

2 POPULATION AND HOUSING

(As adopted and certified in 2000, updated for the 2002–2007, 2006–2013, 2013–2021, and 2021—2029 planning period)

2.1 INTRODUCTION

This chapter provides information relative to the population and housing characteristics of the City of Citrus Heights. State Law requires all California communities to prepare a “Housing Element”. This law also outlines specific types of analyses and processes that must be followed in the development of the plan. The data and analysis contained in this section coupled with the goals, policies and action steps of the General Plan comprise the City of Citrus Heights’ Housing Element.

Until 2008, the state required that localities update the housing goals and programs of their general plans to reflect changes in the locality every five years. The City of Citrus Heights adopted its first General Plan on November 15, 2000, including the city’s housing goals and programs. The city updated the Housing Element in 2002 for the 2002–2007 planning cycle, in 2008 for the 2008-2013 cycle, and in 2013 for the 2013-2021 cycle. The City also implemented a focused General Plan Update in 2011, however, the Housing portion of the General Plan was not updated.

In 2008, the state adopted Senate Bill SB375, which is intended to achieve consistency between land use patterns and transportation funding. SB375 has extended the duration of housing elements from 5-year to 8-years in order to align them with Regional Transportation Plan (RTP) adoption. The city got “on-cycle” with the state housing plan eight year calendar by updating the Element for the 2013–2021 state housing planning period. This is the second update following the eight year cycle. The updated plan reflects the new housing needs projected by the Sacramento Area Council of Governments (SACOG), the most recent available population and housing data from the U.S. Census Bureau, and current state and local projections. The update of the housing element also evaluates the City’s goals, policies, and programs with regard to their ability to meet the housing needs of all segments of the community. Changes are made as appropriate given the background information presented, and in light of the effectiveness of the policies and programs.

Assembly Bill 686, signed in 2018, established new requirements to Government Code Section 65583 requiring cities and counties to take deliberate actions to foster inclusive communities through fair and equal housing choice by establishing policies to address disparities in housing needs, access to opportunity, and patterns of racial and ethnic segregation, a process referred to as affirmatively furthering fair housing (AFFH). Housing elements are now required to include or address the following five components: inclusive and equitable outreach, fair housing assessment, analysis of sites inventory, identification of contributing factors, and priorities, goals, and

actions to AFFH. An analysis of Citrus Heights’ fair housing efforts are included as Appendix C of this Background Report.

2.2 USE OF RELEVANT AND CURRENT DATA

To properly understand housing, a complete review and analysis of the community’s population characteristics and housing stock must be performed. An attempt has been made to use the most current socio-economic and building data available in this Section. The primary sources of data for the 2021 General Plan were the U.S. Census Bureau, State Department of Finance, CoStar, and the City Building Department.

To update the plan, additional sources were consulted including the Sacramento Area Council of Governments (SACOG), the California Association of Realtors, the Sacramento Association of Realtors, and other sources as noted.

2.3 CONSISTENCY BETWEEN GENERAL PLAN ELEMENTS

Consistency among the Chapters of the General Plan is required by State law. The goals, policies, and policy actions contained within the housing section should be interpreted and implemented consistent with the goals and policies of the rest of the General Plan. The City’s General Plan is a “stand-alone” integrated policy document, and a separate background volume with chapters related to each element of the General Plan elements, opposed to segregating elements into individual chapters, which aids in ensuring consistency. To make certain that the contents of the 2021-2029 housing section maintain consistency, a consistency analysis of the entire document was conducted.

The City will strive to ensure consistency between the housing section and other General Plan sections so that new policies remain consistent with all other policies. Currently, the housing section does not propose significant changes to any other section of the General Plan. Nevertheless, if it becomes evident that over time changes to any element are needed for internal consistency, such changes will be proposed for consideration by the Planning Commission and City Council.

2.4 PUBLIC PARTICIPATION

Citrus Heights adopted its first General Plan, including the Housing Element, in 2000. To update the General Plan for the 2002–2007, 2006–2013, 2013-2021, and 2021-2029 housing planning periods, the City consulted local housing advocates, developers of affordable housing, local service providers, neighborhood associations, and the community at large. The City requested they identify elements of the housing section, and the City’s housing goals that would require updating as the result of significant changes in the locality.

Despite the challenges posed by the COVID-19 pandemic, the City has taken robust steps to involve the public in the Housing Element update. City staff engaged proactively with affordable housing developers including USA Properties and Stamas Corporation to better understand the challenges they face in building affordable housing in Citrus Heights. Based on their feedback, staff created an online FlashVote survey for residents to fill out that asked various housing and affordability questions. The City advertised the survey via social media and the City’s website, as well as through the local newspapers. Translation was made available for several languages, including Spanish and Russian.

Simultaneously, staff conducted a Facebook Live presentation on the Housing Element to help answer any questions the public may have regarding the Housing Element update process and its history, intent, and future goals. The results of that survey and Facebook Live event are listed below. The feedback of the survey was incorporated into the development of several actions in the attached policy table, including the development of the Pre-Approved Accessory Dwelling Unit program.

The Draft Housing Element Update as well as all appendices and background resources were made publicly available on the City’s website. Although Housing Advocates were not contacted in the development of the Housing Survey, the City is developing additional policy actions to address comments received in a letter by the Sacramento Housing Alliance on January 28, 2021 to ensure that their concerns are met.

2.5 BACKGROUND AND HISTORY

In 2012, the city of Citrus Heights updated its General Plan Housing Element. The 2012 Plan was certified to comply with state housing law on April 3, 2013 by the California State Department of Housing and Community Development.

The City has reviewed the Goals and Policies of the existing Housing Element, any demographic or economic changes since 2013, and revised the background report based on these changes. The City met with stakeholders and housing developers to review these changes as well as evaluate the progress of the 2013 Housing Element in 2020.

The City spoke with affordable housing developers and feedback included:

- ▶ The sweet spot for affordable housing density in Sacramento is about 25 units per acre
- ▶ Projects on parcels above this density usually trigger the need for structured parking, thus projects do not “pencil out” (become financially infeasible)
- ▶ Zoning at 20/acre is typically adequate as they routinely use density bonus provisions to exceed existing zoning as well as to get concessions for things like open space, parking etc.

- ▶ Creative financing such as fee deferrals, loans, etc. are key to making projects pencil out

Additionally, the City received 445 public responses to its FlashVote Housing Survey. Some of the feedback included:

- ▶ Concerns over housing affordability, with 52% of respondents believing housing in Citrus Heights is either slightly or very expensive and 20% saying housing is not affordable.
- ▶ Concerns over homelessness and the City’s efforts to develop effective solutions.
- ▶ A desire for more single family homes (55% of respondents), housing for seniors or persons with disabilities (38%), supportive housing for homeless (34%), and Accessory Dwelling Units (32%).
- ▶ The most important housing priorities for residents include helping at-risk homeowners and renters keep their homes (47% of respondents) diverse housing types (46%), variety of price points (42%), providing homeless and transitional housing (37%), and creating more mixed-use development (35%).

2.6 STATE MANDATE

Since the 2013 revision, City staff has undertaken another update to its General Plan Housing Element, including reviewing and analyzing the effectiveness of current General Plan goals, objectives, and programs.

State law mandates that the City evaluate its general plan housing goals, objectives, programs, and activities to include comment on:

- ▶ the “effectiveness of the element,” meaning a review of their results;
- ▶ the “progress in implementation,” meaning an analysis of the actual versus planned achievements; and
- ▶ the “appropriateness of the goals, objectives, and policies,” meaning how they might be altered to reflect lessons learned in their implementation or changing conditions in the City.

2.7 FACTORS FOR DEVELOPING HOUSING STRATEGIES

The City of Citrus Heights Consolidated Plan for 2015 to 2019 had set forth an Affordable Housing Plan that included a list of factors for developing housing priorities and a set of appropriate strategies. This update presents information contained in that plan and includes discussion that confirms these conditions or identifies conditions that have changed, and revises priorities and strategies where appropriate.

Factors on Developing Housing Strategies:

- ▶ The 2020-2024 Consolidated Plan outlined the need to enhance the quality and safety of existing housing stock through the City’s housing repair program and other strategies. This Housing Element update confirmed the need.
- ▶ It was anticipated that most low-income households would benefit from assistance with down-payment and closing costs. It is often difficult for low income families to save sufficient funds for a down-payment and cover everyday living costs at the same time. The previous Housing Element update confirmed the need.
- ▶ Less than 1% of the City’s current housing stock was constructed in the last 10 years. This update confirms the City’s built out nature, which was also documented in the previous update.
- ▶ About 53.1% of renters and 34.8% of owners pay more than 30% of their income for shelter (rent or house payment plus utilities).
- ▶ Two percent of all owner households and five percent of all renter households in the City are considered overcrowded (more than 1.01 persons per room).
- ▶ Funding for new affordable housing construction at both the state and federal level has been severely curtailed.
- ▶ The City has purchased and demolished several dilapidated rental units on Sayonara and developed a Sayonara Replacement Housing Plan. Prior to demolition, right of first refusal and relocation assistance was provided to residents. This plan will allow for replacement with a variety of housing typologies, and is envisioned to be ownership housing. Median home prices have approximately doubled since the lowest point in 2009-2010, and despite interest rates remaining low, extremely low-income and low-income residents continue to struggle with finding affordable housing.

