**Permanent Local Housing Allocation, 5-Year Spending Plan**
**AMENDMENT NO. 2**
*Approved by Citrus Heights City Council January 28, 2026*

| **Funding Allocation Year 2019** | **$ 312,759.00** | | | |
|---|---|---|---|---|
| *2019 Allocation for 2020 NOFA* | | | | |
| **Eligible PLHA Activity** | **Funding Percentage** | **Funding Amount** | **Use of Funds** | **Remaining** |
| 301 (a)(1) Predevelopment, development, acquisition, rehabilitation, and preservation of mulitfamily, residential live-work, rental housing that is affordable to extremely low-, very low-, low-, or moderate-income households. | 70% | $ 218,931.30 | **1. Sayonara Drive Redevlopment Project** includes the pre-development of a low-income housing project consisting of 26 homeowership housing units on Sayonara Drive. *(Spent $72,250.00)* **2. Auburn Oaks Project** to provide funding to help acquire real property at 7501 Sunrise Blvd for conversion into 88-unit senior supportive housing project. The City contributed $500,000 towards acquisition. *(Spent $146,681.30)* | - |
| 301 (a)(6) Asissting persons who are experiencing or at risk of homelessness, including but not limited to providing supportive case management services that allow people to obtain and retain housing. | 25% | $ 78,189.75 | **1. Naviatgor Services Contract with Sacramento Self-Help** Sacramento Self-Help Housing Navigator(s) provided housing counseling services and resources for individuals who are at risk of or currently experiencing homelessness. *(Spent $78,789.75)* | - |
| Administration | 5% | $ 15,637.95 | **Staff time to administer the program.** *(Spent $15,637.95)* | - |
| **TOTAL** | **100%** | **$ 312,759.00** | ***All funds has been spent.*** | |

| **Funding Allocation Year 2020** | **$ 486,125.00** | | | |
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| *2020 Allocation for 2021 NOFA* | | | | |
| **Activity** | **Funding Percentage** | **Funding Amount** | **Use of Funds** | **Reallocate** |
| 301 (a)(1) Predevelopment, development, acquisition, rehabilitation, and preservation of mulitfamily, residential live-work, rental housing that is affordable to extremely low-, very low-, low-, or moderate-income households. | 60% | $ 291,675.00 | **1. Auburn Oaks Project** to provide funding to help acquire real property at 7501 Sunrise Blvd for conversion into 88-unit senior supportive housing project. The City contributed $500,000 towards acquisition. *(Spent $291,675.00)* | - |
| ~~301 (a)(6) Asissting persons who are experiencing or at risk of homelessness, including but not limited to providing supportive case management services that allow people to obtain and retain housing.~~ **PROPOSED AMENDMENT**: **301 (a)(2)**. Predevelopment, development, acquisition, rehabilitation, and preservation of Affordable rental and ownership housing, including Accessory dwelling units (ADUs), that meet the needs of a growing workforce earning up to 120 percent of AMI, or 150 percent of AMI in high-cost areas. ADUs shall be available for occupancy for a term of no less than 30 days. | 35% | $ 170,143.75 | ~~**1. Naviatgor Services Contract with Sacramento Self-Help** Sacramento Self-Help Housing Navigator(s) provided housing counseling services and resources for individuals who are at risk of or currently experiencing homelessness. (Spent $7,772.72)~~ **PROPOSED AMENDMENT: Owner-Occupied Housing Rehabilitation 301(a)(2)** Health and safety repairs for single family homeowners. | **$ 162,371.03** |
| Administration | 5% | $ 24,306.25 | **Staff time to administer the program.** | - |
| **TOTAL** | **100%** | **$ 486,125.00** | | |

