CITY OF CITRUS HEIGHTS
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

DRAFT

2025 Consolidated Annual Performance and Evaluation Report

Public Review Period:

February 10 – March 11, 2026

City Council Action:

The City Council will consider and approve this document during the City Council meeting on March 11, 2026

OMB Control No: 2506-0117 (exp. 09/30/2021)

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

In 2025, the city made significant progress in implementing its Action Plan by advancing key initiatives that improved services and infrastructure for low- to moderate-income residents. The following highlights summarize major accomplishments from the program year:

- This reporting period marks the first year under the City's 2025–2029 Consolidated Plan, adopted by the City Council on October 23, 2024. The Plan outlines the needs of low- and moderate-income residents and provides the strategic framework for allocating CDBG and other federal funds toward housing, public services, and infrastructure improvements over the next five years.

- The city partnered with several nonprofit organizations to deliver key programs, including senior meal delivery, an emergency food closet, and an after-school program supporting youth and families. These efforts helped address food insecurity and strengthen community engagement.

- The city provided housing assistance through its telephone and internet-based "Renters Helpline." This service helped residents navigate housing crises, resolve disputes, and access counseling and fair housing services. These efforts were targeted at reducing housing discrimination, raising awareness of fair housing laws, and offering support to individuals with disabilities facing housing challenges.

- The Dewey-Van Maren Enhancement Project has been completed. Initiated by the City in August 2024, the project improved pedestrian safety and walkability through the installation of ADA-compliant sidewalk and accessible curb ramps in neighborhoods and high-traffic intersections. These accessibility improvements enhance mobility and safety for residents, particularly individuals with disabilities. A total of $390,296.40 in Community Development Block Grant (CDBG) funds was expended on this project.

- As part of the City's 2025 Accessibility and Drainage Project, a total of 70 accessible curb ramps were constructed or reconstructed using $794,031.25 in CDBG funds to improve pedestrian accessibility and prepare infrastructure for future pavement restoration projects. The project included repairs and accessibility upgrades to existing infrastructure, such as replacement of damaged curb, gutter, and sidewalk sections; reconstruction and relocation of drainage inlets; removal and replacement of deteriorated storm drainpipe; and restoration or relocation of traffic striping, legends, and pavement markers. These improvements enhance ADA compliance, pedestrian safety, and overall infrastructure resilience.

DRAFT

- The City successfully completed 8 critical home repairs for mobile homes in partnership with Rebuilding Together Sacramento, utilizing $200,645 in CDBG funds. These repairs addressed essential health and safety needs, helping to ensure that residents live in safe, functional, habitable homes. This initiative reflects the City's commitment to supporting low- and moderate-income households and preserving affordable housing in the community.

DRAFT

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	CDBG Funding for PY 2025	Unit of Measure Assisted	Expected 2025-29	Actual 2025-29	% Completed	Expected PY 2025	Actual PY 2025	% Completed
Foster Affordable Housing *(Critical Home Repair Grant Program)*	Affordable Housing	$200,645	Households	15	8	53%	10	8	80%
Provide a Variety of Public Services *(Campus Life, Meals on Wheels, and Sunrise Christian Food Ministry Programs)*	Non-Homeless, Homeless, Special Needs	$95,094.60	Households	13,950	2,766	20%	2,790	2,766	99%
Improve Accessibility *(2025 Accessibility & Drainage Project & Dewey Van Maren Enhancement Project)*	Non-Housing Community Development	$1,184,327.65	Households	5,000	7,227	145%	1,000	7,227	145%
Construction or Upgrade Public Facilities	Non-Housing Community Development	$0	Units or Households	500	0	0%	0	0	0%
Affirmatively Further Fair Housing (*Renters Helpline Program)*	Affordable Housing	$24,272	Households	2,125	634	149%	425	634	149%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

DRAFT

OMB Control No: 2506-0117 (exp. 09/30/2021)

Narrative

Table Note: These figures are subject to change prior to submission on March 31, 2026, as this document is a draft.

