Appendix 3: Self-Scoring Sheet and Sample Self-Scoring Sheet

Self-Scoring Sheet

DRAFT
11/7/2025

NOTE: Items in RED are updates from the 2021 application.

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents **or** Indicate that Electronic Copies are Attached as **Appendix 7**	Points	Enhancement Category Number	Enhancement Points	Total Points
1A	Within 2021-29 Vacant Land Inventory, 1,080 housing units were identified. This exceeds the number of sites by more than 150% total units of the current RHNA of 697 units.	E	Link to Housing Element on City website	Link found in Appendix 7 Link #1	3	1	1	4
1F	The City's Zoning Code complies with 6852.2 and AB2097. The application of AB2097, includes the Sunrise Boulevard corridor which is the largest opportunity for infill housing in Citrus Heights Additionally, the Auburn Boulevard Plan allows reduced parking requirements for redevelopment of existing parcels and allows on-street parking to satisfy parking requirements.	E	Zoning Code Reference Section 106.42.015.D.4, Auburn Boulevard Plan –Page 3-19	Link found in Appendix 7 Link for Zoning Code Link #2 Auburn Blvd Plan Link #11a	2	2	1	3
1H	The Zoning Code allows for mixed-use, multi-family, and small lot residential projects by right in all commercial zones (BP, LC, GC and SC)	E	Zoning Code Reference Section 106.26.030 Table 2 under Residential Use	Link found in Appendix 7 Link #2	1	1	2	3

1I	The Zoning Code provides for maximizing buildable area of a residential lot by allowing projections into rear yard setbacks..	E	Zoning Code Reference Section 106.30.100.E.1	Link found in Appendix 7 Link #2	1	2	1	2
1L	Sunrise Tomorrow Specific Plan specifies objective design standards for the redevelopment of the 100-acre Sunrise Mall property that has the capacity for over 1,000 units of new housing.	E	Link to Sunrise Tomorrow Specific Plan on website	Link found in Appendix 7 Link #3	1	1	2	3

2A	All single-family housing, multi-family housing projects under 10 units and ADUs are subject to ministerial review and approval. As a community that is 98% built out, nearly all new housing opportunities are redevelopment along commercial corridors and infill development along high-quality transit routes, consistent with State Planning Priorities. A significant portion of the City's housing growth is anticipated within the Sunrise Tomorrow Specific Plan which allows up to 2,200 units of housing and mix of uses. This area, currently an AFFH low resource area, will become a High Resource Area as a result of the investment in this site. It is anticipated that this transition from an aging mall will have a spillover effect and increase demand for housing along the Sunrise Corridor. The City recently adopted a Sunrise MarketPlace overlay in this area to restrict uses that are often incompatible with housing and similar sensitive uses along this High-Quality Transit Corridor. The intent is to maximize housing opportunities along this	E	Zoning Code Section 106.62.040 Table	Link found in Appendix 7 Link #2	3	2	2	5

	corridor as it redevelops and prevent incompatible uses which would be a hindrance to housing. Further, per AB2097, no minimum parking requirements apply to this corridor, supporting lower construction costs and lower overall housing costs.							
2B	Sunrise Tomorrow Specific Plan had a program-level EIR done that can serve as a model for all CEQA reviews	E	Link to Sunrise Tomorrow Specific Plan	Link found in Appendix 7 Link #3	2	1	2	4

2D	Projects less than 10 units are processed at a staff level and no Public Hearing is required. Projects with greater than 10 units require a Design Review Permit which is approved by the Planning Commission. No other entitlements are required. Applications can be approved under 4 months (Submittal, 30-days to review, Comments – 30 days to respond to comments, resubmittal – 30 days to get to Planning Commission for approval). The City prides itself on timeliness for development review and often only delays are associated with non-governmental constraints (Developer responsiveness to comments and/or associated development planning/engineering/etc.). Over the last 20 years, the City has not “missed” a 30-day review period as required under the Permit Streamlining Act. As a built-out community nearly all projects are infill or redevelopment. The City typically relies on the CEQA infill exemption to avoid costs and delays for infill housing projects. The City’s plan review process for building permit issuance provides a 10-	E	Link to City process listed on website	Link found in Appendix 7 Link #4	2	2	1	3

	day review time frame for first review and 5-day review period for second reviews The City will monitor timeframes for housing processing for any housing entitlement applications received in 2024 and evaluate any opportunities to reduce timeframes and/or eliminate/reduce developer related delays for new housing projects.							
2E	The City adopted objective design standards for housing developments proposed in commercial areas. These standards redefine design standards applicable to development along Auburn Boulevard and commercial areas citywide. Projects meeting the objective standards are provided a ministerial review process.	E	Link to Objective Design Standards on website	Link found in Appendix 7 Link #5	1	2	1	2

