net
* Signature of Authorized Representative:	
* Date Signed:	5/6/25

Applicant and Recipient Assurances and Certifications

U.S. Department of Housing and Urban Development

OMB Number: 2501-0044
Expiration Date: 2/28/2027

Instructions for the HUD 424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

*Authorized Representative Name:

Ashley J. Feeney

*Title: City Manager

*Applicant/Recipient Organization:

City of Citrus Heights

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et.seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et.seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).

* Signature:

* Date: (mm/dd/yyyy): 8/12/2025

Public Reporting Burden Statement: The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 4176, Washington, DC 20410-5000. **Do not send completed HUD 424-B forms to this address.** This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant:, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal interest in the title of real property in accordance with awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure nondiscrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29) U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statue(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statue(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.

14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).

18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
[redacted]	City Manager
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Citrus Heights	[redacted]

SF-424D (Rev. 7-97) Back

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

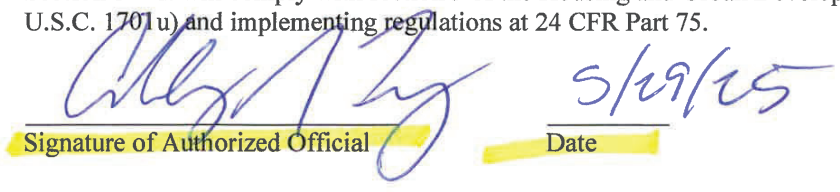
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.



Signature of Authorized Official

5/29/25

Date

City Manager

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) **2025** [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.

5/29/25

Signature of Authorized Official Date

City Manager

Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

N/a

Signature of Authorized Official

Date

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

N/a

Signature of Authorized Official

Date

Title

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for these individuals.

Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

N/a

Signature of Authorized Official

Date

Title

Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,

2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

N/a

Signature of Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification
This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Applicant and Recipient Assurances and Certifications

U.S. Department of Housing and Urban Development

OMB Number: 2501-0044
Expiration Date: 2/28/2027

Instructions for the HUD 424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

*Authorized Representative Name:

Ashley J. Feeney

*Title: City Manager

*Applicant/Recipient Organization:

City of Citrus Heights

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et.seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et.seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).

* Signature:

* Date: (mm/dd/yyyy): 8/12/2025

Public Reporting Burden Statement: The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 4176, Washington, DC 20410-5000. **Do not send completed HUD 424-B forms to this address.** This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).