Goal Description:

- Foster Affordable Housing, home repair program that assists low-income households with health and safety repairs to their home.
- Provide a Variety of Public Services, nonprofits providing public services to low-income households.
- Improve Accessibility, streetlights, ADA sidewalk improvements, traffic signals, crosswalks, ADA ramps to public right-of-way and public facilities, sewer/water/utility improvements.
- Construction or Upgrade Public Facilities, senior center, youth center, neighborhood center, or community center options.
- Affirmatively Further Fair Housing, providing services to affirmatively further fair housing.

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

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

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

These priorities align closely with the City Council's Strategic Objectives: "maintain and enhance fiscal stability while supporting operational excellence", maintain public infrastructure and enhance all modes of transportation", diversity for a vibrant economy", preserve and enhance

DRAFT

public safety", and enhance community vibrancy and engagement".

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

- Foster affordable housing.
- Provide a variety of public services.
- Improve accessibility.
- Construct or upgrade public facilities.
- Affirmatively Furthering Fair Housing

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.

DRAFT

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG
White	2,659
Black or African American	295
Asian	70
American Indian or American Native	38
Native Hawaiian or Other Pacific Islander	19
Total	**3,081**
Hispanic	492
Not Hispanic	2,908

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Table Note: These figures are subject to change prior to submission on March 31, 2026, as this document is a draft.

Table Note: This table does not display all race categories available in the Integrated Disbursement and Information System (IDIS). As a result, the totals shown may be lower than the actual figures reported in IDIS.

The race and ethnicity of persons assisted through CDBG funded activities generally reflect the diversity of Citrus Heights residents. All subrecipients of CDBG funding are required to collect demographic information for each client and/or household served. The City strives to ensure that all CDBG funded programs are accessible to eligible low- and moderate-income persons and households.

DRAFT

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,390,539	1,034,321

Table 3 - Resources Made Available

Narrative

The following resources are available for the 2025 Community Development Block Grant (CDBG) program:

- **Unexpended Funds:** $664,753 from prior program years.
- **CDBG 2025 Entitlement Funds**: $633,964.
- **Program Income:** $91,822 generated as loan payments during the year 2025 program.
- **Expended Funds:** $1,034,321 during 2025 program year. This amount will increase as additional drawdowns are made.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG Target Area	0	0	The City did not designate target areas; funds are available to qualified projects citywide.
City-wide	100	100	Funds are available to qualifying projects citywide.

Table 4 – Identify the geographic distribution and location of investments

Narrative

The city's CDBG-funded projects took place at various locations throughout the city. Programs offered were made available citywide.

DRAFT

Leveraging

Explain how federal funds leveraged additional resources (private, state, and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The CDBG program does not require a funding match. Nonprofits applying for CDBG funds must identify additional resources that will be leveraged during the program year to operate and implement CDBG-supported activities. This requirement helps ensure sufficient non-federal and private funding is available and reduces reliance on federal funds.

In addition to CDBG assistance, the City provides local support through the Nonprofit Community Support Fund (NCSF), which offers small grants to nonprofit organizations serving Citrus Heights residents. The City allocates $150,000 annually from the General Fund for this program. In FY 25/26, Campus Life Connection received $25,000 in NCSF support to operate an after-school youth program on Sayonara Drive, in addition to CDBG funding.

Publicly owned land and property can also be leveraged to address community needs by reducing project costs or serving as a base for new or expanded services when federal funds are used. However, the City did not utilize any publicly owned property in 2025 to address needs identified in the Consolidated Plan.

DRAFT

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, and the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total		

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	10	8
Number of households supported through Acquisition of Existing Units	0	0
Total		

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The distinction between goals and outcomes is essential when considering the challenges that a city faces in achieving its development and housing objectives. Goals are the broader, long-term aspirations that guide city planning and policies, while outcomes are the measurable results or achievements that arise from efforts toward those goals. Understanding these distinctions is crucial in evaluating how a city can progress, especially when faced with constraints like limited land availability, lack of development fees, and revenue limitations.