2.8 HOUSING RESOURCES

The City has the following continuing programs that support the City’s housing goals and objectives:

- ▶ **Community Development Block Grant (CDBG) Entitlement funds received annually through the federal Department of Housing and Urban Development (HUD):** Typically a portion of these funds are set aside annually for the City’s Housing Rehabilitation Program. This program is designed to correct health and safety hazards in deteriorated housing and extend the useful life of the affordable housing units. Various financing methods are used to achieve cost-effective repairs for owner-occupied, low-income Citrus Heights residents.

- ▶ The City of Citrus Heights Housing Rehabilitation Program is intended to:
 - Preserve and enhance the existing housing stock;
 - Further neighborhood conservation efforts; and
 - Provide a method by which very low-, low-, and moderate-income homeowners can improve their homes.

- ▶ Accordingly, the city’s program offers low-interest deferred loans, emergency repair grants, handicapped accessibility grants, relocation grants, and lead hazard evaluation and abatement grants to eligible homeowners with varying housing repair needs.

- ▶ Owner-occupied Housing Rehabilitation Loans: low and no interest loans of up to \$60,000 made to owner-occupant households for essential home repairs.

- ▶ Mobile Home Repair Grants: non-recourse grants made to owners who live in a mobile/manufactured homes may not exceed \$10,000.

- ▶ Handicapped Accessibility Grants: grants to owners for the purpose of handicapped accessibility improvements may not exceed \$5,000 and not require repayment.

- ▶ Lead Hazard Evaluation Grant; grants up to \$750 may be provided for the cost of lead hazard evaluation activities and do not require repayment.

- ▶

- ▶ **HOME funds received through the Sacramento HOME Consortium:** For the recipient of HOME funds, Citrus Heights is in a consortium with Sacramento County, City of Sacramento, and the City of Rancho Cordova. The Sacramento Housing and Redevelopment Agency (SHRA) is the lead agency in the city’s HOME Consortium.

- ▶ **CDBG Entitlement funds received annually through HUD for fair housing services:** The city contracts with Sacramento Self Help Housing to provide a telephone and Internet-based resource, called the Renters Helpline. This service provides counseling, dispute resolution and fair housing services for Sacramento County residents, including all incorporated cities. Sacramento Self-Help Housing staff maintains a publicly-advertised phone line for the Renters Helpline and a regularly updated website at www.rentershelpline.org.

- ▶ **Code Enforcement Program:** Citrus Heights is dedicated toward neighborhood preservation through housing, nuisance, and zoning code enforcement with the goal of reducing blight; preserving the housing stock; and ensuring a safe, healthy, and decent place to live. The City continues to expand this program and has established several initiatives:
 - itinerant vending ordinance
 - abandoned vehicle abatement
 - public education campaigns (major automotive repair, junk and rubbish)
 - administrative hearings to resolve stubborn cases
 - “team” enforcement with police, public works, planning, animal control, youth conservation corps, the parks district, and the fire district
 - weed abatement authority
 - cost recovery through liens against real property
 - the removal of illegal postings using community volunteers
 - the masking of graffiti by providing free paint
 - property “receivership” for nuisance properties

- ▶ **Rental Housing Inspection Program:** In 2019, the City approved the Rental Housing Inspection Program (RHIP) to require regular inspections of the rental housing stock within the City. This program funds several code enforcement officers to ensure rental housing stock is properly maintained, and is not complaint-based. Since a majority of code enforcement complaints are affiliated with rental housing, this has enabled the City’s regular code enforcement team to more proactively respond to ownership housing as well. The program details are made available on the City’s website at <https://www.citrusheights.net/978/Rental-Housing-Inspection-Program>, which includes information on the following:
 - What qualifies as a rental property
 - What types of properties are exempt
 - The process for registration, violations, and fees
 - What services the fees pay for, tenant versus owner responsibility, and inspection notification process
 - Resources available to owners and tenants to help fix violations

- ▶ **Low Income Housing Mitigation Fee:** Citrus Heights assesses fees on non-residential building permits for the purposes of providing low-income housing. These fees have been used to rehabilitate 44 low-income housing units.

- ▶ **Housing Resource Guides:** The City has developed several resource guides to help the community in accessing housing programs. These include guides to affordable rental housing and tenant assistance programs; home ownership and home buyer assistance; and senior and disabled housing and assistance/advocacy programs.
- ▶ **Other housing programs include:**
 - First-Time Homebuyer Program: low-interest loans up to \$40,000 for down payment assistance for eligible participants.
 - Citrus Heights Navigator Program: the city's Homeless Navigator assist individuals and families currently experiencing homelessness in Citrus Heights.
 - The city has partnered with the State of California (through the No Place Like Home Program), Sacramento County, and SHRA on the Sunrise Pointe Apartment Project, a 46-unit permanent supportive housing project in Citrus Heights. The City of Citrus Heights allocated its future HOME funding to support this project.
- ▶ **Housing Trust Fund:** The City received \$1 million from the State to address affordable housing needs, matching the City's contribution of \$1.2 million allocated from Housing Mitigation and Redevelopment funds. These funds were used to pay for the modernization of 44 affordable housing units owned by the Sacramento Housing and Redevelopment Agency.
- ▶ **City Housing staff:** The City's Housing staff are available to citizens who wish to personally discuss their housing needs. Staff offers guidance and referral when appropriate, and maintains a library of publications and information sheets that are available free of charge to the public. These include publications from Fannie Mae and HUD.
- ▶ **Partnerships:** The City has identified strategic partnerships, both formal and informal, as key to meeting the City's housing goals. These include working with the local HUD Community Builder, the Sacramento Home Loan Counseling Center, the Sacramento Rental Housing Association, the Sacramento Housing Alliance, the County Department of Human Assistance, Sacramento Steps Forward, Sacramento Self Help Housing and the Sacramento (County) Housing and Redevelopment Agency.
- ▶ **Maintenance of Housing Stock:** The City Housing Stock Fee is used to support city inspections which are used to ensure the proper maintenance of the City's aging housing stock.

2.9 EVALUATION OF THE CITY’S HOUSING GOALS, OBJECTIVES, POLICIES, AND PROGRAMS IN THE 2011 GENERAL PLAN (HOUSING ELEMENT PORTION UPDATED IN 2021)

PREVIOUS ELEMENT ACCOMPLISHMENTS

The 2019 Sacramento Area Council of Governments (SACOG) Regional Housing Needs Plan determined that the City’s fair share of housing need was a total of 697 units for a variety of income levels (132 Very Low, 79 Low, 144 Moderate, and 342 Above Moderate). According to building permit records, the City had a net production of 105 units during the 2013-2021 Planning Cycle.

The City did not meet the goals and objectives of the 2013-2021 Housing Element for total housing units or for affordable housing units. However, the City made significant progress toward its housing goals by utilizing a number of housing programs to help with some of the issues facing the community.

Although the actual production fell short of production goals, much of the effort in the 2013-2021 cycle is viewed as an overwhelming success toward meeting the needs of the community and the implementation of housing programs that help achieve the goals of the Housing Element.

REVIEW AND ANALYZE

State Law, Government Code Section 65588 requires each local government preparing a Housing Element to review and analyze the following:

- ▶ Appropriateness of housing goal, objective, and policies in contributing to the attainment of the state housing goal.
- ▶ The effectiveness of the Housing Element in attainment of the communities housing goals and objectives.
- ▶ The progress of the City in implementation of its Housing Element.

The 2013 Housing Element contained seven Goals, 26 Policies, and 71 Policy Actions designed to carry out the overall goals of increasing homeownership, preserving the existing housing supply and assuring its continuing quality, optimizing remaining development opportunities, and ensuring that adequate housing is available to all residents including those with special needs.

The Goal, Policy, and Action Review Table, below, reviews and analyzes each of the Goals, Policies, and Actions from the 2013 Housing Element. In addition to the Housing Element, the table reviews the City’s Goals, Policies, and Actions related to Energy Conservation Opportunities. The table also provides modifications or additional

programs and justifies the necessity of the change or addition to the Housing Element or Energy Conservation portion of the General Plan based on the required analysis.

The table includes the following information:

- ▶ Goal/Policy/Action Number
- ▶ Language of each Goal, Policy, and Action from the 2013 Housing Element
- ▶ Description of the objective of each program
- ▶ Result of the program and what was accomplished with each
- ▶ Evaluation of the effectiveness/ successfulness of the program

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
24	<p>GOAL: To increase homeownership opportunities to ensure a balance of housing and household types.</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD</p>	To increase homeownership opportunities to ensure a balance of housing and household types.	<p>The City has assisted in increasing homeownership and is working to balance household types.</p> <p>Approximately 56% of homes in the City are owner occupied. The City has also promoted new housing typologies such as Cluster Housing (Mitchell Farms), and adopted a Small Lot Housing Ordinance to increase housing typologies and affordability levels. In addition, the Sunrise Tomorrow Specific Plans introduces new typologies that do not currently exist in the City such as flats, multi-family wrap construction, etc.</p>	The City has been successful in pursuing this goal.	Continue to support first-time home buyers and strive to create a balance of housing and household types.
24.1	<p>Policy: Support the use of public and private funds to assist first-time home buyers</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD</p>	Use City funds and work with private funds to assist first-time home buyers.	The City has created several partnerships to assist first-time home buyers as well as contributed significant funds to assist first time home buyers. The City has included additional funding for down payment assistance programs with Permanent Local Housing Allocation.	The City has been very successful in pursuing this policy.	Continue to support first-time home buyer programs and work with private groups to assist first time home buyers or other buyers at risk.
24.1A	<p>Use City Housing funds to leverage private funds to create home ownership opportunities.</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD</p>	Create more homeownership opportunities in the City.	The City assisted 20 families with its first-time home buyer program between January 1, 2015 and December 31, 2019.	Successful. The City has assisted numerous persons in need, however, limited funding has created a waiting list for more assistance.	Continue to support home ownership programs

