Draft 2027 Community Development Block Grant Annual Action Plan
Public Comment Period September 29 – October 28, 2026

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

1. Introduction

The 2027 Draft Annual Action Plan outlines the City of Citrus Heights goals, strategies, and planned activities for the upcoming program year, covering the period from January 1 to December 31, 2027. This plan represents the third year of implementation of the City's 2025-2029 Consolidated Plan and is designed to address the community development and low-income housing needs identified through data analysis and public engagement.

Developed by the City's Housing and Grants Division, the Action Plan guides the investment of federal Community Development Block Grant (CDBG) funds. For 2027, the City anticipates receiving an annual CDBG allocation, which will support a range of eligible activities, including public services, public infrastructure improvements, and planning and program administration.

To prepare for the 2027 Action Plan, City staff issued a Notice of Funding Opportunity on July 1, 2026, inviting organizations to apply for public service funding and demonstrate how proposed activities will benefit Citrus Heights residents. The City staff prioritized community engagement throughout the process by hosting a funding workshop, consulting with local service providers, holding public meetings, and inviting public feedback during the draft review period.

2. Summarize the objectives and outcomes identified in the Plan

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

The City's key objectives for the 2025-2029 Consolidated Plan are informed by a comprehensive needs assessment, market analysis, and extensive consultations with residents and stakeholders. These goals will guide the City's use of CDBG resources to enhance quality of life, support vulnerable populations, and promote inclusive community development across Citrus Heights. Based on this process, the City has identified three objectives:

- Build healthy communities
- Preserve and expand housing opportunities
- Provide public services that respond to current needs

In addition, the objectives listed above align closely with three of the City Council's Three-Year Goals (2024-2027) associated with the Strategic Plan:

- Maintain and enhance fiscal stability
- Maintain public infrastructure and enhance all modes of transportation
- Diversify for a vibrant community

Within the framework of the 2025-2029 Consolidated Plan, the City of Citrus Heights has identified five strategic goals to guide the allocation of federal Community Development Block Grant (CDBG) funds:

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

To achieve these goals, the City has planned the following activities:

- Partnering with Habitat for Humanity of Greater Sacramento to develop 26 affordable homeownership units and with HOPE Cooperative to provide 88 units of permanent supportive housing for eligible residents
- Offering loans and grants to low-income homeowners for critical health and safety repairs
- Supporting nonprofit organizations that deliver essential social services to residents
- Funding programs that serve low-income individuals and families
- Continuing the Renters Helpline program, which helps fulfill the City's commitment to affirmatively further fair housing
- Investing in accessibility improvements and other public infrastructure upgrades across the city

The City anticipates leveraging a combination of funding sources to support these activities, including Community Development Block Grant (CDBG) funds, Permanent Local Housing Allocation (PLHA) funds, ProHousing Incentive Program (PIP), General Fund resources, and program income from loan repayments.

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3. Evaluation of past performance

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

The City of Citrus Heights documents its progress toward Consolidated Plan goals each year through the Consolidated Annual Performance and Evaluation Report (CAPER). This report provides a detailed overview of CDBG fund usage and the outcomes of funded programs and projects. The most recent CAPER and related information are available on the City's website: Community Development Block Grant | Citrus Heights, CA - Official Website.

During the current program year (PY 2026), the City has partnered with several nonprofit organizations to deliver vital public services to low-income residents. These services include meal delivery for seniors, support for an emergency food closet, and an afterschool youth program.

The City also continues to address homelessness and housing instability. In July 2023, the City entered into agreements with Community Link Capital Region (2-1-1 Sacramento) and Project Sentinel to continue providing tenant/landlord counseling, fair housing services, and dispute resolution through a telephone and online Renters Helpline.

In October 2023, the City signed an MOU with the Sacramento County Department of Homeless Services and Housing (DHSH) to provide outreach and navigation services to unsheltered individuals in Citrus Heights. This initiative is funded through ARPA district-directed funds from Sacramento County District 4 Supervisor Sue Frost. As a result, Community Health Workers (CHWs) has been assigned to Citrus Heights, with additional funding for client assistance and administrative support. This funding is expected through the end of 2026.