2F	Over the past year, Citrus Heights has made significant progress in expanding its affordable housing options. A new 108-unit multifamily rental community for low-income seniors was recently completed, and two additional affordable housing projects are currently under construction. The first is a partnership with Habitat for Humanity of Greater Sacramento to build 26 new single-family homes that will be sold to income-qualified families. The second project involves converting a former congregate care facility into individual living units serving extremely low-income and at-risk seniors. Both projects were prioritized for expedited processing and successfully streamlined through the City's plan review process, reducing overall review times and accelerating construction readiness. This was achieved using a "master permit" approach, which allowed plan review of each unit type in advance, enabling faster issuance of individual building permits once site work commenced.	E	Link to City's Affordable Housing webpage	Link found in Appendix 7 Link #6	2			2

2I	The City has bi-monthly Project Coordination meetings wherein all regional agencies meet and discuss upcoming and current projects –All agencies have one dedicated point of contact as liaison	E	Project Coordination Agenda from the most recent meeting	Agenda attached	1			1
2J	ADUs/JADUs are prioritized in plan review to accelerate approval for these projects	E	Link to Plan Review webpage	Link found in Appendix 7 Link #4	1			1
2K	The City has a standardized application form for all entitlements	E	Link to Planning Application form on website	Link found in Appendix 7 Link #10	1			1
2L	Project status updates are regularly posted on the City's Project Viewer page on the website	E	Website Projects Viewer	Link found in Appendix 7 Link #8	1			1
3A	The City recently executed an MOU with Habitat for Humanity of greater Sacramento to support the development of 26 housing units that will be sold to low- and lower-income qualified families. This agreement allowed the City to waive over $700,000 of fees and in-kind services.	E	Copy of MOU attached	Mou Attached	3			3
3B	The PRADU program qualifies as pre-approved/pre-permitted ADU program, with no parking requirements for ADUs	E	Link to PRADU page on City website	Link found in Appendix 7 Link #9	2	1	2	4

3E	Auburn Boulevard Specific Plan, Sunrise Tomorrow Specific Plan, Greenback Lane Complete Streets, and Old Auburn Road Complete Streets Plan all promote active modes of transportation – creation of bike lanes, new/expanded sidewalks, pedestrian crossings – on heavily trafficked residential corridors	E	Link to various plan pages on City website	Link found in Appendix 7 Link #11	1	1	2	3

4B	The City has a local housing trust fund which is funded by Commercial Linkage Fee – levied on all commercial projects and applied to affordable housing. The funds are used to provide assistance for production, acquisition of at-risk units, rehabilitation of affordable housing, or other programs that assist lower-income households to acquire housing at affordable prices. The City intends on using this funding to support the redevelopment of Sayonara Drive to develop low-income sweat equity housing in partnership with Habitat for Humanity. The City adopted an MOU with Habitat for Humanity in 2023 and Habitat for Humanity is currently with the Entitlement Development process to deliver 26 half-plex ownership units The City monitors the spending of this fund through the AB1600 annual reporting and Housing staff will continue to monitor spending of the Affordable Housing Trust fund for affordable housing moving forward.	E	Resolution approving the Housing Trust Fund	Resolution Attached	2	4	1	3

4M	The City paid over $1M for the Sunrise Tomorrow Plan EIR, saving potential future fees for affordable housing developers. The City acted as the project proponent including rezoning and CEQA clearance. The project is a transit-oriented, mixed use, redevelopment of a dying mall site, representing holistic planning for a key redevelopment site incorporating multiple planning objectives including efficient land use, transit and pedestrian oriented design and at densities of up to 100 units per acre. The City has also entitled a 47-unit affordable housing complex, working with a nonprofit developer (Jamboree Housing) and TLCS – an on-site Residential Service Coordinator – who work with residents to access needed services. The City committed/leveraged 10 years of HOME funds ($3.5M) to support this development in partnership with SHRA.	E	Link to Sunrise Tomorrow Specific Plan on City website. See also the City's Project Viewer.	Link found in Appendix # 7 Link #3 Link #8	1	1	2	3
TOTAL					29		20	49

Sample Self-Scoring Sheet

Note: This is a Sample Self-Scoring Sheet; an actual submission may include more specificity when an applicant completes the "Concise Written Description of Prohousing Policy."