DRAFT

Some problems encountered in meeting housing goals include:

- Land availability. With the city being 98% built out, there is limited vacant land available for new development.

- Lack of Development Fees. Development fees help fund infrastructure improvements and housing projects, which are not substantial in the city. This makes it difficult to finance housing development, particularly affordable housing, as developers may struggle to cover the costs of building and maintaining these projects without additional financial incentives.

- Revenue Neutrality. The city's agreement with Sacramento County prevented the city from receiving property tax revenue for 25 years, severely limiting the city's financial resources. While property taxes are a significant source of local government revenue for funding housing and infrastructure projects, the city was only able to begin receiving property tax revenue in January 2023. This delayed revenue inflow creates a funding gap for necessary housing initiatives.

- Elimination of Redevelopment Funding. The loss of state-level redevelopment funding has further compounded the city's challenges in financing affordable housing development. Historically, redevelopment funds were used to support the construction of affordable housing in underdeveloped areas. With these funds no longer available, the city faces increased difficulty in stimulating private investment or securing public funds to meet housing needs.

Discuss how these outcomes will impact future annual action plans.

These outcomes will guide future Annual Action Plans by helping the city ensure that housing and community development initiatives remain equitable, inclusive, and responsive to the needs of low-income households, underserved population, and those affected by ongoing housing shortages.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Funds
Extremely Low-income	385
Low-income	301
Moderate-income	2,612
Total	**3,298**

Table 7 – Number of Households Served

Table Note: These figures are subject to change prior to submission on March 31, 2026, as this document is a draft.

Narrative

This table summarizes the number of households served by activities funded through the CDBG program, categorized by income level. Households income eligibility is determined based on income by family size, in accordance with the U.S. Department of Housing and Urban Development income limits and program requirements.

The table identifies the number of extremely low-income, low-income, and moderate-income households that benefit from CDBG-funded activities. These categories ensure that assistance is targeted to households most in need and that program funds are used to meet the national objective and benefit low- and moderate-income persons.

This date demonstrates the program's focus on serving vulnerable populations while maintaining compliance with federal income eligibility standards.

DRAFT

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The city is dedicated to compassionately supporting unsheltered individuals and families while upholding our commitment to the health and safety of the entire community.

The city has developed a range of programs and resources to assist and connect unhoused residents in need. Community feedback has been instrumental in shaping strategies and programs, ensuring they evolve to meet the needs of both housed and unhoused residents. Our approach is comprehensive: we offer supportive programming while enforcing laws to maintain public safety. This includes enforcing the law for those who engage in illegal activities, such as illegal camping, dumping, and nuisance ordinance offenses. This approach, which combines supportive programming with accountability tools, demonstrates our unwavering commitment to balancing compassion for individuals experiencing homelessness with the need to uphold public safety to support the overall quality of life for all residents and businesses.

The Citrus Heights Police Department's Problem-Oriented Policing (POP) Unit plays a critical role in addressing homelessness-related concerns in our community. This dedicated team enforces local ordinances, partners with service providers, and works directly with residents to improve quality of life. By combining enforcement with outreach, the POP team ensures a balanced approach that prioritizes both public safety and compassionate solutions.

The city works closely with community partners to support a safe and healthy environment for all residents. As part of these efforts, in October 2023 the City entered into a Memorandum of Understanding with the Sacramento County Department of Homeless Services and Housing (DHSH) to provide a Street Outreach Program for unhoused individuals in Citrus Heights. The program is operated by Community HealthWorks, a nonprofit that addresses complex barriers to health and stability and provides the City with a full-time Community Health Worker dedicated to outreach and case management. Community HealthWorks provides the city with a Community Health Worker (CHW) who connects unhoused individuals to supportive services, emergency shelter, interim and permanent housing, supplies, and other services to help the individual achieve the next steps to becoming housed.

The supportive services Community Health Worker (CHW) provides may include but are not limited to:

- CalAIM, which connects Medi-Cal enrollees experiencing homelessness—especially those with complex health needs—to an Enhanced Care Manager for coordinated physical and behavioral health services.
- CalFresh, offers monthly food benefits to eligible individuals.
- CalWORKs, provides financial assistance and supportive services to qualifying households.