The City has also invested CDBG and other state and local funds into the 2026/2027 Accessibility & Drainage Project, which includes installation of sidewalks and ADA-compliant curb ramps in low-income neighborhoods and high-traffic areas to improve pedestrian safety and accessibility. This project is ongoing and is expected to be completed by the end of PY 2027.

Through the Home Repair Program, funded by the City's Revolving Loan Fund and/or CDBG funds, low-income homeowners continue to receive assistance for health and safety repairs. This program helps preserve affordable housing and improve living conditions for vulnerable residents.

The City consistently allocates the maximum 15% of its CDBG funds allowed for public services. These funds support a wide range of services, including food assistance, housing counseling, and outreach. Many residents rely on these critical services, and the City remains committed to supporting them with both CDBG and supplemental funding sources whenever available.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

In accordance with HUD Consolidated Plan regulations, the City has developed a Citizen Participation Plan that outlines the public input and notification procedures for the preparation of the Consolidated Plan and Annual Action Plans. The primary goal of this plan is to encourage and facilitate community engagement in the planning, funding allocation, and implementation of the CDBG program.

The City used a combination of public notices, direct outreach, stakeholder engagement, and public hearing meetings to provide opportunities for community and nonprofit participation in the development of the 2027 Annual Action Plan.

- July 1, 2026 – Notice of Funding Opportunity (NOFO)
  City staff released a NOFO to inform interested organizations about available CDBG funding. Outreach included:
  - Email notification to a broad mailing list of organizations interested in CDBG funding.
  - A news announcement on the City's Housing and Grants webpage.
  - Public notice of the Draft 2027 Annual Action Plan in the *Citrus Heights Messenger, Slavic and Spanish Sacramento Newspapers*, at City Hall, and on City's webpage.
- July 9, 2026 – CDBG Funding Application Workshop
  City staff hosted a funding application workshop for nonprofit organizations interested in applying for CDBG funds. Ten representatives attended.
- August 4, 2026 – Application Deadline: Deadline for submission of CDBG funding applications.
- September 21, 2026 – Funding Recommendations: The Quality-of-Life Committee (Mayor MariJane Lopez-Taff and Councilmember Nelson) reviewed applications and recommended public service/capital improvement funding allocations.
- September 29-October 28, 2026 – Public Comment Period: The draft 2027 Annual Action Plan was made available for public review and comment.
- October 14, 2026 – First Public Hearing: City Council will hold a public hearing to review the draft Annual Action Plan and receive public comments.
  - Any public comment received will be included int the Action Plan.
- October 28, 2026 – Second Public Hearing: City Council will hold a second public hearing and adopted the 2027 Annual Action Plan by Resolution.
  - Any public comment received will be included int the Action Plan.

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5. Summary of public comments

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

The City has yet to receive public comment during the time this report has been drafted.

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

No comments have been received. If comments are received they will be incorporated into the Plan.

7. Summary

The City selected three key priorities for the Consolidated Plan:

- Building healthy communities
- Preserve and expand housing opportunities
- Provide public services responsive to current needs

Within the framework of the 2025-2029 Consolidated Plan, the City of Citrus Heights has identified five strategic goals to guide the allocation of federal Community Development Block Grant (CDBG) funds:

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

To achieve these goals, the City plans to:

- Support 26 affordable homeownership through Habitat for Humanity of Greater Sacramento and 88 units of permanent supportive housing units through HOPE Cooperative.
- Provide loans for home repairs for low-income homeowners.
- Support nonprofits and program serving low-income and vulnerable residents.
- Continue the Renters Helpline to advance fair housing.
- Fund accessibility improvements.

The City will leverage CDBG, PLHA, PIP, General Fund, and program income from loan payments to support these activities.

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

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

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

Table 1 – Responsible Agencies

Narrative

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.

Consolidated Plan Public Contact Information

City of Citrus Heights
6360 Fountain Square Drive
Citrus Heights, CA 95621
Attention: Housing & Human Services Program Coordinator
916-727-4752
nicolep@citrusheights.net
www.citrusheights.net

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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City made efforts to consult with 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 sections.

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 have 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.

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.

Additionally, the City participates in the Regionally Shared Governance Partnership which works collaboratively and strategically to address homelessness. The task of the Committee is to have discussions about various models of coordination.