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents **or** Indicate that Electronic Copies are Attached as **Appendix 7**	Points	Enhancement Category Number	Enhancement Points	Total Points
1B	Permitted missing middle housing uses by allowing duplexes and triplexes by right in existing low-density, single-family residential zones beyond what is required by SB 9.	E	Zoning code	Electronic copy attached	3	6	1	4
1C	Sufficient sites to accommodate 131 percent of the current RHNA with rezoning by total or income category.	P	Resolution	Electronic copy attached	2	1	2	4
1D	Density bonus program exceeds statutory requirements by 12 percent.	E	Zoning code	Electronic copy attached	2			2
1F	Eliminated parking requirements for residential development as authorized by Government Code section 65852.2.	E	Zoning code	Electronic copy attached	2			2
1G	Zoning that that is designed to increase affordable housing for a	E	Zoning code	Electronic copy attached	1	1	2	3

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents **or** Indicate that Electronic Copies are Attached as **Appendix 7**	Points	Enhancement Category Number	Enhancement Points	Total Points
	range of types and for extremely low-income households.							
1H	Modified development standards/other applicable zoning provisions to allow for residential uses in non-residential zones (light industrial).	E	Zoning code	Electronic copy attached	1	1	2	3
1L	Other zoning and land use actions that measurably support the Acceleration of Housing Production.	P	Resolution	Electronic copy attached	1			1
2B	Streamlined program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents.	E	Zoning code	Electronic copy attached	2			2
2G	Consolidated permit processes that minimize the levels of review and approval required for projects.	E	Zoning code	Electronic copy attached	1			1
2I	Established a one-stop-shop permitting process.	P	Resolution	Electronic copy attached	1	1	2	3

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents **or** Indicate that Electronic Copies are Attached as **Appendix 7**	Points	Enhancement Category Number	Enhancement Points	Total Points
2N	Other actions that quantifiably decrease production timeframes.	E	Zoning code	Electronic copy attached	1			1
3A	Waiver of residential development impact fees.	E	Zoning code	Electronic copy attached	3			3
3B	Adopted policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22.	P	Resolution	Electronic copy attached	2	1	2	4
3E	Measures that reduce costs for transportation-related infrastructure.	E	Zoning code	Electronic copy attached	1			1
3I	Other actions that quantifiably reduce construction or development costs.	E	Zoning code	Electronic copy attached	1			1
4A	Local housing trust funds.	E	Zoning code	Electronic copy attached	2			2
4C	Regular use of funding for preserving assisted units at-risk of conversion to market-rate uses.	E	Zoning code	Electronic copy attached	2	2	1	3
4E	Establishes a program that complies with the Surplus Land Act and offers below-market land leases for affordable housing.	E	Zoning code		2			2

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents **or** Indicate that Electronic Copies are Attached as **Appendix 7**	Points	Enhancement Category Number	Enhancement Points	Total Points
4G	Prioritization of local general funds for affordable housing.	E	Zoning code		2			2
4M	Other actions that leverage financial resources for housing.	E	Zoning code		1			1
TOTAL					33		12	45

Appendix 4: Examples of Prohousing Policies with Enhancement Factors

If a Prohousing Policy incorporates any of the enhancement factors specified in the Scoring Criteria Enhancement Factors chart, it will receive extra points as indicated therein. Examples of such qualifying Prohousing Policies include the following:

Category 1: Favorable Zoning and Land Use

- Rezoning sufficient sites to accommodate 150 percent or greater of the Regional Housing Needs Allocation by total or income category, including sites in Location Efficient Communities.
- Rezoning sufficient sites to accommodate 150 percent or greater of the Regional Housing Needs Allocation by total or income category, including sites in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Rezoning to accommodate 125 to 149 percent of the Regional Housing Needs Allocation in downtown commercial corridors or other infill locations.
- Expanding density bonus programs to exceed statutory requirements by 10 percent or more in Location Efficient Communities.
- Reducing or eliminating parking requirements for residential development as authorized by Government Code section 65852.2 in Location Efficient Communities.
- Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Modification of development standards and other applicable zoning provisions to promote greater development intensity in downtown commercial corridors or other infill locations.
- Coupling rezoning actions with policies that go beyond state law requirements in reducing displacement of lower-income households and conserving existing housing stock that is affordable to lower-income households.