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
24.1B	<p>Continue to participate in programs that encourage people to own homes close to their workplaces.</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD</p>	<p>Create opportunities for people to live close to work.</p>	<p>The City has continued to promote a variety of housing types in the community in in-fill locations. Due to the built out nature, most of these in-fill locations are located in or adjacent to existing commercially zoned land. This type of development enables residents to live near where they work.</p> <p>For example, the city is preparing a Specific Plan for the existing Sunrise Mall property. This project, known as Sunrise Tomorrow, will introduce over 1,200 housing units on the 100-acre site, located in the heart of the city's commercial and business core known as the Sunrise MarketPlace.</p> <p>In addition, in 2018, the city approved the rezone and redevelopment of a former golf course. This project, located adjacent to the Sunrise MarketPlace is currently under construction and will allow for 260 new small lot single family homes in close proximity to hundreds of jobs and businesses.</p>	<p>Successful. The city has approved numerous projects within major employment centers and corridors. The city continues to promote infill development opportunities adjacent to commercial corridors and employment hubs.</p>	<p>Continue to encourage development of mixed-use projects and live/work units to provide a variety of housing choices.</p>
24.1C	<p>Develop and distribute housing resource materials to potential homebuyers.</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD</p>	<p>Keep potential home-buyers informed on opportunities for assistance.</p>	<p>The City has developed a Home-ownership Resource Guide as well as Housing resource materials, available on the City's website and at various City functions, or at City Hall.</p> <p>The City also partners with NeighborWorks, a non-profit group that offers homeownership classes and additional resources for prospective home buyers.</p>	<p>Successful. The Resource Guide provides valuable information to potential homebuyers.</p>	<p>Modify: Conduct outreach and provide information about resources available to potential homebuyers.</p>
24.1D	<p>Use available state and federal funds for the city-wide first-time home buyer assistance program.</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD</p>	<p>Assist first-time home buyers to purchase homes</p>	<p>The City assisted 20 families with its first-time home buyer program between January 1, 2015 and December 31, 2019.</p>	<p>Successful. CDBG, CalHOME, PLHA and other private/public partnerships continue to be available. The City remains a CDBG entitlement community, and participates in the Sacramento Home Consortium.</p>	<p>The City will continue to use available funds to assist homebuyers.</p>

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
24.1E	Create and participate in partnerships that encourage home ownership. Timing: Ongoing Responsibility: CDD	Work with outside agencies to assist first-time homebuyers.	The City has forged partnerships with several housing agencies including Habitat for Humanity, Mercy Housing, Sacramento Valley Apartment Association, the Sacramento Housing Alliance, Neighbor-Works, and the Sacramento Home Loan Counseling Center The City also participates in education for first-time homebuyers on issues facing new homeowners.	Successful. Many of these partnerships continue to be very successful and provide assistance to potential home buyers.	The City will continue work to maintain existing partnerships and seek new partnerships as opportunities arise.
24.1F	Explore innovative ways of creating opportunities for increased home ownership. Timing: Ongoing Responsibility: CDD	Use new methods to provide home ownership opportunities.	The City participates in National Homeownership Week Events to encourage homeownership.	Mostly Successful. Some innovative ideas have been applied.	The City will continue to find innovative ways to increase homeownership.
24.1G	Assist homeowners facing possible foreclosure with technical assistance and support to prevent foreclosure. Timing: Ongoing Responsibility: CDD	Prevent foreclosure from impacting homeowners.	The City has provided funding to assist homeowners with foreclosure prevention assistance. The City has assisted numerous owners during the peak of the foreclosure crisis and continues to provide assistance as necessary. The subsidence of the foreclosure crisis has reduced the amount of assistance required almost entirely.	Successful. The foreclosure crisis waned after the adoption of the previous Housing Element. Since the foreclosure crisis subsided, the policy does not warrant such an active role. As a result, the policy should be modified to continue to monitor foreclosures in the community.	Modify. The City will monitor foreclosures and provide programs and technical assistance as necessary.
24.2	Policy: Assist in the conversion of rental developments to owner occupancy where appropriate. Timing: Ongoing Responsibility: CDD	Assist in the conversion of rental housing to owner occupied.	The City has purchased and demolished several dilapidated rental units on Sayonara and developed a Sayonara Replacement Housing Plan. The City will issue an RFP in the next several months to request developers to introduce new housing of a variety of sizes and intends this to be owner occupied housing. Change to variety of 3- and 4-bedroom ownership.	The City has been somewhat successful at meeting this action. The Condominium Conversion Ordinance aids in converting, rental housing into owner occupied housing; however, has been used infrequently.	The City should continue to assist in the conversion from rental developments to owner occupancy.

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
24.2A	<p>Develop a program to allow and encourage conversion of small rental properties to owner occupancy.</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD</p>	Encourage rental properties to become owner occupied.	<p>The City revised the Condominium Conversion Ordinance to assist property owners in the conversion of rental units into for sale units. The ordinance is sensitive to the conversion of at risk units.</p> <p>The City assisted 20 families with its first-time home buyer program between January 1, 2015 and December 31, 2019.</p> <p>The City has purchased and demolished several dilapidated rental units on Sayonara and developed a Sayonara Replacement Housing Plan. This plan will allow for replacement with a variety of housing typologies, and is envisioned to be ownership housing.</p>	<p>The City has been somewhat successful at meeting this action.</p> <p>The City has assisted first-time home buyers in purchasing properties that were once small rental properties. Small properties include smaller single family homes and duplexes.</p> <p>The City has committed to revitalizing the Sayonara neighborhood, converting small four-plex rental units into ownership housing.</p>	The City should continue to explore a program to encourage conversion to owner occupancy. The City should investigate a program that encourages participants of the First-Time Home Buyers Program to purchase properties that were previously rentals.
24.2B	<p>Investigate ways to provide ownership of mobile home parks by their residents.</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD/State/HCD</p>	Continue to investigate ways to achieve ownership of land in mobile home parks by their residents.	<p>The City Created a Mobile Home Task Force to investigate methods.</p> <p>The City adopted a Mobile Home Conversion Ordinance to protect mobile home owners.</p> <p>The City will continue to monitor future opportunities for Mobile Home Conversion to ownership.</p>	The City has investigated the issue resulting in the Mobile Home Conversion Ordinance.	Modify: Investigate ways and provide resources to promote ownership of mobile home parks by their residents.
25	<p>GOAL: To provide adequate sites for a variety of housing opportunities to serve all residents.</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD</p>	To provide adequate sites for a variety of housing opportunities to serve all residents.	The City has continued to support a variety of housing types to serve all segments of the community.	Successful. The City continues to work with developers, non-profits, and other groups to ensure all segments of the community have housing opportunities.	The City should continue to ensure they provide adequate sites for various housing opportunities for all residents.

Housing Element Policy Review Table					
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25.1	<p>Policy: Promote the development of a variety of housing types in terms of location, cost, design, style, type and tenure, while ensuring compatibility with adjacent uses of land.</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD</p>	To provide housing choices available to all segments of the community.	<p>The City continues to work with the eleven neighborhood associations, developers, and property owners to provide feedback on development projects which provide a variety of different housing types within the City.</p> <p>The city has approved a wide variety of housing types spread throughout the city:</p> <ul style="list-style-type: none"> • Mitchell Farms 2018 - The city approved a 260 unit infill development on a former golf course. • Sunrise Pointe – a 46 unit deed restricted affordable and supportive housing project was approved. Construction is slated for 2021/2022. • The city adopted a small lot housing ordinance to allow for the construction and sale of smaller lots on multi-family zoned properties. • The city has approved two senior assisted living projects Quantum Care and Carefield living. • The City has developed the Sunrise Tomorrow Specific Plan which will transform the Sunrise Mall into a mixed use destination including over 1,200 housing units, of varying typologies. • The city acquired the New Sylvan Property, a 12 acre infill development opportunity and adopted planning principals to guide the development of this property. • From 2013-2019, eleven ADUs were constructed in the City. 	<p>Extremely Successful. The City actively promotes development of various housing types throughout the city.</p> <p>The city continues to find new ways to encourage housing in infill conditions.</p>	The City should continue to promote a variety of housing types to address the needs of the community.