The City also maintains active partnerships with:

- San Juan Unified School District to support educational initiatives
- Sunrise Recreation and Park District to improve community facilities, including prior use of CDBG funds for park improvements
- Affordable housing developers, assisting them through the development process to encourage the production of both affordable and mixed-income housing

These partnerships demonstrate the City's commitment to cross-sector collaboration in meeting the housing and service needs of the community.

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 of Citrus Heights actively coordinates with the Sacramento Continuum of Care (CoC), administered by Sacramento Steps Forward, which serves all jurisdictions within Sacramento County. The CoC provides a regional framework to address homelessness through a collaborative, community-wide approach focused on ending homelessness and improving housing stability.

The City's Housing and Human Services Coordinator serves as a board member of the Sacramento CoC, ensuring that the City remains engaged in regional planning, funding decisions, and policy development related to homelessness.

In addition to CoC coordination, the City supports local efforts such as the Citrus Heights Homeless Assistance Response Team (HART), which offers programs including:

- Winter Sanctuary: Cold weather emergency shelter and meals.
- Clothing Connection: Free clothing and essentials for students and families.
- Rental Assistance: Helps prevent housing loss and homelessness.
- Ongoing outreach services connecting the homeless population with available resources.

The City partners with the Sacramento County Department of Homeless Services and Housing (DHSH), which provides Community Health Workers to conduct outreach and connect individuals experiencing homelessness with essential services and resources. Additionally, the City collaborates with Meals on Wheels and Sunrise Christian Food Ministry, which deliver vital food assistance to both individuals experiencing homelessness and those at risk of becoming homeless.

Through these efforts, the City addresses the diverse needs of homeless individuals, families with children, veterans, unaccompanied youth, and persons at risk of homelessness.

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

Sacramento Steps Forward, the lead agency for the Sacramento Continuum of Care, receives funding through Sacramento Housing Redevelopment Agency (SHRA). In addition, Sacramento Steps Forward administers the Homeless Information Management System (HMIS) as well as the available Emergency Shelter Grant (ESG) funds for the Sacramento region.

The City of Citrus Heights does not meet the population requirement to receive Emergency Shelter Grant funds directly.

2. Agencies, groups, organizations and others who participated in the process and consultations

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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 Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. 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 City of Citrus Heights most pressing housing, community, and economic development needs. Staff from the Administrative Services Department participated in a stakeholder interview on May 3, 2024. Finance Division staff also participated in a stakeholder interview on May 3, 2024, to evaluate the effectiveness of CDBG funds in the City and identify opportunities for improvement. Staff from the Department of Economic Development participated in a stakeholder interview on June 5, 2024. Additionally, Community Development staff participated in an in-depth stakeholder interview on May 30, 2024.
2	**Agency/Group/Organization**	Citrus Heights Police Department
	Agency/Group/Organization Type	Other government - Local

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. 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 and May 13, 2024, to discuss housing and community needs. These interviews provided valuable insight into the Citys processes and systems for transitioning individuals with special needs from institutional settings into permanent housing, as well as how coordinated systems of care work to prevent individuals from experiencing homelessness.
3	**Agency/Group/Organization**	Sacramento Regional Transit
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from the 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	Regional organization

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Habitat for Humanity of Greater Sacramento participated in a stakeholder interview on May 15, 2024, to discuss the Citys regulatory processes. They noted that City staff are easy to work with; however, the lack of vacant land for residential development remains an ongoing challenge.
5	**Agency/Group/Organization**	SACRAMENTO PUBLIC LIBRARY
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A staff member from Sylvan Oaks Public Library participated in a stakeholder interview on May 24, 2024, to discuss community and economic development needs, including youth programming, job training, and initiatives to expand access to internet services and broadband infrastructure.
6	**Agency/Group/Organization**	WEAVE
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs

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	Briefly describe how the Agency/Group/Organization was consulted. 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 primary housing needs and barriers identified for WEAVE clients include a shortage of shelter capacity and application requirements that can limit access to housing. The participant also highlighted challenges related to the lack of temporary housing options within the City for survivors of domestic violence. These issues are further compounded by limited public transportation, particularly for survivors who need housing but are employed and/or have children in Citrus Heights.
7	**Agency/Group/Organization**	Community Link Capital Region
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. 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.
8	**Agency/Group/Organization**	Sunrise Christian Food Ministry
	Agency/Group/Organization Type	Regional organization

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	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from 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.
9	**Agency/Group/Organization**	Rebuilding Together Sacramento
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. 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.
10	**Agency/Group/Organization**	Interim Hospice
	Agency/Group/Organization Type	Nonprofit
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. 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 and older adults, such as youth-led initiatives to assist seniors with setting up technology and internet access, as well as expanded transportation options to support access to grocery stores and medical appointments. These findings are consistent with results from the community survey.