- General assistance, helping individuals take steps toward becoming housed.

Sunrise Pointe Apartments, a 46-unit permanent supportive housing project completed in 2023 for individuals experiencing homelessness, mental health challenges, or other needs.

Underground Clothing Connection, supported through a city Community Projects Grant, offering clothing donations to at risk youth through Citrus Heights HART.

Sunrise Christian Food Ministry, supported through multiple grants, providing food assistance to residents facing food insecurity. The food bank operates Monday through Friday from 11 AM to 2 PM at 5901 San Juan Avenue, Citrus Heights.

Addressing the emergency shelter and transitional housing needs of homeless persons.

The city addresses emergency shelter and transitional housing needs of people experiencing homelessness through partnerships with regional services providers, nonprofit organizations, and Sacramento County. The city supports access to emergency shelter, warming and cooling centers, case management, and referrals to transitional and permanent housing programs by the Community Health Worker.

In addition, the city is home to Sunrise Pointe Apartments, which provides transitional housing for individuals and families who are homeless or at risk of homelessness. This resource helps residents with stability, access to supportive services, and work toward long-term housing.

During the coldest months of the year HART (Homeless Assistance Resource Team) offers a Winter Sanctuary program, which provides overnight shelter in a safe, warm indoor space. Winter Sanctuary programs are designed to prevent cold-related illness, offer basic amenities, and connections to services for people experiencing homelessness.

Through these coordinated efforts, Citrus Heights helps ensure that vulnerable residents have access to safe shelter, support services, and pathways to housing stability.

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

City staff participate in the Homeless Assistance Resource Team (HART), a group of agencies, nonprofits, faith-based organizations, members of the business community, and interested individuals dedicated to addressing the city's homeless issue. HART aims to provide homeless individuals with resources so they may have better access to housing options. In addition, HART operates an annual Winter Sanctuary

Program that provides a dry, safe place to sleep, hot meals, to-go breakfast, and services to help pave a path out of homelessness. The Winter Sanctuary operates during the coldest months, typically from December through February.

As mentioned, the city contracts with the County of Sacramento DHSH to deliver the Street Outreach Program. The program provides homeless and outreach services to unsheltered individuals in the city. DHSH expanded services with Community HealthWorks, a nonprofit addressing some of the most complicated issues that impact one's health including access to health and behavioral health care, food and nutrition services, and street outreach and case management services. Through the collaboration, Community HealthWorks provides the city with one full-time Community Health Worker to provide street outreach and case management services to individuals experiencing homelessness.

Also, the city participates in regional efforts to address the needs of people experiencing homelessness. The city continues to work with the Sacramento Continuum of Care (CoC), a 30+ member Board that includes representatives from organizations serving individuals experiencing homelessness or formerly homeless and other interested, relevant organizations within Sacramento County.

The city's Housing and Human Services Program Coordinator is a CoC Board Member attending regular monthly meetings.

The Sacramento CoC Board is responsible for managing community planning, coordination, and evaluation to ensure homeless assistance resources are used effectively and efficiently to rapidly and permanently end people's homelessness.

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

City staff actively participate in the Homeless Assistance Resource Team (HART), a collaborative group of agencies, nonprofits, faith-based organizations, business representatives, and community members dedicated to addressing homelessness in Citrus Heights. HART works to connect individuals and families to essential resources and housing options. In addition, HART operates an annual Winter Sanctuary program, which provides a safe, dray place to sleep, hot meals, to-go breakfasts, and access to supportive services during the coldest months of the year, typically from December to February. This program helps stabilize unsheltered individuals and servs as an entry point to longer-term housing and

As mentioned, the City contracts with the County of Sacramento Department of Homeless Services and Housing (DHSH) to deliver the Street Outreach Program. The program provides homeless and outreach services to unsheltered individuals in the city. DHSH expanded services with Community HealthWorks, a

nonprofit addressing some of the most complicated issues that impact one's health including access to health and behavioral health care, food and nutrition services, and street outreach and case management services. Through the collaboration, Community HealthWorks provides the city with one full-time Community Health Worker to conduct street outreach and provide individualized case management to unsheltered individuals within the city.