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
25.1A	<p>Support development of secondary dwelling units, cluster housing, work/live units, co-op housing, and other innovative housing types as allowed by the zoning ordinance</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD</p>	Encourage innovative housing types	<p>The City has adopted a zoning code that removes the constraints to development of innovative housing types.</p> <p>The City has averaged about 3-4 new ADU's constructed annually. In addition, the city has applied for LEAP funding to create pre-approved plans for ADU's and educational events to encourage ADU's.</p> <p>The city has approved two cluster developments including Mitchell Farms, a 260 unit single family development project on a former golf courses as well as Northridge Grove, a 46-unit cluster development on Mariposa Avenue.</p> <p>Finally, the city adopted the Small Lot Ordinance offering the opportunity to allow construction and sale of small owner-occupied units in multi-family zones.</p>	<p>Successful. ADU production has averaged about 3 per year and continues to grow in popularity.</p> <p>Two clustered projects are currently under construction.</p> <p>The Small Lot Housing Ordinance has created a new housing opportunity in the community and one development is already utilizing this ordinance on Auburn Boulevard.</p>	<p>Modify: Continue to support development of secondary dwelling units, cluster housing, work/live units, co-op housing, transitional housing, supportive housing, and other innovative housing types as allowed by the Zoning Code. Continue to meet with developers, including nonprofits, to discuss the City's zoning and other resources as part of Action 28.7C.</p>

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
25.2	<p>Policy: Strive to meet the City’s fair share housing allocation based on the Regional Housing Needs Assessment.</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD</p>	To contribute to meeting the Regions Housing Needs.	<p>The City continues to work with SACOG to attempt to meet its fair share of the Regional Housing Need.</p> <p>The city has approved a wide variety of housing types spread throughout the city:</p> <ul style="list-style-type: none"> • Mitchell Farms - The city approved a 260 unit infill development on a former golf course. • Sunrise Pointe – a 46 unit deed restricted affordable and supportive housing project was approved. Construction is slated for 2021/2022. • The city adopted a small lot housing ordinance to allow for the construction and sale of smaller lots on multi-family zoned properties. • The city has approved two senior assisted living projects Quantum Care and Carefield living. • The City has developed the Sunrise Tomorrow Specific Plan which will transform the Sunrise Mall into a mixed use destination including over 1,200 housing units, of varying typologies. • The city acquired the New Sylvan Property, a 12 acre infill development opportunity and adopted planning principals to guide the development of this property. • The city has averaged approximately 3 ADU’s annually. 	<p>The City has been successful in supporting this Policy. The 2013 Housing Element provided adequate land to meet the City’s fair share of development.</p> <p>The City continues to look for opportunities to increase varying housing typologies and promotes the redevelopment of commercial properties as a means to increase housing.</p> <p>The Mitchell Farms, Sunrise Pointe, and SunriseTomorrow projects all introduce housing into land previously used for commercial uses.</p>	The City should continue to strive to provide adequate land housing to achieve the RHNA.
25.2A	<p>Develop an inventory of land suitable within the City for the development of housing for all segments of the community</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD</p>	Maintain an inventory of developable land available in the city to encourage housing development on vacant sites.	<p>The City has updated its Vacant Land Inventory to include Vacant, Pending, and Underutilized sited suitable for housing throughout the City and continues to update as conditions change. The Vacant Land Inventory is available for interested parties.</p>	The City has been successful in supporting this Policy.	Modify: Maintain and update an inventory of land suitable within the City for the development of housing for all segments of the community.

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
25.2B	<p>Prepare an Annual General Plan Progress Report to analyze the City's progress to meet the fair share allocation based on the RHNP.</p> <p>Timing: Annually Responsibility: CDD</p>	Report the City's progress towards achieving the RHNP allocation.	The City has prepared a General Plan Annual report regularly since 2008.	The City has been successful in submitting its General Plan Annual Report.	Continue to submit a General Plan Progress Report annually.
25.2C	<p>Continue to implement the housing monitoring program including annual review of the following:</p> <ul style="list-style-type: none"> • Inventory of land suitable within the City for the development of housing for all segments of the community. • Proposed and approved residential projects and building permits issued. • Home and apartment vacancies • Rental and home sales survey and Multiple Listing Service summary. • Infrastructure and public services capacity <p>Timing: Ongoing Responsibility: CDD</p>	Monitor development factors that impact housing availability and constraints.	<p>The City continually monitors trends in the local housing market through the methods established in this action.</p> <p>The City provides monthly Development Project Updates to provide information regarding number of building permits and entitlements in the process at the given time.</p> <p>In 2012, the City prepared a detailed Vacant Land, Underutilized land, and Pending Project Inventory to track vacant parcels available for development and projects that are pending for construction.</p> <p>The Vacant Land Inventory is updated periodically to reflect changing development conditions. The City review's the Vacant Land Inventory as development projects are reviewed to ensure no net loss of sites.</p> <p>The City monitors home and apartment vacancies, home sales, and infrastructure and services capacity as funding and staffing permits.</p> <p>The City has modified the Zoning Code to allow housing in BP (Business Professional) Zoning as well as adopted a Small Lot Housing Ordinance to increase the availability of land for residential development.</p>	The City has been successful in monitoring changes in the housing market and created innovative methods of tracking changes and providing data to the public.	The city should Continue to monitor ongoing conditions in the City's housing stock, available land, and changing laws and conditions.

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
25.3	<p>Policy: Facilitate mixed use development and redevelopment in appropriate areas.</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD</p>	<p>Allow mixed use development and redevelopment to occur to revitalize appropriate areas.</p>	<p>The City continues to work with developers to allow mixed use developments and redevelopment throughout the City.</p> <p>The Sunrise Tomorrow Specific Plan has goals and policies to transform the Sunrise Mall into a mix of uses including over 1,200 housing units of variety of typologies.</p> <p>The City approved the Bear Paw Town homes project, a horizontal mixed use project within the Auburn Boulevard Specific Plan allowing 46 within an existing shopping center.</p> <p>The City reviewed an application to introduce apartments into the Antelope Crossing Special Planning area; however, the application was withdrawn due to construction costs.</p> <p>The City purchased the New Sylvan property (former school site), and is currently marketing the property to be utilized as a mixed use or residential site. The site is located in the heart of the City along Auburn Boulevard, surrounded by a mixture of residential and commercial uses.</p>	<p>Successful. The City has permitted one mixed use project on Auburn Boulevard.</p> <p>The City has made refinements to the Zoning Code as well as prepared a Specific Plan for Sunrise Tomorrow increasing mixed use opportunities.</p>	<p>Continue to support and encourage mixed use redevelopment.</p>

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
25.3A	<p>Offer incentives for housing and/or mixed use development to occur on underutilized commercially zoned land at densities of 20 units per acre.</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD</p>	<p>Encourage housing and mixed use development by offering incentives.</p>	<p>The City continues to use a variety of mechanisms to incentivize development of housing.</p> <p>The Sunrise Tomorrow Specific Plan has goals and policies to transform the Sunrise Mall into a mix of uses including over 1,200 housing units of variety of typologies. The Specific Plan was funded by the City, includes CEQA clearance, and increases development potential, greatly incentivizing the redevelopment of this aging center.</p> <p>The City has used the Affordable Housing Density bonus provisions for two developments during this planning cycle. This includes the Sunrise Point affordable housing project, resulting in 46 units of deed restricted housing. The City also contributed several years of HOME funds to make this project possible.</p> <p>In addition, the City approved Fair Oaks Senior Affordable Housing in 2019. This includes 110 units of deed-restricted affordable housing. This project received a 10% density bonus as well as concessions allowed under the law.</p> <p>The City purchased the 12 acre New Sylvan property to incentivize redevelopment of the Sylvan Corners property. The property is currently offered as a development opportunity. If the project is developed with a residential component, a minimum of 15 percent of the units are required to be affordable units.</p>	<p>The City has been successful in offering a variety of incentives to encourage housing throughout the City.</p> <p>The city has used density bonuses, specific plans, and other innovative approaches to reduce risk and incentivize development.</p>	<p>The City should Continue to offer incentives for varying housing typologies throughout the City.</p>

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
25.4	<p>Policy: Support a variety of housing opportunities on vacant or under-utilized lands.</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD</p>	<p>To allow development of a variety of housing types on the City's inventory of vacant and underutilized lands.</p>	<p>The City has approved numerous developments on infill, vacant and underutilized lands.</p> <p>The City has prepared a vacant land inventory to catalog vacant property in the City that may be available for development. Several recent developments have been implemented on properties identified in the Vacant Land Inventory.</p> <p>This includes the Mitchell Farms Project (260 new homes), Sunrise Pointe (46 deed restricted units), Fair Oaks Senior Affordable Project (110 deed restricted units). The Vacant Land Inventory is a resource available to the development community interested in development in Citrus Heights.</p> <p>The Sunrise Tomorrow Specific Plan has goals and policies to transform the Sunrise Mall into a mix of uses including over 1,200 housing units of variety of typologies. The Specific Plan was funded by the City, includes CEQA clearance, and increases development potential, greatly incentivizing the redevelopment of this aging center.</p> <p>The City has used the Affordable Housing Density bonus provisions for two developments during this planning cycle. This includes the Sunrise Point affordable housing project, resulting in 46 units of deed restricted housing. The City also contributed several years of HOME funds to make this project possible.</p> <p>In addition, the City approved Fair Oaks Senior Affordable Housing in 2019. This includes 110 units of deed-restricted affordable housing. This project received a 10% density bonus as well as concessions allowed under the law.</p>	<p>The City continues to be successful in promoting development on infill, vacant and underutilized land</p>	<p>Continue to support development of vacant and underutilized lands.</p>
25.5	<p>Policy: Promote fair distribution of special needs facilities throughout the City to avoid over-concentration in any particular neighborhood, including assisted housing, below market rate projects, and senior housing.</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD</p>	<p>Encourage special needs facilities to be spread throughout the City to avoid over-concentration in any certain area.</p>	<p>The City has been successful in avoiding concentrations of special needs facilities. The City's special needs facilities are well distributed throughout the City.</p>	<p>The City continues to be successful in circumventing over-concentration of these facilities.</p>	<p>Continue to ensure special needs facilities are distributed throughout the City.</p>