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11	**Agency/Group/Organization**	Citrus Heights Homeless Assistance Resource Team
	Agency/Group/Organization Type	Nonprofit
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Citrus Heights HART participated in a stakeholder interview on May 14, 2024.
12	**Agency/Group/Organization**	Community HealthWorks
	Agency/Group/Organization Type	Nonprofit
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Community HealthWorks participated in a stakeholder interview on May 8, 2024, to discuss homelessness-related needs in Citrus Heights, specifically the needs of individuals experiencing homelessness.

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13	**Agency/Group/Organization**	Sunrise MarketPlace
	Agency/Group/Organization Type	Planning organization Business Leaders
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative involved in the redevelopment of Sunrise Marketplace participated in a stakeholder interview on May 14, 2024.

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

No agencies or stakeholders were excluded from the consultation process. The City of Citrus Heights made an effort to engage all relevant stakeholders, organizations, and agencies during the development of the Consolidated Plan. All were invited to participate in interviews and provide input.

The City made specific efforts to consult with organizations addressing the digital divide, hazard mitigation, and resilience planning. While direct participation from agencies focused on these issues was not achieved, meaningful feedback was gathered from internal City departments, including Community Development, Economic Development, and Planning, as well as from Public Library staff and individuals working with older adults in Citrus Heights.

Additionally, the City reached out to organizations involved in systems of care to better understand the risk of individuals entering homelessness upon exiting institutional settings such as hospitals, jails, or treatment centers. Although those specific organizations did not participate, valuable insights were obtained through consultation with the Citrus Heights Police Department, which provided perspective on local systems, gaps in services, and trends in homelessness related to institutional discharge.

Through this outreach, the City ensured a robust consultation process that incorporated input from a diverse range of stakeholders, even when direct agency participation was limited.

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?
Continuum of Care	Sacramento Steps Forward	The goal of addressing homelessness.

Table 3 - Other local / regional / federal planning efforts

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AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The City provided multiple opportunities for public participation and comment throughout the Annual Action Plan process, as outlined below. All comments received through the citizen participation process were incorporated into the 2027 Annual Action Plan and carefully considered in establishing annual goals and funding priorities.

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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	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish and Slavic Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	July 1, 2026 – Notice of Funding Opportunity (NOFO) City staff released a NOFO to inform interested organizations about available CDBG funding. Outreach included: • Email notification to a broad mailing list of organizations interested in CDBG funding. • A news announcement on the City's Housing and Grants webpage. • Public notice of the Draft 2027 Annual Action Plan in the *Citrus*	No comments received.	No comments were rejected.	Community Development Block Grant | Citrus Heights, CA - Official Website

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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)
			Heights Messenger, Slavic and Spanish Sacramento Newspapers, at City Hall, and on City's webpage.			
2	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	July 9, 2026 – CDBG Funding Application Workshop • City staff hosted a funding application workshop for nonprofit organizations interested in applying for CDBG funds. Ten representatives attended.	No comments received.	No comments were rejected.	
3	Newspaper Ad	Minorities Non-English Speaking - Specify	The public notice was published in *The Citrus Heights Messenger*, *Slavic*	No comments received.	No comments were rejected.	

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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)
		other language: Spanish and Slavic Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	*and Spanish Sacramento Newspaper*, and posted at City Hall and on the City website. The notice informed the public of the comment period for the 2027 Draft Annual Action Plan and provided the dates of the two public hearings.			
4	Internet Outreach	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	During the 30-day public review period, the 2027 Draft Annual Action Plan was available at City Hall, Sylvan Oaks Library, and on the City's website.	No comments received.	No comments were rejected.	