Together, these efforts help connect vulnerable populations to housing opportunities, supportive services, and long-term stability while working to prevent individuals with families who were recently homeless from returning to homelessness.

DRAFT

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Public housing refers to residential buildings or complexes owned and managed by government agencies and is available to low-income individuals or families at affordable rents. Public housing programs vary by County, but the goal is to provide secure, affordable housing for those in need, such as elderly people, people with disabilities, or those facing economic hardships.

The Sacramento Housing and Redevelopment Agency (SHRA) is a regional housing authority serving Sacramento County including, the City of Citrus Heights. SHRA is independent of the City of Citrus Heights, and the city retains no control over the funding or implementation of programs. However, the city coordinates with SHRA when possible.

Sacramento Housing Redevelopment Agency is committed to providing a broad range of services and programs for residents living in Sacramento County. To learn more about how SHRA addresses public housing needs and its Annual Action Plan: https://www.shra.org/financial-performance-and-strategic-planning-documents/.

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

SHRA offers a variety of programs and resources to help eligible low-income buyers realize the dream of homeownership. In addition, SHRA encourages public housing residents to participate in policy, procedure, and program implementation of development through its Sacramento Resident Advisory Board.

Sacramento Resident Advisory Board (SRAB) is a federally mandated not-for-profit organization formed to work with SHRA. The SRAB represents and is a liaison between the public housing residents and SHRA. The Board distributes a bi-monthly newsletter titled 'Tenant Focus' to all SHRA-managed tenants containing relevant news, information on training and employment opportunities, and other community resources available to public housing residents.

Actions taken to assist troubled PHAs

No action is necessary.

DRAFT

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

A continued supply of housing for households at all income levels is essential to meeting the needs of the residents. Because the City is largely built out, opportunities for new development are limited, making the preservation of existing affordable housing just as important as the production of new units. Both governmental and non-governmental factors such as land use controls, entitlement processes, fees, and building codes can constrain the availability of affordable housing.

To address the negative effects of public policies that create barriers to affordable housing, below are strategies to reduce those barriers.

- Review zoning ordinances to ensure they are not overly restrictive and do not unnecessarily limit opportunities for affordable housing development.
- Streamline zoning and permitting processes to fast-track affordable housing projects, reducing delays and lowering development costs associated with lengthy approvals.
- Evaluate building codes to identify opportunities to reduce unnecessary costs while maintaining safety and quality standards. The city may also consider waving or reducing certain development fees such as building permit fees, inspection fees, or impact fees for qualified affordable housing projects.
- Offer financial incentives, including fee reductions or waivers, to developers who produce affordable units. These incentives can improve project feasibility and encourage additional affordable housing development.

By addressing governmental constraints, including land use controls, zoning ordinances, building codes, and development fees, the city aims to expand access to affordable housing for residents at all income levels and support the availability of safe, stable, and affordable homes.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Although the City continues to work toward meeting the needs of low-income households, several obstacles limit the ability to fully address underserved needs. Two primary challenges include:

- Insufficient funding to meet community demands. Available resources are not adequate to address the full range of community needs. While CDBG funds support public service agencies the City also allocated local general funds monies for FY 25/26 to encourage nonprofit partners to pursue additional public and private funding sources to supplement these limited resources.

- Limited access to regional service providers. Many of the region's major service providers are in Sacramento. Although Citrus Heights hosts several important local services such as food bank, youth programs, and senior meal providers, residents often need to travel outside the community for more specialized assistance. Public transportation to Sacramento is available but some residents may be reluctant or unable to travel, creating an additional barrier to accessing needed services.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City addresses lead-based paint hazards through its Housing Rehabilitation Program, which provides lead-abatement assistance for eligible residential units. The program's guidelines include detailed policies for testing, evaluation, and abatement to ensure compliance with federal requirements.