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
26	<p>GOAL: Develop, conserve, and to improve the housing stock to ensure decent accommodations for all segments of the community.</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD / PD</p>	To develop, to conserve, and to improve the housing stock to ensure decent accommodations for all segments of the community.	<p>The City has created an aggressive administrative enforcement process to ensure compliance with City Codes. Over 98% of all code compliance cases are successfully resolved which aids in housing stock conservation.</p> <p>The City's Housing Rehab Program completed 25 projects from January 1, 2015 to December 31, 2019.</p> <p>In 2019, the City approved the Rental Housing Inspection Program (RHIP) to require regular inspections of the rental housing stock. This program funds several code enforcement officers to ensure rental housing stock is properly maintained. Since a majority of code enforcement complaints are affiliated with rental housing, this has enabled the City's regular code enforcement team to more proactively respond to ownership housing as well.</p>	The City has been very successful in conserving and improving the City's aging housing stock.	The City should continue to conserve and improve the housing stock to provide housing for all segments of the community.
26.1	<p>Policy: Encourage the conservation and improvement of existing housing</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD / PD</p>	Encourage the development of housing in the City.	<p>The City has successfully allowed for a variety of housing types.</p> <p>Between 2010 and 2019, 172 total housing units have been constructed in the City.</p> <p>The City's Housing Rehab Program completed 25 projects from January 1, 2015 to December 31, 2019. The City has continued to increase the commitment of funds for housing preservation, has diversified its source of funds, and has leveraged funds and staff time through community partnerships.</p> <p>In 2019, the City approved the Rental Housing Inspection Program (RHIP) to require regular inspections of the rental housing stock. This program funds several code enforcement officers to ensure rental housing stock is properly maintained. Since a majority of code enforcement complaints are affiliated with rental housing, this has enabled the City's regular code enforcement team to more proactively respond to ownership housing as well.</p>	The City has been very successful in implementing this policy. The number of homes constructed and pending construction, combined with the city's continuing efforts to support housing rehab, have been very successful and well received.	The City should continue to encourage conservation of existing housing.

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
26.1A	<p>Promote the use of administrative remedies to remediate substandard rental units.</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD / PD</p>	<p>Utilize administrative methods to eliminate substandard rental housing.</p>	<p>The City has an aggressive Code Enforcement Division to ensure code compliance and eliminate substandard rental units to the maximum extent feasible.</p> <p>In 2019, the City approved the Rental Housing Inspection Program (RHIP) to require regular inspections of the rental housing stock. This program funds several code enforcement officers to ensure rental housing stock is properly maintained. Since a majority of code enforcement complaints are affiliated with rental housing, this has enabled the City’s regular code enforcement team to more proactively respond to ownership housing as well.</p> <p>The City funds the Renters Help Line which facilitates mediation between renters and owners related to housing and housing conditions.</p> <p>The City has implemented receivership programs on two properties that have been long term city nuisances to gain compliance.</p>	<p>The City has been very successful in eliminating and improving substandard housing utilizing administrative procedures outlined in this policy amongst other methods.</p>	<p>The City should continue to use administrative remedies to remediate substandard units.</p>
26.1B	<p>Remove unsafe or dilapidated housing through the Code Enforcement Program. Secure vacant residential structures that are unsafe to occupy and require resolution through the Neighborhood Enhancement Program.</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD / PD</p>	<p>Remove housing that may pose a health and safety risk to the public including both tenants and neighbors.</p>	<p>In 2019, the City approved the Rental Housing Inspection Program (RHIP) to require regular inspections of the rental housing stock. This program funds several code enforcement officers to ensure rental housing stock is properly maintained. Since a majority of code enforcement complaints are affiliated with rental housing, this has enabled the City’s regular code enforcement team to more proactively respond to ownership housing as well.</p> <p>The City has implemented receivership programs on two properties that have been long term city nuisances to gain compliance.</p>	<p>The City has been very successful in enforcing code violations and resolving issues involving dilapidated and unsafe housing.</p>	<p>Modify: Remove unsafe or dilapidated housing through the Code Enforcement Program. Secure vacant residential structures that are unsafe to occupy and require resolution.</p>

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
26.1C	<p>Offer incentives and financing assistance for affordable housing and housing rehabilitation</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD</p>	<p>Provide assistance to lower income households to rehabilitate their homes.</p>	<p>The City’s Housing Rehab Program completed 25 projects from January 1, 2015 to December 31, 2019.</p> <p>The City has encouraged and induced numerous rehabilitations of multi-family properties since its incorporation.</p> <p>The City has used the Affordable Housing Density bonus provisions for two developments during this planning cycle. This includes the Sunrise Point affordable housing project, resulting in 46 units of deed restricted housing. The City also contributed several years of HOME funds to make this project possible.</p> <p>In addition, the City approved Fair Oaks Senior Affordable Housing in 2019. This includes 110 units of deed-restricted affordable housing. This project received a 10% density bonus as well as concessions allowed under the law.</p> <p>The City has implemented Zoning Code modifications to incentivize construction of ADU’s throughout the City. The City has applied for LEAP funding to help create pre-approved ADU plans and offer other educational opportunities related to ADUs</p>	<p>The City continues to be successful in promoting rehabilitation of its housing stock.</p> <p>The City continues to seek funding to assist more families to rehabilitate their homes.</p>	<p>The City should continue to offer incentives and financing assistance for affordable housing and housing rehab.</p>
26.1D	<p>Work with financial institutions, nonprofit organizations and government agencies to promote housing rehabilitation.</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD / PD</p>	<p>The City should team with other agencies and private groups to promote housing rehabilitation.</p>	<p>The City has invested over \$6.2 million to revitalize the Sayonara Neighborhood. The City leveraged the Community Reinvestment Act and other resources to acquire and demolish 15 substandard multi-family structures on Sayonara Drive. The City’s replacement housing plan calls for the future construction of a variety of housing. The City’s Permanent Local Housing Application includes funding to begin the pre-development work on this important project.</p> <p>The City has teamed with NeighborWorks and other local organizations to provide housing repair assistance, access improvements, and maintenance to several homeowners. The City has allocated CDBG funding to expand the program.</p>	<p>The City continues to be successful by working with local, state, federal, and non-profit organizations to promote and assist with housing rehabilitation.</p>	<p>The City should continue to develop partnerships to promote housing rehabilitation. The City should increase efforts to pursue partnerships with financial institutions to assist with rehabilitation.</p>

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
26.1E	Support the efforts of all local service organizations, schools, and other community groups to provide housing repair assistance. Timing: Ongoing Responsibility: CDD	Work with local groups to provide housing repair assistance to citizens of Citrus Heights.	The City has teamed with Rebuilding Together, NeighborWorks and other local organizations to provide housing repair assistance, access improvements, and maintenance to several homeowners. The City has lead efforts for housing rehabilitation of residential projects and cleanup annually through the Sacramento Valley Association of Building Officials. The City continues to search for opportunities to partner with non-profits, local partners, and community groups to assist with housing repair efforts.	The City has been successful at establishing partnerships to provided assistance to homeowners in need of home repair or access improvements, an important component of keeping the City's aging housing stock well maintained.	The City should Continue to support local programs and assistance to provide housing repair opportunities.
26.1F	Continue and expand the City's Owner Occupied Rehabilitation Program where feasible. Timing: Ongoing Responsibility: CDD	Provide assistance to rehabilitate owner occupied housing.	The City has teamed with NeighborWorks and other local organizations to provide housing repair assistance, access improvements, and maintenance to several homeowners. The City has allocated CDBG funding to expand the program.	The City has been successful in implementing this program.	The City should continue to promote its rehabilitation programs and continue to identify funding sources to support this action.
26.1G	Examine the feasibility of creating a Resale Inspection Program. Timing: Ongoing Responsibility: CDD	Examine the feasibility of creating a Resale Inspection Program.	The City has evaluated the feasibility of a Resale Inspection Program and determined a program of this nature is not feasible. Instead, in 2019, the City created the Rental Housing Inspection Program (RHIP). The RHIP requires regular inspections of the rental housing stock. This program funds several code enforcement officers to ensure rental housing stock is properly maintained. Since a majority of code enforcement complaints are affiliated with rental housing, this has enabled the City's regular code enforcement team to more proactively respond to ownership housing as well.	The City has been successful in evaluating the potential for a resale inspection program. Due to a variety of concerns, it was determined this approach was not feasible. Instead, the City created the RHIP to ensure the rental housing stock is maintained and improved to comply with building and health and safety codes.	Delete to reflect the creation of the Rental Housing Inspection Program (Policy 26.3A).