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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 Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	The City will hold a public hearing on October 14, 2026, to receive public comments and present staff's funding recommendations for the 2027 Draft Annual Action Plan to the City Council.			
6	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	The City held a second public hearing on October 28, 2026 to hear public comments and for City Council to adopt the 2027 Annual Action Plan by resolution.			

Table 4 – Citizen Participation Outreach

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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

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $	
CDBG	public - federal	Admin and Planning Housing Repair Public Improvements Public Services	600,000	50,000	36,171.06	686,171.06	**Annual Allocation**: Estimated $600,000 **Program Income**: Estimated loan payments generated by CDBG funding. 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 will go towards the 2026/2027 Accessibility & Drainage Project.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The CDBG program does not require matching funds. However, for public service projects, the City asks subrecipients to identify additional funding sources they will use during the program year. This helps ensure that there are enough non-federal and private funds to support activities and reduce reliance on CDBG funds. The City also contributes general funds to support many nonprofits receiving CDBG funding.

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For capital improvement projects, the City combines CDBG funds with other federal and state sources to cover project costs that exceed the City's CDBG allocation.

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's Housing Element identifies vacant and underutilized sites that may support future residential development, including areas within the Sunrise Tomorrow, Auburn Boulevard, and Antelope Crossing planning areas. While the City's land inventory includes sites that could accommodate additional housing, not all identified sites are publicly owned.

The City will continue to evaluate publicly owned or underutilized properties, when appropriate, for their potential to address identified housing needs, including affordable housing. The City will also pursue partnerships and a variety of funding sources to support affordable housing development. Current projects, including the 26-unit Sayonara affordable homeownership project and the 88-unit Auburn Oaks permanent supportive housing project, are expected to contribute to meeting identified housing needs.

Affordable housing development will continue to require multiple funding sources, including state and federal programs, tax credits, private financing, and local resources.

Discussion

Affordable housing development requires multiple funding sources to address financing gaps and remain financially feasible. The City and affordable housing developers will continue to pursue state and federal programs, private financing, federal and state tax credits, and local resources. Leveraging multiple sources is particularly important for competitive tax credit applications, where projects often require funding beyond minimum matching requirements.

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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 Addressed	Funding	Goal Outcome Indicator
1	Foster Affordable Housing	2025	2029	Affordable Housing	City-wide	Preserve and Expand Housing Opportunities	CDBG: $50,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1 Households Assisted
2	Provide a Variety of Public Services	2025	2029	Homeless Non-Homeless Special Needs	City-wide	Build Healthy Communities Provide Public Services Responsive to Current Need	CDBG: $65,556	Public service activities other than Low/Moderate Income Housing Benefit: 2700 Persons Assisted
3	Improve Accessibility	2025	2029	Non-Housing Community Development	City-wide	Build Healthy Communities	CDBG: $390,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
4	Affirmatively Further Fair Housing	2025	2029	Affordable Housing	City-wide	Build Healthy Communities Provide Public Services Responsive to Current Need	CDBG: $24,444	Public service activities other than Low/Moderate Income Housing Benefit: 338 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

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1	**Goal Name**	Foster Affordable Housing
	Goal Description	The City utilizes program income—consisting of loan repayments deposited into its Revolving Loan Fund—to provide new housing rehabilitation loans. Based on anticipated program income of approximately $50,000 during the program year, the City estimates that one household will receive housing repair assistance.
2	**Goal Name**	Provide a Variety of Public Services
	Goal Description	The public services supported under this goal include Campus Life Connection, Meals on Wheels, and Sunrise Christian Food Ministry. Collectively, these nonprofit organizations are expected to serve approximately 2,700 residents of Citrus Heights. Campus Life Connection: $20,000, Meals on Wheels: $16,000, and Sunrise Christian Food Ministry: $29,556.
3	**Goal Name**	Improve Accessibility
	Goal Description	In partnership with the City's General Services Department, CDBG funds will be used to replace and reconstruct noncompliant ADA curb ramps at various locations throughout the City. These improvements will enhance accessibility for persons with disabilities and ensure compliance with applicable federal accessibility standards. The funding allocation for this activity is $390,000. Additional funding, including prior-year CDBG funds, may be incorporated as needed. Any such adjustments are anticipated to remain below 25 percent of the City's annual CDBG allocation and, therefore, would not constitute a substantial amendment.
4	**Goal Name**	Affirmatively Further Fair Housing
	Goal Description	The public services supported under this goal include Community Link Capital Region and Project Sentinel. Collectively, these nonprofit organizations operate the Renters Helpline, which provides information, referrals, and housing-related assistance to renters, including support for landlord-tenant issues, fair housing concerns, and eviction prevention resources. Through this program, it is anticipated that approximately 338 residents of Citrus Heights will receive services during the program year. Funding allocations are as follows: $24,444.