The City contracts with a third-party firm to administer the Housing Rehabilitation Program. This firm, in turn, works with qualified lead-abatement contractors to conduct lead-based paint identification, risk assessments, and clearance examinations to ensure hazards are properly addressed.

When lead-based paint is present or presumed to be present, all work must follow lead-safe practices. Program procedures include notifying property owners, evaluating and identifying potential hazards, and implementing required repair, hazard reduction, or abatement measures. Clearance testing is conducted to verify that lead hazards have been effectively eliminated.

All activities under the program comply with the Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X) and subsequent regulatory updates issued in September 1999.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City's anti-poverty strategy focuses on expanding access to employment opportunities, strengthening supportive services, and preserving and increasing the supply of affordable housing. These efforts are designed to help low-income households achieve greater economic stability and long-term self-sufficiently. Key activities include:

- Meals on Wheels by ACC-Home Delivered Meals. Homebound seniors who meet eligibility requirements receive either a weekly delivery of five frozen meals, or a hot meal delivered Monday through Friday, helping reduce food insecurity among vulnerable older adults.
- Meals on Wheels by ACC-All Seasons Café. The All Seasons Café provides a community gathering place for mobile seniors to enjoy a nutritious meal and social connection. Meals are served at the Crosswoods Community Center on Tuesdays, Thursdays, and Fridays between 9:00 AM and 1:30 PM.
- Sacramento County Department of Homeless Services and Housing (DHSH)-Street Outreach Program. Although not funded with CDBG the County's Street Outreach Program provides unhoused individuals with resources and support to help them take steps toward stability and self-sufficiency.
- Sunrise Christian Food Ministry-Emergency Food Closet. The organization operates an emergency food closet serving low-income households, helping to meet basic nutritional needs for families

experiencing hardship.

- Campus Life Connection-Youth After School Services. Campus Life Connection provides after-school programming for youth living on or near Sayonara Drive, a low-income neighborhood, offering positive activities and supportive services.
- City Code Enforcement and Rental Housing Inspection Program. Although not CDBG-funded, the City's code enforcement and rental inspection efforts help ensure that lower-income households have access to safe, decent, and stable housing, essential foundation for economic security.
- PRIDE Industries-Workforce Readiness Program (CDBG-CV). Through CDBG-CV funding, PRIDE Industries provides a workforce readiness program that includes case management, individualized planning employment preparation, job placement assistance, and on the job support to help residents secure and maintain employment.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

To strengthen institutional capacity and reduce gaps in service delivery, the city remains actively engaged with neighboring jurisdictions and regional agencies. The city collaborates with Sacramento Housing and Redevelopment Agency (SHRA) to address affordable housing needs, particularly those related to public housing and HOME funded activities. Most recently the city partnered with SHRA to allocate its HOME funds to the Sunrise Pointe Apartment project which was completed in December 2023.

In addition, the city continues to coordinate with entitlement jurisdictions in Sacramento County including City of Sacramento, Elk Grove, and Rancho Cordova to identify opportunities for shared initiatives, improve service delivery, and enhance resources available to residents across the region.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The city continues to strengthen coordination among public agencies, private housing partners, and social service providers to improve service delivery for low-income and special-needs residents. The City collaborates with neighboring jurisdictions including the City of Rancho Cordova, the City of Elk Grove, the City of Folsom, the County and City of Sacramento, and the Sacramento Housing and Redevelopment Agency (SHRA) to address regional issues affecting vulnerable populations. These partnerships support joint efforts related to affordable housing, special-needs programs, shared subrecipient monitoring, and regional initiatives such as implementation of the Affirmatively Furthering Fair Housing (AFFH) final rule.

In addition, the city maintains strong working relationships with local nonprofit organizations that provide a wide range of services to low-income households. Through ongoing communication and collaboration, the city helps ensure that resources are aligned, gaps are minimized, and residents can more easily access the support they need.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

HUD requires entitlement grantees to certify that they will affirmatively further fair housing by promoting fair housing choice and ensuring compliance with the Fair Housing Act. This obligation is met, in part, by analyzing impediments to fair housing choice and taking actions to address identified barriers.