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
26.1H	Continue to provide interest free housing repair loans to senior residents through the City's Owner-Occupied Rehabilitation Program. Timing: Ongoing Responsibility: CDD	Fund the Senior Housing Emergency Repair Program or develop a similar program to benefit senior homeowners.	The City has been successful in its rehabilitation program. The City's Housing Rehab Program completed 25 projects from January 1, 2015 to December 31, 2019, including rehabs for seniors in emergency situations. In 2019 alone, the City provided 30 mobile home health and safety repair loans / grants to low-income mobile homeowners.	Successful. The City has been successful at providing housing repair loans to senior residents.	Continue. The City should continue to provide housing repair loans to preserve housing available to seniors.
26.1I	Use available housing funds to assist in rehabilitating housing. Timing: Ongoing Responsibility: CDD	To use available funds to rehabilitate housing.	Over \$1.3 million has been appropriated for rehabilitation of housing. This funded the rehabilitation of approximately 25 units, the construction of 35 rental units, and financial assistance for 20 families in the City from January 1, 2015 to December 31, 2019.	Successful. The City's ongoing rehabilitation program has been successful in rehabilitating aging mobile homes through CALHOME Mobile Home loans.	Continue to use available housing funds to rehabilitate housing in need of repair.
26.1J	Pursue a variety of funding sources such as the Housing Stock Fee and the Abandoned Vehicle Abatement Program to fund and strengthen the code enforcement activities. Timing: Ongoing Responsibility: PD	Utilize fees from related programs such as the Housing Stock Fee and Abandoned Vehicle Abatement Program to fund the code enforcement arm of the Code Enforcement program.	The City utilizes the funds from the Housing Stock Fee, Abandoned Vehicle Abatement Program and other programs to help improve and strengthen code enforcement activities. In 2019, the City created the Rental Housing Inspection Program (RHIP). The program is funded by fees placed on rental housing properties. The RHIP requires regular inspections of the rental housing stock. This program funds several code enforcement officers to ensure rental housing stock is properly maintained. Since a majority of code enforcement complaints are affiliated with rental housing, this has enabled the City's regular code enforcement team to more proactively respond to ownership housing as well.	The City is successful in implementing this policy action and uses the funds collected from these fees to improve code enforcement activities.	The City should continue to use funds from the Housing Stock Fee and Abandoned Vehicle Abatement Program to strengthen code enforcement activities.
26.1K	Use a system of cumulative and substantial fines to gain compliance from the owners of nuisance properties. Timing: Ongoing Responsibility: PD	Use a system of fines to aid in requiring owners of nuisance properties to comply with City regulations.	The Zoning Ordinance provides for a system of cumulative and substantial fines to gain compliance from nuisance property owners. The Code Enforcement Division has successfully implemented the system and over \$25,000 in fines on average are issued annually.	Successful. The City has been able to use the fine system in the Zoning Ordinance to gain compliance from nuisance properties.	Modify: Use a system of cumulative and substantial fines and other innovative approaches to gain compliance from the owners of nuisance properties.

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
26.1L	<p>Work with community based organizations to create self-help housing in the City</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD</p>	<p>Work with Habitat for Humanity to provide an opportunity for citizens to participate in self-help housing.</p>	<p>The City has attempted to create partnerships to create self-help housing, however, no projects have come to fruition.</p>	<p>Needs Improvement. The City has been unable to work with community based organizations to create self-help housing in the City.</p>	<p>Modify: Work with community based organizations to create self-help housing opportunities in the City.</p>
26.1M	<p>Seek new ownership opportunities to redevelop existing problematic housing developments.</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD</p>	<p>To provide opportunities to work with new owners or to find new owners to redevelop problematic housing developments.</p>	<p>The City has invested over \$6.2 million to revitalize the Sayonara Neighborhood. The City leveraged the Community Reinvestment Act and other resources to acquire and demolish 15 substandard multi-family structures on Sayonara Drive. The City’s replacement housing plan calls for the future construction of a variety of housing. The City’s Permanent Local Housing Application includes funding to begin the pre-development work on this important project.</p> <p>The City has utilized receivership options in cases with problematic properties as well. This has worked well recently and the City plans on using this resource again with problem properties.</p>	<p>Successful. The City will be conducting pre-development work in the near future to implement the Sayonara replacement housing plan.</p> <p>The City has also had some success in utilizing receivership to remediate problem properties.</p>	<p>The City should continue to seek new ownership opportunities for problematic housing developments, similar to Sayonara Drive.</p>

Housing Element Policy Review Table					
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26.1N	<p>Encourage the use of Green Building practices for the revitalization or redevelopment of the existing housing stock.</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD</p>	<p>To encourage redevelopment of housing stock to utilize Green Building and other sustainable practices as part of the development.</p>	<p>The City has adopted an updated General Plan focused on sustainability and Greenhouse Gas Reduction Plan (GGRP) to support the State's efforts related to AB 32 and SB375. Because the City is largely built out, the GGRP focuses on incentive based approaches to improving energy efficiency within the existing housing stock to achieve greenhouse gas reductions.</p> <p>The City has adopted the International Building Code which includes robust energy efficiency standards for all new construction including Solar electric requirements.</p> <p>The City's new City Hall was built to meet best practices in energy efficiency, water quality, and uses solar panels to generate electricity.</p> <p>The City has implemented a streamlined process for solar photovoltaic panel installation.</p> <p>The City developed the Citrus Heights Urban Greening Strategy (CHUGS) which included updating the Zoning Code to increase water efficiency, tree planting, and associated changes.</p> <p>The City partnered with the Citrus Heights Water District to host numerous water efficient landscape workshop to highlight best practices and educate the public about the Model Water Efficient Landscape Ordinances.</p>	<p>Successful. The City' has implemented its GGRP and successfully promoted energy efficiency, water savings, and more.</p>	<p>The City should continue to encourage green building by leading by example and encouraging green building practices.</p>
26.1O	<p>Seek grants and other funding mechanisms to assist in redevelopment of existing housing stock.</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD</p>	<p>Seek funding assistance to redevelop existing housing stock.</p>	<p>The City has applied for numerous housing related grants to rehabilitate existing housing stock. From January 1, 2015 to December 31, 2019 the City rehabilitated 25 housing units.</p> <p>The City received and implemented a \$1-million grant from CalHOME for mobile home rehabilitation. To date, the City has provided 32 mobile home health and safety repair loans / grants to low-income mobile homeowners.</p>	<p>Successful. The City has applied for grants and will continue to apply for additional grant funding.</p>	<p>The City should continue to identify and pursue grant funding for redevelopment of existing housing stock.</p>

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
26.2	<p>Policy: Promote construction of housing types with a variety of prices, styles, and designs.</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD</p>	Promote development of a variety of housing types, styles, and designs to meet the needs of various segments of the community.	<p>The city has successfully promoted development of a variety of single family housing choices in the community.</p> <p>The city has approved a wide variety of housing types spread throughout the city:</p> <ul style="list-style-type: none"> • Mitchell Farms – The city approved a 260 unit infill development on a former golf course. • Sunrise Pointe – a 46 unit deed restricted affordable and supportive housing project was approved. Construction is slated for 2021/2022. • The city adopted a small lot housing ordinance to allow for the construction and sale of smaller lots on multi-family zoned properties. • The city has approved two senior assisted living projects Quantum Care and Carefield living. • The City has developed the Sunrise Tomorrow Specific Plan which will transform the Sunrise Mall into a mixed use destination including over 1,200 housing units, of varying typologies. • The city acquired the New Sylvan Property, a 12 acre infill development opportunity and adopted planning principals to guide the development of this property. • The city has averaged approximately 3 ADU’s annually. 	Successful. While the City has been successful in this policy in the past, the downturn of the economy has slowed the progress of this policy.	The City should continue to promote development of a variety of housing types. The City should strongly promote the development of multi-family and affordable housing to increase the variety of housing choices.
26.2A	<p>Promote the development of mixed-use housing including clustered, live-work and above-retail uses in appropriate zones</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD</p>	Amend the Zoning Ordinance to allow for mixed-use housing types.	<p>The City incorporated amendments addressing mixed use projects into the Zoning Ordinance in November 2006.</p> <p>Interest in various housing types has continued to grow throughout the planning period. This includes the Mitchell Farms Project (260 new homes), clustered housing adjacent to the Sunrise MarketPlace, Bear Paw Town Homes Horizontal Mixed Use Project, and the Sunrise Tomorrow Specific Plan.</p>	Successful. Although the Zoning Code has allowed mixed use development since 2006. In recent years, the City has approved a variety of housing types and led the Sunrise Tomorrow Specific Plan to redevelop an aging mall site.	The City should continue to promote development of mixed-use projects as allowed by the Zoning Ordinance.

Housing Element Policy Review Table					
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26.2B	<p>Continue streamlining the review process to minimize any constraints on or disincentives to housing development.</p> <p>Timing: Annually</p> <p>Responsibility: CDD / FD</p>	<p>To ensure the review process does not negatively impact housing development.</p>	<p>The City strives to excel in the review process to ensure accurate and timely response to development proposals.</p> <p>The City constantly evaluates the development review process, makes adjustments where necessary and welcomes feedback from decision makers and private entities.</p> <p>The City hosts a bi-weekly project coordination meeting and pre-application meeting to allow applicants to review projects prior to submitting to the City.</p> <p>The City’s building division strives for a 10-day review period for the first submittal of plan review to minimize delays for new construction.</p> <p>Both the Planning and Building Division have transitioned to electronic plan review to reduce the turnaround time and save costs in printing for developers.</p>	<p>The City has been successful in streamlining the process for project applicants. The constant monitoring and ability to adapt to changes make development review successful for the City.</p>	<p>The City should continue to adapt to changes in technology and adjust to feedback to make improvements where appropriate.</p>
26.2C	<p>Promote quality design by offering flexible housing development standards.</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD</p>	<p>To allow flexible housing development standards to allow quality design.</p>	<p>The City has flexible Design Guidelines in the Zoning Code to guide development of residential properties.</p> <p>In 2018, the city adopted the Small Lot Housing Ordinance and associated design guidelines to incentivize the development of for sale properties in multi-family zones. The ordinance will allow single family homes and duplexes in multi-family zones subject to design guidelines encouraging quality design.</p>	<p>The City has been successful in promoting quality design and allowing flexibility based on the Design Guidelines and the development of the Small Lot Housing Ordinance.</p>	<p>The City should Continue to promote quality design and implement the Design Guidelines contained in the Zoning Code and Small Lot Housing Ordinance.</p>