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AP-35 Projects - 91.420, 91.220(d)

Introduction

The City of Citrus Heights establishes its CDBG allocation priorities to strategically direct limited federal resources toward the community's most pressing and underserved needs. These priorities are guided by an assessment of local conditions, stakeholder input, and program eligibility requirements, with an emphasis on maximizing impact for low- and moderate-income residents.

#	Project Name
1	2027 Planning & Administration
2	2027 Public Services
3	2026/2027 Drainage & Accessibility Project
4	Revolving Loan Fund (ongoing)

Table 7 – Project Information

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

The City's allocation priorities are guided by local housing, community, and economic development needs, with an emphasis on underserved populations. Priority is given to activities that expand affordable housing, support low- and moderate-income households, improve accessibility for persons with disabilities, and strengthen essential services for vulnerable residents. These priorities are informed by community and stakeholder input and data on local needs and service gaps.

Allocation decisions also consider limited CDBG resources, federal eligibility and national objective requirements, and the need to balance funding among housing rehabilitation, public services, and infrastructure. Key challenges include constrained funding, rising construction and service costs, limited provider capacity, and needs that require larger or multi-year investments. Federal regulations and compliance requirements can also limit flexibility in responding to emerging or non-traditional needs.

AP-38 Project Summary

Project Summary Information

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1	**Project Name**	2027 Planning & Administration
	Target Area	
	Goals Supported	
	Needs Addressed	Build Healthy Communities
	Funding	CDBG: $120,000 (estimate)
	Description	A maximum of 20% of its annual allocation toward effectively administering the federal CDBG program by HUD regulations.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Planning and Administration funds will support the administration, oversight, and management of the City's CDBG program. These activities benefit the broader community by ensuring CDBG-funded activities are effectively planned, implemented, monitored, and compliant with federal requirements. No direct household beneficiaries are anticipated from the use of Planning and Administration funds.
	Location Description	Planning & Administration activities will be undertaken by City staff at Citrus Heights City Hall.
	Planned Activities	CDBG Planning and Administration funds will support the administration, planning, coordination, monitoring, and oversight of the City's CDBG program. Activities will include preparing required plans and reports, managing funding applications and agreements, monitoring subrecipients, ensuring compliance with federal requirements, and coordinating community outreach and public participation.
2	**Project Name**	2027 Public Services
	Target Area	City-wide
	Goals Supported	Provide a Variety of Public Services Affirmatively Further Fair Housing
	Needs Addressed	Build Healthy Communities Provide Public Services Responsive to Current Need
	Funding	CDBG: $90,000 (estimate)
	Description	A maximum of 15% of the annual allocation goes toward public services.
	Target Date	12/31/2027

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	Estimate the number and type of families that will benefit from the proposed activities	An estimated 3,000 households will benefit from the public service activities provided by nonprofit organizations. The services will benefit low-income households.
	Location Description	Nonprofits offer services at various locations throughout the City: Campus Life Connection: 7836 Sayonara Drive, Citrus Heights Meals on Wheels: Meals are delivered to seniors as well as seniors may attend nearby Café sites. 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, CA 95050.
	Planned Activities	**PY 2027 EN Activities:** Campus Life Connection (Matrix Code 05D, LMC): Operate an after-school 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 an estimated 90 youth. Estimated funding for this activity is $20,000. Meals on Wheels (Matrix Code 05A, LMC): Provide balanced, nutritious meals Mon-Fri, 250 days per year to an estimated 211 seniors either drive through distribution of meals at Crosswoods Community Center or by delivery to homebound seniors. Estimated funding for this activity is $16,000. 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 338 households. Funding for this activity is $24,444. Sunrise Christian Food Ministry, Emergency Food Bank (Matrix Code: 05W, LMC): To provide ongoing emergency food to approximately 2,500 low-income and homeless persons in Citrus Heights. Funding for this activity is $29,556.
3	**Project Name**	2026/2027 Drainage & Accessibility Project
	Target Area	City-wide