| **Funding Allocation Year 2021** | **$ 534,966.00** | | | |
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| *2021 Allocation for 2022 NOFA* | | | | |
| **Activity** | **Funding Percentage** | **Funding Amount** | **Use fo Funds** | **Reallocate** |
| 301 (a)(1) Predevelopment, development, acquisition, rehabilitation, and preservation of mulitfamily, residential live-work, rental housing that is affordable to extremely low-, very low-, low-, or moderate-income households. | 60% | $ 320,979.60 | **1. Sayonara Drive Redevlopment Project** includes the pre-development of a low-income housing project consisting of 26 homeowership housing units on Sayonara Drive. *(Spent $259,335.90)* **2. Auburn Oaks Project** to provide funding to help acquire real property at 7501 Sunrise Blvd for conversion into 88-unit senior supportive housing project. The City contributed $500,000 towards acquisition. *(Spent $61,643.70)* | - |
| ~~301 (a)(6) Asissting persons who are experiencing or at risk of homelessness, including but not limited to providing supportive case management services that allow people to obtain and retain housing.~~ **AMENDMENT**: **301 (a)(2)**. Predevelopment, development, acquisition, rehabilitation, and preservation of Affordable rental and ownership housing, including Accessory dwelling units (ADUs), that meet the needs of a growing workforce earning up to 120 percent of AMI, or 150 percent of AMI in high-cost areas. ADUs shall be available for occupancy for a term of no less than 30 days. | 35% | $ 187,238.10 | ~~**1. Naviatgor Services Contract with Sacramento Self-Help** Sacramento Self-Help Housing Navigator(s) provided housing counseling services and resources for individuals who are at risk of or currently experiencing homelessness.~~ **AMENDMENT: Owner-Occupied Housing Rehabilitation 301(a)(2)** Health and safety repairs for single family homeowners. | **187,238.10** |
| Administration | 5% | $ 26,748.30 | **Staff time to administer the program.** | - |
| **TOTAL** | **100%** | **$ 534,966.00** | | |

| **Funding Allocation Year 2022** | **$ 268,126.00** | | |
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| *2023 Allocation for 2025 NOFA* | | | |
| **Activity** | **Funding Percentage** | **Funding Amount** | **Use of Funds** |
| ~~301 (a)(1) Predevelopment, development, acquisition, rehabilitation, and preservation of mulitfamily, residential live-work, rental housing that is affordable to extremely low-, very low-, low-, or moderate-income households.~~ RECOMMENDATION: 301(a)(2) Predevelopment, development, acquisition, rehabilitation, and preservation of Affordable rental and ownership housing, including Accessory dwelling units (ADUs), that meet the needs of a growing workforce earning up to 120 percent of AMI, or 150 percent of AMI in high-cost areas. ADUs shall be available for occupancy for a term of no less than 30 days. | 95% | $ 254,719.70 | **1. Sayonara Drive Redevlopment Project** includes the pre-development of a low-income housing project consisting of 26 homeownership housing units on Sayonara Drive. *Since the previously allocated PLHA funds for this project were redirected to support the Auburn Oaks project, $254,719.70 will now be allocated to the Sayonara project to fill the remaining funding gap.* |
| Administration | 5% | $ 13,406.30 | **Staff time to administer the program.** |
| **TOTAL** | **100%** | **$ 268,126.00** | |

| **Funding Allocation Year 2023** | **$ 205,509.00** | | |
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| *2023 Allocation for 2025 NOFA* | | | |
| **Activity** | **Funding Percentage** | **Funding Amount** | **Use of Funds** |
| ~~301 (a)(1) Predevelopment, development, acquisition, rehabilitation, and preservation of mulitfamily, residential live-work, rental housing that is affordable to extremely low-, very low-, low-, or moderate-income households.~~ RECOMMENDATION: 301(a)(2) Predevelopment, development, acquisition, rehabilitation, and preservation of Affordable rental and ownership housing, including Accessory dwelling units (ADUs), that meet the needs of a growing workforce earning up to 120 percent of AMI, or 150 percent of AMI in high-cost areas. ADUs shall be available for occupancy for a term of no less than 30 days. | 95% | $ 195,233.55 | **1. Sayonara Drive Redevlopment Project** includes the pre-development of a low-income housing project consisting of 26 homeownership housing units on Sayonara Drive. *Since the previously allocated PLHA funds for this project were redirected to support the Auburn Oaks project, $195,233.55 will now be allocated to the Sayonara project to fill the remaining funding gap.* |
| Administration | 5% | $ 10,275.45 | **Staff time to administer the program.** |
| **TOTAL** | **100%** | **$ 205,509.00** | |

*1,807,485.00*

| **ACTIVITIES** | |
|---|---|
| ***Sayonara Drive Redevelopment Project*** | ***$ 331,585.90*** |
| ***2022-2023 Funding for Sayonara Drive*** | ***$ 449,953.25*** |
| ***Auburn Oaks Project (7501 Sunrise Blvd)*** | ***$ 500,000.00*** |
| ***Navigator Services*** | ***$ 85,962.47*** |
| ***Reallocate Funds for Owner-Occupied Houisng Rehabilitation*** | ***$ 349,609.13*** |
| ***Administration*** | ***$ 90,374.25*** |
| ***Total PLHA 5-YEAR PLAN*** | ***$ 1,807,485.00*** |