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
26.2D	<p>Use available funding to assist in developing a variety of housing types.</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD</p>	<p>The City should use available funds to assist housing projects that meet the goals of the General Plan and that are appropriate for the market and location of the site.</p>	<p>The City has invested over \$6.2 million to revitalize the Sayonara Neighborhood. The City leveraged the Community Reinvestment Act and other resources to acquire and demolish 15 substandard multi-family structures on Sayonara Drive. The City’s replacement housing plan calls for the future construction of a variety of housing. The City’s Permanent Local Housing Application includes funding to begin the pre-development work on this important project.</p> <p>The city has leveraged the next five years of HOME funds to assist the development of Sunrise Pointe, a deed restricted 46 units affordable housing project with supportive services.</p> <p>The City has applied for LEAP funds to develop pre-approved ADU plans and to host educational events to promote ADU development within the City.</p> <p>The City used SB2 funds, LEAP funds, and local funds to develop the Sunrise Tomorrow Specific Plan and EIR. This plan includes over 1,200 housing units of various typology and densities revitalizing the Sunrise Mall.</p>	<p>Successful. The City has been successful at leveraging funding to incentivize a variety of housing types.</p>	<p>Continue. The city should continue to leverage federal, state, and local funds to encourage a variety of housing types.</p>
26.2E	<p>Encourage and offer incentives to developments that include Green practices including LEED™ Certification and/or Photovoltaic Systems.</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD</p>	<p>The City should encourage sustainable developments including developments that are LEED™ Certified or that utilized Solar Energy.</p>	<p>In 2012, the City adopted a flat fee for photovoltaic installations for residential development to lower installation costs as well as streamline the process.</p> <p>The City also adopted reduced parking requirements for development projects near transit.</p> <p>The City’s new City Hall was constructed to LEED standards and includes best practices of stormwater management and use of photovoltaic panels.</p> <p>The City adopted the International Building Code include the California amendment which requires the installation of solar on all new homes.</p>	<p>Successful. The City continues to lead by example by using best practice in environmental sustainability.</p>	<p>The City should continue to encourage green building by leading by example and encouraging green building practices.</p>

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
26.2F	Encourage and offer incentives to developments that promote Universal Housing. Timing: Ongoing Responsibility: CDD	Encourage the development housing choices that are easily adaptable to an aging or immobile population.	The City encourages the application of universal housing during development review where feasible. In 2020, the City approved the Fair Oaks Senior Affordable Apartments Project, a 110-unit deed restricted project. The project includes a majority of units that were designed as universal units.	Somewhat successful. The City should consider including Universal Design practices within the Zoning Code.	The City should continue to promote Universal Design.
26.3	Policy: Promote improvements and rehabilitation to enhance the quality of multi-family developments. Timing: Ongoing Responsibility: CDD	The City should promote rehabilitation of older multi-family developments to enhance the quality and ensure longevity of their use.	In 2019, the City approved the Rental Housing Inspection Program (RHIP) to require regular inspections of the rental housing stock. This program funds several code enforcement officers to ensure rental housing stock is properly maintained. Since a majority of code enforcement complaints are affiliated with rental housing, this has enabled the City's regular code enforcement team to more proactively respond to ownership housing as well.	The City has been successful in rehabilitating or working with other agencies to rehabilitate multi-family developments throughout the City.	The City should continue to promote rehabilitation of multi-family developments and work with outside agencies, where appropriate, to aid in the rehabilitation.
26.3A	Investigate the feasibility of establishing a rental inspection program. Timing: Ongoing Responsibility: CDD / PD	Ensure rental housing stock is maintained in good condition.	In 2019, the City approved the Rental Housing Inspection Program (RHIP) to require regular inspections of the rental housing stock. This program funds several code enforcement officers to ensure rental housing stock is properly maintained. Since a majority of code enforcement complaints are affiliated with rental housing, this has enabled the City's regular code enforcement team to more proactively respond to ownership housing as well. Through October of 2020, the RHIP team identified a total of 5,648 total code violations.	Successful. The City has provided this service and it has been successful.	Modify: Continue to implement the Rental Housing Inspection Program.
26.3B	Work with the local housing authority (Sacramento) to enhance the quality and appearance of public housing in the City. Timing: Ongoing Responsibility: CDD	Work with SHRA to improve the quality and appearance of existing and proposed public housing in the City.	City staff has met with the local housing authority (Sacramento), toured local public housing, and discussed ways the City can help enhance the quality and appearance of public housing in the City. Since that time, all SHRA owned housing in Citrus Heights has been upgraded and improved. The City will continue to look for funding opportunities to partner with SHRA.	Somewhat successful. The City should continue to work with SHRA to request funds to revitalize the exiting public housing.	The City should continue to work with SHRA to request funds to revitalize the exiting public housing as necessary.

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
26.4	<p>Policy: Promote high-quality multi-family developments that include appropriate design, scale, and amenities.</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD</p>	Promote well designed multi-family developments appropriate for the location of the site.	<p>In November 2006, the City adopted Design Guidelines as part of the Zoning Code. The Guidelines will guide residential development to be of high architectural quality that is compatible with existing development, to promote the conversion of existing structures, and to preserve neighborhood character.</p> <p>Numerous projects, including two affordable housing projects (Sunrise Pointe and Fair Oaks Affordable Senior Apartments) were designed to comply with the City’s design guidelines.</p> <p>In 2018, the city adopted the Small Lot Housing Ordinance and associated design guidelines to incentivize the development of for sale properties in multi-family zones. The ordinance will allow single family homes and duplexes in multi-family zones subject to design guidelines encouraging quality design.</p>	The City has been successful in promoting the production of new multi-family developments that are well designed by implementing the design guidelines in the Zoning Code and the Small Lot Housing Ordinance.	The City should continue to promote this policy. The City should continue to encourage the production of multi-family development that meets the design guidelines in the Zoning Code.
26.4A	<p>Implement the Design Guidelines within the Zoning Ordinance</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD</p>	Implement Design Guidelines for Residential Development.	<p>In November 2006, the City adopted Design Guidelines as part of the Zoning Code. The Guidelines will guide residential development to be of high architectural quality that is compatible with existing development, to promote the conversion of existing structures, and to preserve neighborhood character.</p> <p>Numerous projects, including two affordable housing projects (Sunrise Pointe and Fair Oaks Affordable Senior Apartments) were designed to comply with the City’s design guidelines.</p> <p>In 2018, the city adopted the Small Lot Housing Ordinance and associated design guidelines to incentivize the development of for sale properties in multi-family zones. The ordinance will allow single family homes and duplexes in multi-family zones subject to design guidelines encouraging quality design.</p>	Successful. Policy action completed.	The City should continue to implement the Design Guidelines.

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
26.5	<p>Policy: Conserve the City’s stock of sound and viable mobile home and manufactured homes as an important part of the City’s affordable housing stock</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD</p>	To conserve the City’s supply of mobile homes.	<p>The City Council adopted a resolution on May 8, 2002 to encourage mobile home park residents to organize into resident associations.</p> <p>To date, the City has provided 32 mobile home health and safety repair loans / grants to low-income mobile homeowners. The City continues to support mobile home communities and provide info and financial resources when feasible.</p> <p>The City hopes to partner with HCD to ensure mobile home parks are operated in a safe and viable manner.</p>	The City has been successful to conserve this important form of housing.	The City should continue to conserve these units as an important part of the City’s housing stock.
26.5A	<p>Pursue the use of local, state, and federal funds to make physical improvements to existing mobile home parks.</p> <p>Timing: Annually</p> <p>Responsibility: CDD</p>	Pursue the use of local, state, and federal funds to make physical improvements to existing mobile home parks.	The City has been unsuccessful in obtaining funds for this purpose. The City will conduct annual assessment with Mobile Home Park owners and residents to evaluate the potential for partnerships to achieve this task.	The City has been unsuccessful in obtaining funding for this policy action.	The City should continue to pursue funding to make improvements to the existing mobile home parks in the City.
26.5B	<p>Continue to offer Community Development Block Grant (CDBG) funds to rehabilitate mobile and manufactured homes.</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD</p>	Offer CDBG funds to rehabilitate mobile and manufactured homes.	CDBG funds allow for individual grants of \$10-20k for mobile home repairs. To date, the City has provided 32 mobile home health and safety repair loans / grants to low-income mobile homeowners.	The City has been successful in using funds to make improvements to existing mobile home parks.	The City should continue to use available funds to rehabilitate mobile and manufactured homes.
26.5C	<p>Continue to fund the emergency repair program for lower income owners of mobile homes and manufactured homes.</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD</p>	Continue to fund emergency repairs for lower income owners of mobile and manufactured homes.	CDBG funds allow for individual grants of \$10-20k for mobile home repairs. To date, the City has provided 32 mobile home health and safety repair loans / grants to low-income mobile homeowners. The City will continue to look into ongoing funding opportunities for these programs.	The City has been successful in using funds to make improvements to existing mobile home parks.	Modify: Continue to fund the Critical Repair Program for lower income homeowners, including mobile home and manufactured homes.