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	Goals Supported	Improve Accessibility
	Needs Addressed	Build Healthy Communities
	Funding	CDBG: $390,000 (estimate)
	Description	In partnership with the City's General Services Department, CDBG funds will be used to replace and reconstruct non-compliant ADA curb ramps at various locations throughout the City, ensuring improved accessibility and compliance with federal standards.
	Target Date	12/31/2027
	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	
	Planned Activities	2026/2027 Drainage & Accessibility Project (Matrix Code 03L, LMA): In partnership with the City's General Services Department, CDBG funds will be used to replace and reconstruct non-compliant ADA curb ramps at various locations throughout the City, ensuring improved accessibility and compliance with federal standards.
4	**Project Name**	Revolving Loan Fund (ongoing)
	Target Area	City-wide
	Goals Supported	Foster Affordable Housing
	Needs Addressed	Preserve and Expand Housing Opportunities
	Funding	CDBG: $50,000 (estimate)
	Description	Home Rehabilitation Project: (Matrix Code 14A, National Objective LMH): Receipts from previous CDBG-funded loans are used to make new home repair loans/grants to low-income households. This activity is funded with the City's Revolving Loan Fund using program income generated from loan payments.
	Target Date	12/31/2027 (ongoing depending on loan payments)
	Estimate the number and type of families that will benefit from the proposed activities	Based on anticipated annual program income, approximately 1-2 eligible low-income households are expected to benefit from this activity.

	Location Description	Specific project locations have not yet been identified, as assistance is provided on an application basis. Applicants must submit an eligibility application to verify household income and meet program requirements for home repair assistance.
	Planned Activities	Provide home repair assistance to eligible homeowners whose properties are located within the City of citrus Heights.

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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 of CDBG assistance is based on the nature of each funded activity. Public services and housing rehabilitation activities are available citywide to eligible residents and households, with a focus on serving low- and moderate-income households and other eligible populations.

Capital improvement projects, including accessibility improvements, are selected in coordination with the City's General Services Department. Project locations are determined based on identified community needs, project readiness, and coordination with other planned City projects and initiatives. This approach allows the City to leverage CDBG funds with other local, state, and federal resources and maximize the impact of available funding.

Assistance is not limited to specific geographic areas of low-income or minority concentration; rather, eligible activities are directed to areas and populations that meet applicable CDBG requirements and demonstrate identified community needs.

Geographic Distribution

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

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City does not establish geographic priorities for allocating CDBG investments. Public services, housing rehabilitation, and other eligible activities are available citywide to eligible residents and households. This citywide approach allows the City to respond to identified needs wherever they occur and ensures that eligible low- and moderate-income residents have access to available resources. The City intends to continue this approach based on the effectiveness of existing programs and the benefit of providing services throughout the community.

Discussion

No specific geographic priorities are proposed for the program year. CDBG-funded activities will be implemented citywide, with funding directed toward eligible activities and households based on demonstrated needs, program eligibility, and available resources.

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AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

In 2020, the City participated in the Sacramento Valley Analysis of Impediments to Fair Housing Choice (AI), which identified several regional barriers to fair and affordable housing. Key findings include:

- Segregation and access to opportunity: Despite increasing diversity, historic patterns of segregation and exclusion continue to affect access to housing and economic opportunities, particularly for members of protected classes.
- Disproportionate housing needs: Significant disparities exist in homeownership rates, housing cost burden, housing quality, and displacement risk.
- Access to opportunity: Access to quality schools, neighborhood health resources, and public transportation varies throughout the region. The AI identified disparities in school quality among lower- and higher-income areas, lower neighborhood health ratings in Sacramento and Sacramento County, and transportation challenges related to bus service and regional connectivity.

The AI identified several contributing factors, including a limited supply of affordable rental housing, a lack of accessible housing for persons with disabilities, restrictive rental policies, barriers to homeownership, limited public transportation, educational and labor market disparities, and insufficient supportive housing and services for individuals with disabilities.