The city worked with SHRA, Sacramento County, Elk Grove, Rancho Cordova, and other local partners to complete a regional Analysis of Impediments to Fair Housing Choice. In 2020, the Sacramento Valley Fair Housing Collaborative Analysis of Impediments to Fair Housing Choice (AI) was completed, and adopted by the Citrus Heights City Council.

Below are the goals identified in the AI that address housing barriers:

- Goal 1 – Incentivize and increase opportunities for development and continued availability of affordable homeownership products.
- Goal 2 – Expand and preserve affordable rental opportunities.
- Goal 3 – Expand equity in access to economic opportunity.

The city's efforts to advance its goals in Program Year 2025 through CDBG funding focused on the following activities:

- Regional Fair Housing Coordination. City staff participate in meetings with regional jurisdictions to discuss strategies for addressing fair housing issues and strengthening compliance with fair housing laws.
- Renters Helpline Program (2025). The city continued its partnership with local jurisdictions to support the Renters Helpline Program. Through a Regional Cost Sharing Agreement, where each jurisdiction contributes based on its share of rental units. The city collaborated with Project Sentinel and Community Link Capital Region (211 Sacramento) to provide telephone and online assistance, counseling, dispute resolution, and fair housing services. The program supports residents experiencing housing crises or disputes, reduces housing discrimination, increases public awareness of fair housing rights, and assists individuals with disabilities.
- Street Outreach Program. The City contracts with the Sacramento County Department of Homeless Services and Housing (DHSH) to operate the Street Outreach Program, which provides outreach and support services to unsheltered individuals in Citrus Heights. DHSH expanded its services through a partnership with Community HealthWorks, a nonprofit organization addressing complex health-related needs such as access to medical and behavioral health care, nutrition services, and case management. Through this collaboration, Community HealthWorks provides one full-time Community Health Worker dedicated to street outreach and case management for individuals experiencing homelessness in the city.

DRAFT

CR-40 - Monitoring 91.220 and 91.230

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

The City has established a comprehensive monitoring system to ensure that all activities funded through the Community Development Block Grant (CDBG) program comply with applicable laws, regulations, policies, and sound management practices. This system aims to promote transparency, accountability, and long-term program success, with a particular focus on ensuring that minority business outreach and comprehensive planning requirements are met.

City's monitoring efforts:

- The City ensures that CDBG subrecipients meet their responsibilities on time and in accordance with their subrecipient agreements.
- Staff monitor each activity to confirm it is carried out as described and in compliance with all federal, state, and local requirements, including CDBG-specific rules related to minority business outreach, anti-discrimination, and demographic data collection.
- The City's monitoring strategy focuses on reducing the risk of fraud, waste, and mismanagement through regular reviews, financial oversight, and ongoing communication with subrecipients to support strong fiscal practices.

City's procedure for monitoring and compliance:

- Subrecipient Agreement and Orientation. In January 2025, the city provided each CDBG subrecipient with a fully executed subrecipient agreement outlining the scope of work, budget, and performance expectations for the funded activity. To support subrecipients in understanding their responsibilities, City staff held an orientation workshop on July 30, 2024, via Microsoft Teams. During the workshop, staff reviewed federal CDBG requirements, explained key terms of the subrecipient agreement, introduced required reporting forms, and responded to questions.
- Ongoing Training and Technical Assistance. The city emphasizes continuous education and provides subrecipients with guidance on essential program requirements, including the collection of income, household composition, race, and ethnicity data. Staff also encourage subrecipients to review HUD's *Playing by the Rules* guide to deepen their understanding of CDBG compliance and administrative expectations.
- Monthly Performance Reviews. City staff conduct monthly reviews of each subrecipient's progress toward meeting performance goals. These reviews include assessing the accuracy and completeness of beneficiary data, verifying that reports reflect current activity, and ensuring that all invoices are supported by up-to-date and accurate documentation.
- Non-Compliance Procedures. Subrecipient agreements include provisions for corrective action when

performance issues arise. These may include requiring corrective measures, reducing funding, or terminating the agreement if a subrecipient fails to meet performance goals or resolve past deficiencies. These measures help ensure accountability and promote continuous improvement.

