



Northwest Neighborhood Association of Citrus Heights - Area 1

Round Table Pizza 7873 Lichen Dr, Citrus Heights 95621 (**NEW LOCATION**)

Agenda: Monday, Jan. 27, 2025 at 6:30 p.m.

1. Called to Order: 6:33 PM by President Elyjah Wilbur
2. Welcome & Introductions of any special guests
3. City and Community Business- Time for CHPD, City, City Partners or other community organizations:
 - a. CHPD Representative- CHPD Shawn Gualco
 - b. Ethan Conrad Properties (ECP) - Brian Holloway: Amendments to the Sunrise Tomorrow Specific Plan ([Click here for the upcoming presentation](#))
 - i. Sarah Lee also joined; Mr. Conrad unable to join; Group asked lots of questions; ECP hopes to get on the Feb 26th city council agenda.
 - 1.
 - c. **Habitat for Humanity of Greater Sacramento** - Darnell Dumas Community Partnership Manager: Habitat will break ground on a 26-home development on Sayonara Drive in Citrus Heights
 - i. Rochelle Disney also joined; 5 to 1 bedroom options; energy efficient; April applications open; 3 phases (8, 8, 10 homeowners) Construction planned to start April 2024 through 2027; 30-80% AMI
<https://habitatgreatersac.org/homeownership-notifications/>
 - ii. Home Repair Program -
<https://habitatgreatersac.org/home-repair-notifications/>
 1. Own and occupy home
 2. 8 Hr sweat equity
 3. 20% repayment
 4. 30 year lien or note no repayment
4. Administrative Action
 - a. Updates on bank account process - Micheal and Elyjah
 - i. Bank Account is set up.
 - ii. Briefly talked about request for information from resident and plans to talk about how to handle moving forward.
5. Event/Project Update: (**Move to March Meeting**)
 - a. Elect a Director at Large (DAL) to oversee planning for Tupelo Clean-up
 - b. Linda is willing to be DAL for Tupelo Clean-Up
 - c. Tabled for March

6. Discussions
 - a. New District 1 Council Representative Town Hall
 - b. Board Openings (**Move to March Meeting**)
7. Board Reports, Announcements, and Reminders
 - a. New meeting location - ***Round Table Pizza 7873 Lichen Dr***
 - b. REACH Updates
 - i. Possible President vacancy
 - ii. New LT from CHPD overseeing partnership
8. Upcoming Meetings:
 - a. Next Neighborhood Area Meeting
 - i. February - **No Meeting**
 - ii. BOD Meeting - Feb TBA
 - iii. Future Meetings
 1. March 24, 2025 (**Rescheduled from March 17**)
 2. April 21, 2025
9. Public Comment - Discussion of any non-agenda items
10. Adjournment - 7:55 PM by President Elyjah Wilbur

Attendees

Area Members: Walt and Cricket W.; Linda M.; Jeff & Leti S.;

Community Members: CHPD Lt. Gualco; Rochelle Disney & Darnell Dumas (Habitat); Sarah Lee (Ethan Conrad Properties)

Board Members: Elyjah W.; Micheal H.