The AI recommends expanding homeownership opportunities for underrepresented groups, increasing the supply of affordable rental housing, and improving equitable access to opportunity throughout the region.

The City's Housing Element identifies additional local constraints on the development and preservation of affordable housing. These include an aging housing stock that requires ongoing maintenance and preservation, limited land suitable for higher-density multifamily development, environmental constraints such as floodplains and protected trees, and limited financial resources. Development costs may also be increased by design standards, site improvement requirements, impact fees, and permitting costs. Lengthy entitlement and approval processes can further increase development costs, including carrying costs incurred during project review.

Together, these regional and local factors can limit the availability, accessibility, and affordability of housing. The City will continue to support programs and policies that preserve existing affordable housing, expand housing opportunities for eligible households, and address barriers to fair housing

choice consistent with its available resources and applicable federal, state, and local requirements.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City will continue to promote infill development and seek opportunities to reduce regulatory and economic barriers to affordable housing. The City will also pursue grant funding and other resources to support the development, preservation, and rehabilitation of affordable housing and improve access to transportation.

Discussion

The City will continue implementing the goals and policies identified in its Housing Element and seek opportunities to maintain and expand affordable housing. The Housing Element provides additional information on identified housing constraints and actions to address them.

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

Introduction

The primary obstacle to meeting the needs of underserved residents is limited funding. Economic challenges have also affected local nonprofit organizations, reducing their capacity to provide services needed.

Actions planned to address obstacles to meeting underserved needs

The City will continue to support local nonprofits with available funding, when possible, despite overall budget constraints. The City will also work with regional transit providers to improve access to services located outside Citrus Heights, including services in Sacramento and Sacramento County.

Limited vacant land also constrains new development. As a result, the City will emphasize preservation of existing housing through programs such as the Home Repair Program.

Actions planned to foster and maintain affordable housing

The City's primary affordable housing priorities for the upcoming planning period are to expand affordable homeownership opportunities, support housing stability for lower-income households, and preserve the City's aging housing stock through rehabilitation and maintenance programs. The City will also continue pursuing partnerships and initiatives that increase the supply of affordable and supportive housing.

Planned actions include:

- Home Repair Program: Provide loans to low-income homeowners for health and safety repairs, helping preserve existing affordable housing.
- Sayonara Redevelopment Project: The City has partnered with Habitat for Humanity of Greater Sacramento to provide 26 homeownership units for low-income households. This project is underway and expected to be completed by the end of 2027.
- Auburn Oaks Project: The City has partnered with HOPE Cooperative to support the acquisition and development of 7501 Sunrise Boulevard, providing 88 permanent supportive housing units.

Actions planned to reduce lead-based paint hazards

An estimated 5,300 housing units occupied by low-income households in Citrus Heights were built before 1978 and may contain lead-based paint. The City will address potential hazards through its Home Repair Program, administered by a qualified third-party contractor.

Qualified professionals will assess lead hazards, develop appropriate mitigation or abatement plans, and ensure work complies with lead-safe practices and applicable federal requirements, including Title X of

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the Residential Lead-Based Paint Hazard Reduction Act of 1992 and HUD guidelines.

The City will also pursue grant funding for free lead inspections to further protect the health and safety of eligible households.

Actions planned to reduce the number of poverty-level families

The City's anti-poverty strategy focuses on supporting programs that help low-income individuals and families achieve greater economic stability through employment, benefits assistance, and access to supportive services.

Community Health Works will provide outreach to unhoused residents in Citrus Heights, connecting them with housing, health care, and other resources through the end of 2027.

The City will also continue to support the preservation and expansion of affordable housing, recognizing that stable, affordable housing is essential to long-term economic stability and self-sufficiency.

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 collaborate with neighboring jurisdictions, including Sacramento County, the City of Sacramento, the Sacramento Housing and Redevelopment Agency, and the Cities of Folsom, Galt, Elk Grove and Rancho Cordova, as well as local nonprofit organizations, to address regional housing and service needs affecting low-income and special needs populations. The City will also coordinate on shared priorities, research regional issues, and, where appropriate, conduct joint subrecipient monitoring to improve the effectiveness and coordination of available resources.

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Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

Introduction

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.	0.00%

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