- Annual Desk Assessments and Onsite Monitoring. The city conducts annual desk assessments to evaluate subrecipient performance and compliance with CDBG requirements. Based on these assessments, staff schedule onsite monitoring visits as needed to verify compliance, confirm data integrity, and assess the overall effectiveness of funded activities.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City of Citrus Heights Housing Division, within the Community Development Department, serves as the lead agency for administering CDBG funds. Questions regarding this report may be directed to:

City of Citrus Heights
6360 Fountain Square Drive Citrus Heights, CA 95621
Attn: Housing and Human Services Program Coordinator
(916) 727-4752 | nicolep@citrusheights.net

The public review and comment period will run from February 10 through March 11, 2026. Comments may be provided at the City Council Meeting on March 11, 2026, or submitted by mail to Nicole Piva, Housing & Human Services Program Coordinator, or by phone or email. All comments received will be considered and incorporated into the 2025 CAPER.

A public notice announcing the availability to review the draft CAPER was published in the Citrus Heights Messenger on February 10, 2025, and made available for public review at the following locations:

- Citrus Heights, City Hall, 6360 Fountain Square Drive
- Sylvan Oaks Library, 6700 Auburn Boulevard, Citrus Heights
- Citrus Heights webpage, https://www.citrusheights.net/380/Community-Development-Block-Grant.

The draft 2025 CAPER will go before Citrus Heights City Council for adoption on March 11, 2026.

If you need the document in an alternate format or need special assistance to participate in this meeting, please contact 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.

CR-45 - CDBG 91.520(c)

Specify the nature of and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

At this point, the city does not anticipate any changes to the program.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No, the city does not have any open Brownfields Economic Development grants.

DRAFT

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG
Total Number of Activities	2
Total Labor Hours	0
Total Section 3 Worker Hours	0
Total Targeted Section 3 Worker Hours	0

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	-
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	-
Direct, on-the job training (including apprenticeships).	-
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	-
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	-
Outreach efforts to identify and secure bids from Section 3 business concerns.	-
Technical assistance to help Section 3 business concerns understand and bid on contracts.	-
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	-
Provided or connected residents with assistance in seeking employment including: drafting resumes,preparing for interviews, finding job opportunities, connecting residents to job placement services.	-
Held one or more job fairs.	-
Provided or connected residents with supportive services that can provide direct services or referrals.	-
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	-
Assisted residents with finding child care.	-
Assisted residents to apply for, or attend community college or a four year educational institution.	-
Assisted residents to apply for, or attend vocational/technical training.	-
Assisted residents to obtain financial literacy training and/or coaching.	-
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	-
Provided or connected residents with training on computer use or online technologies.	-
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	-
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	-
Other.	-

Table 9 – Qualitative Efforts - Number of Activities by Program

DRAFT

Narrative

Section 3 of the Housing and Urban Development Act of 1968, as amended by the Housing and Community Development Act of 1992, ensures that employment and economic opportunities generated by HUD-funded housing and community development projects are directed, to the greatest extent feasible, to low- and very low-income persons, especially those receiving housing assistance.

Section 3 applies to housing rehabilitation, housing construction, and other public construction projects that receive more than $200,000 in HUD financial assistance, including projects that combine HUD funds with state, local, or private resources.

Effective November 30, 2020, HUD's updated Section 3 rule (24 CFR Part 75) strengthened the focus on economic outcomes while reducing administrative burden. Key improvements include:

- Emphasizing outcome-based metrics, such as sustained employment for targeted workers
- Recognizing retention of low- and very low-income employees in reporting
- Aligning reporting with standard business and payroll practices
- Allowing tailored benchmarks based on geography or project type
- Integrating Section 3 into routine program operations
- Launching a portal to connect low-income job seekers with Section 3 employment opportunities

DRAFT