Category 2: Acceleration of Housing Production Timeframes

- Ministerial approval processes for multifamily housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Streamlined, program-level CEQA analysis and certification of specific plans in Location Efficient Communities.
- Documented practice of streamlining housing development at the project level in downtown commercial corridors and other infill locations.
- Expedited permit processing for housing affordable to lower-income households in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

Category 3: Reduction of Construction and Development Costs

- Fee waivers for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Fee waivers or reductions for higher density housing in downtown commercial corridors or other infill locations.
- Measures that reduce costs and leverage financial resources for transportation-related infrastructure or programs in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Adoption of universal design ordinances to increase housing choices and affordability for persons with disabilities in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Permitting innovative housing types, such as manufactured homes, recreational vehicles or park models, in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

Category 4: Providing Financial Subsidies

- Targeting local housing trust funds to acquisition or rehabilitation of existing affordable units, or to affordable units at risk of converting to market rate uses, in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Marketing grants and other financial products for ADUs/JADUs in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Utilizing publicly owned land for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Establishment of an Enhanced Infrastructure Financing District or similar local financing tool in a Low Resource or High Segregation & Poverty area (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Directing residual redevelopment funds or general funds to conservation or preservation of affordable housing in areas at high risk of displacement.

Appendix 5: Homeless Encampment Template

Subchapter 6.6 Prohousing Designation Program requires applicants to confirm that its treatment of encampments on public property complies with and will continue to comply with the constitutional rights of persons experiencing homelessness. An application must include a one-page summary demonstrating how the applicant has enacted best practices in their jurisdiction related to the treatment of unhoused individuals camping on public property, consistent with the United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments (June 17, 2022). The following template and certification are included to help jurisdictions meet this threshold.

- **Principle 1: Establish a Cross-Agency, Multi-Sector Response to Encampments –** Describe how system partners (name partners) work together to prioritize health and safety both for residents and unsheltered individuals. (350 characters max)

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- **Principle 2: Engage Encampment Residents to Develop Solutions –** Describe street outreach efforts to engage with encampment residents to find alternative shelter, housing, and service options using the housing first approach before an existing encampment is closed. (350 characters max)

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- **Principle 3: Conduct Comprehensive and Coordinated Outreach –** Describe multidisciplinary connection strategies and linkages to resources and permanent housing solutions that is customized to individual needs. If applicable, describe how the jurisdiction uses the coordinated entry system to connect individuals to resources and permanent housing. (350 characters max)

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- **Principle 4: Address Basic Needs and Provide Storage –** Describe efforts to meet basic needs, health, safety, and access to storage (timeframes) for people experiencing unsheltered homelessness while creating clear pathways to permanent housing. (350 characters max)

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- **Principle 5: Ensure Access to Shelter or Housing Options –** Describe how low barrier resources to housing and supportive services are communicated to encampment residents. Include how strategies involve alternative measures to criminalization, focusing on service engagement and harm reduction. (350 characters max)

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  _____

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- **Principle 6: Develop Pathways to Permanent Housing and Supports –** Describe Housing First strategies emphasizing low barriers, a harm-reduction model, and services to support people obtaining permanent housing more efficiently. Identify efforts to align federal, state, and local funding/programs to provide clear pathways to permanent housing. (350 characters max)

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- **Principle 7: Create a Plan for What Will Happen to Encampment Sites After Closure –** Describe plans for former encampment spaces (long-term solutions to prevent encampments from reoccurring). Include efforts to emphasize safety, accessibility, and inclusivity that improve infrastructure. Example: Communities can include curb cuts to increase mobility access and enhanced lighting to encourage safety. (350 characters max)

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Certification and Authorization:

_____ _____

Signature of Authorized Representative Date

Appendix 6: Public Participation Checklist

Pursuant to Sections 6601, 6602, and 6605, applicants are required to demonstrate how they have engaged in a “Diligent Public Participation Process.”

Please complete this checklist, and sign, to confirm that the applicant has complied with this requirement. Attach and reference any comments you received during the process.

Regulation Text	Explanation	Yes	No
Outreach through a variety of methods and languages to ensure access to the public process and provide opportunities for public input.	Applicant should use methods such as newspaper ads, email, social media, fliers, etc., to inform the public that an application has been drafted and posted for public comment. Language access should reflect languages spoken in your local community and should be available in multiple languages in print media or upon request for digital media.	☐	☐
Specific effort to engage all segments of the community, including individuals or representatives of lower-income and special needs households, for-profit and non-profit developers, and special needs service providers.	Individuals and organizations representing lower-income and special needs households, for-profit and non-profit developers, and special needs service providers should be engaged, informed of, and offered an opportunity to comment on the application. Outreach lists utilized for Housing Element compliance would suffice.	☐	☐
Availability of the draft document to the public, including notification to interested parties and all segments of the community, for thirty (30) calendar days and subsequent versions for seven (7) calendar days.	Applicants should post the application in print and digital forms, collect comments, and incorporate those comments into the application if necessary. Making the application available to the public could be satisfied by posting the application online and/or announcements through other mediums (e.g., local newspapers) so long as these forums include diverse segments of the community, including individuals or representatives of lower-income and special needs households, for-profit and non-profit developers, and special needs service providers.	☐	☐
Public hearings and informative meetings.	For the purposes of satisfying this requirement, a City Council or Board of Supervisors meeting informing the public of the jurisdiction's intent to submit a Prohousing Designation Program application, in addition to any subsequent meetings necessary to make revisions in response to public comment, will satisfy this requirement.	☐	☐

Consideration of comments, including incorporation of comments into a jurisdiction's application and Prohousing Policies as appropriate.	Provide all comments received with a description of how the comment was incorporated into the application. If the comment is not appropriate for incorporation, please describe why.	☐	☐

Certification and Authorization:

Signature of Authorized Representative Date

Appendix 7: Additional Information and Supporting Documentation

1. Citrus Heights Housing Element and Vacant Land Inventory: http://www.citrusheights.net/1173
2. Citrus Heights Zoning Code: http://www.citrusheights.net/243/Zoning-Code
3. Sunrise Tomorrow Specific Plan: http://www.citrusheights.net/1009/Sunrise-Mall-Specific-Plan
4. Plan Check Process https://www.citrusheights.net/169
5. Project webpage Objective Design Standards https://www.citrusheights.net/1179
6. Affordable Housing Projects: https://www.citrusheights.net/1348
7. Citrus Heights Planning Applications: http://www.citrusheights.net/208/Planning-Applications
1. Projects Viewer https://www.citrusheights.net/292
2. Accessory Dwellings/PRADU www.citrusheights.net/aducentral
3. Planning Application Submittal: https://www.citrusheights.net/208
4. Various Plans
   a. Auburn Boulevard Specific Plan: http://www.citrusheights.net/256/Boulevard-Plan
   b. Old Auburn Complete Streets Plan: http://www.citrusheights.net/942/Old-Auburn-Rd-Complete-Streets-Plan
   c. Greenback Lane Complete Streets Plan: http://www.citrusheights.net/1145/Greenback-Lane-Complete-Streets
5. Citrus Heights City Council Agendas – See January 14, 2021: http://www.citrusheights.net/AgendaCenter/City-Council-1
6. Jamboree Housing https://www.citrusheights.net/1079/Sunrise-Pointe-Apartments
7. Planning Commission Report - New Sylvan Property http://www.citrusheights.net/AgendaCenter/ViewFile/Agenda/_09132023-1300?packet=true
8. Building Division Plan Review - https://www.citrusheights.net/169/Plans-Submittals-Reviews

Attachments

1. Resolution
2. Project Coordination Agenda
3. Resolution for Housing Trust Fund
4. Resolution for Affordable Housing Guidelines
5. Memorandum of Understanding with Habitat for Humanity of Greater Sacramento