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
26.5D	Investigate the feasibility of converting mobile home parks to resident owned or similar ownership Timing: Annually Responsibility: CDD / CA	Determine if it is feasible to convert mobile homes to condominium ownership to promote the conversion from rental housing to owner occupied.	There is currently no known interest by property owners to convert mobile home parks but the City will continue to monitor and remain open to working with Mobile Home Park owners and residents to evaluate the potential for partnerships to achieve this task.	The City was not successful in their effort to facilitate the conversion to resident ownership.	Modify: Support parties interested in converting mobile home parks to resident owned or similar ownership. Provide resources and technical assistance to mobile home park owners and residents to evaluate the potential for partnerships to achieve resident ownership in mobile home parks.
26.5E	Redevelop / Rehabilitate existing deteriorated mobile home parks or manufactured homes. Timing: Ongoing Responsibility: CDD	Encourage redevelopment of existing mobile home parks and manufactured homes that are deteriorated or need repairs.	CDBG funds allow for individual grants of \$10-20k for mobile home repairs. To date, the City has provided 32 mobile home health and safety repair loans / grants to low-income mobile homeowners. The City will continue to look into ongoing funding opportunities for these programs.	The City has been successful in using funds to make improvements to existing mobile home parks.	The City should continue to use available funds to rehabilitate mobile and manufactured homes and provide for emergency repairs as necessary.
27	GOAL: To conserve currently assisted units to ensure availability of housing for lower income households. Timing: Ongoing Responsibility: CDD	The City should work to conserve assisted units to provide affordable housing to lower income groups.	The City has worked with assisted units as they near expiration to prevent conversion to market rate.	The City has been moderately successful in reaching this goal. It is important the City remains committed to the preservation of housing through innovative means.	Continue. Preservation of existing affordable housing remains crucial.
27.1	Policy: Pursue all available strategies and procedure's to preserve government-assisted units that are at-risk of conversion to market rate. Timing: Ongoing Responsibility: CDD	Pursue methods to preserve assisted units to avoid conversion to market rate.	The City has worked with assisted units as they near expiration to prevent conversion to market rate. Huntington Square a large apartment complex has 45 units slated to convert to market rate in 2024 due to bond expiration. The City will meet with the Huntington Square owners to evaluate opportunities to preserve these units. The City will also be creating a policy action to ensure that Huntington Square owners also observe the 3 year, 12 month, and 6 month noticing requirement for all appropriate agencies.	The City has been fair in reaching this goal. It is important the City remains committed to the preservation of housing through innovative means.	Continue. Preservation of existing affordable housing remains crucial. The City should continue to monitor at-risk units and intervene where feasible.

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
27.1A	<p>Annually review the status of housing projects whose government restrictions are expiring or near expiration to determine the need for intervention.</p> <p>Timing: Annually Responsibility: CDD</p>	<p>Review housing projects who are subject to expiring restrictions and determine the need for intervention to prevent expiration.</p>	<p>The City has annually reviewed housing projects to determine the best method to preserve affordable housing.</p> <p>The City has worked closely with several of the subject property owners to intervene where appropriate.</p>	<p>The City has done fair in implementing this action. Despite City efforts, the Fairways II expired.</p>	<p>The City should Continue to review the status of housing projects subject to expiration.</p>
27.1B	<p>Work with the federal Housing and Urban Development Department (HUD), Sacramento Housing and Redevelopment Agency (SHRA), and other agencies to determine the City's options in preserving at-risk units.</p> <p>Timing: Ongoing Responsibility: CDD / SHRA</p>	<p>The City should work with agencies to evaluate the City's options to preserve at-risk units</p>	<p>The City has met with representatives from these agencies to discuss this issue. The City has been able to preserve affordable units of concern.</p>	<p>The City has been moderately successful in pursuing this Policy Action. The City should work with the representatives closely as additional units become at-risk.</p>	<p>The City should continue to work with these agencies to preserve affordable housing that is at-risk.</p>
27.1C	<p>Work with nonprofit housing organizations, SHRA, and other agencies to help purchase complexes where the owner wishes convert to market rate.</p> <p>Timing: Ongoing Responsibility: CDD / SHRA</p>	<p>The City should work with agencies to help purchase affordable projects that wish to covert to market rate.</p>	<p>The City works with available agencies when necessary, however, the need has been limited as the vast majority of at-risk units have been renewed recently, aren't at-risk, or are under stable ownership.</p>	<p>The City has been successful in working with these agencies.</p>	<p>The City should continue to work with available agencies as units become at-risk.</p>

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
27.1D	<p>If preservation of an “at-risk” development cannot be accomplished, work with the owners to ensure proper federal notification and moving assistance is provided.</p> <p>Timing: Ongoing Responsibility: CDD</p>	<p>The City should assist property owners who choose to convert to market rate housing to ensure proper notification and moving assistance is made available to tenants.</p>	<p>The City will work with SHRA on projects to ensure they followed federal requirements.</p>	<p>The City has been successful in working with SHRA to provide the necessary information to owners proposing conversion.</p>	<p>Modify: If preservation of an “at-risk” development cannot be accomplished, work with the owners to ensure proper federal, state, and local notification and moving assistance is provided.</p>
27.1E	<p>Use CDBG and other available resources to subsidize identified “at-risk” units, rehabilitate substandard units, and/or fund self-help projects, to retain their availability as low-income housing.</p> <p>Timing: Ongoing Responsibility: CDD</p>	<p>Use available funds to rehabilitate substandard units and help projects to maintain their status as low-income housing.</p>	<p>The City has invested over \$6.2 million to revitalize the Sayonara Neighborhood. The City leveraged the Community Reinvestment Act and other resources to acquire and demolish 15 substandard multi-family structures on Sayonara Drive. The City’s replacement housing plan calls for the future construction of a variety of housing. The City’s Permanent Local Housing Application includes funding to begin the pre-development work on this important project.</p>	<p>The City has been successful in using funds to provide affordable housing or rehabilitate existing affordable housing to replace units that are at risk</p>	<p>The City should continue to use CDBG funds for these purposes.</p>
27.1F	<p>Continue to implement strategies to redevelop Sayonara Drive (Sunrise to Lialana)</p> <p>Timing: Ongoing Responsibility: CDD</p>	<p>To develop a plan to redevelop Sayonara Drive.</p>	<p>The City has invested over \$6.2 million to revitalize the Sayonara Neighborhood. The City leveraged the Community Reinvestment Act and other resources to acquire and demolish 15 substandard multi-family structures on Sayonara Drive. The City’s replacement housing plan calls for the future construction of a variety of housing. The City’s Permanent Local Housing Application includes funding to begin the pre-development work on this important project.</p>	<p>Successful. The City has begun the redevelopment process to revitalize the Sayonara Drive area.</p>	<p>The City should continue to redevelop the Sayonara neighborhood.</p>
28	<p>GOAL: Ensure housing opportunities for all segments of the community.</p> <p>Timing: Ongoing Responsibility: CDD</p>	<p>The City should ensure all segments of the community have a housing choice.</p>	<p>The City is committed to serving all segments of the community. The City dedicates a substantial portion of the available federal funds to those most in need.</p>	<p>Successful. The City continues to serve the housing needs of all segments of the community.</p>	<p>Continue. The City should continue to serve the housing needs for all segments of the community.</p>

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
28.1	<p>Policy: Pursue necessary resources for the development, maintenance, and preservation of emergency housing, transitional housing, and housing to accommodate other special needs.</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD</p>	Develop resources to maintain and preserve housing for special housing needs.	<p>The City utilized Housing Mitigation funds to assist with the acquisition of the Citrus Heights Domestic Violence Center, which is currently operated by the non-profit Community for Peace.</p> <p>The city has also approved Sunrise Pointe, a 46 unit deed restricted affordable and supportive housing project. Construction is slated for 2021/2022. The city has also approved two senior assisted living projects Quantum Care (completed in 2019) and Carefield living.</p>	The City has been successful in providing resources for development of housing for those with special needs.	The City should continue to work to meet the needs of all types of special needs housing.
28.1A	<p>Enforce Code requirements to ensure that housing is accessible to the disabled</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD / PD</p>	Ensure that housing is accessible to the disabled.	<p>The City has worked diligently to ensure all structures meet current codes and accessibility requirements. All new development is reviewed to determine code compliance with applicable regulations.</p> <p>In 2019, the City approved the Rental Housing Inspection Program (RHIP) to require regular inspections of the rental housing stock. This program funds several code enforcement officers to ensure rental housing stock is properly maintained. Since a majority of code enforcement complaints are affiliated with rental housing, this has enabled the City's regular code enforcement team to more proactively respond to ownership housing as well.</p>	Successful. The City continues to excel in ensuring housing is accessible to the disabled.	The City should continue to work to meet the needs of disabled housing.
28.1B	<p>Consider development of Universal/Adaptable Design Guidelines for disabled and aging populations.</p> <p>Timing: 2022</p> <p>Responsibility: CDD</p>	Create housing choices that are easily adaptable to an aging or immobile population.	The City encourages Universal Design and Adaptable Design during the development review process. The City should consider updating the Zoning Code to bolster this policy.	Needs Improvement. Although the City encourages Universal Housing/Adaptable Design, the City has not adopted these guidelines.	The City should continue to support universal/adaptable design and consider updating the Zoning Code to include these features.

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
28.2	<p>Policy: Endeavor to meet the housing needs of homeless persons.</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD</p>	To meet the housing needs of the City's homeless population.	<p>The City participates in the County's Continuum of Care, which assesses homeless needs and develops plans to address homelessness.</p> <p>The City partners with the Sacramento County Department of Human Assistance to provide emergency shelter and other support services.</p> <p>The City dedicates CDBG and General funds to support Navigator.</p>	The City has been very successful in achieving this policy.	The City should continue to support the housing needs of homeless persons.
28.2A	<p>Work with other jurisdictions to assess need for transitional housing and develop plans to address this problem</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD / Other Cities</p>	Evaluate homeless needs on a regional basis to determine a solution to the homeless problem	<p>A City representative currently serves on the advisory board for the regional Continuum of Care, which meets on a monthly basis. The City will continue to explore opportunities to partner on a regional transitional housing plan as they become available.</p> <p>The city has also approved Sunrise Pointe, a 46 unit deed restricted affordable and supportive housing project, which utilized a variety of regional funding sources. Construction is slated for 2021/2022.</p>	<p>Successful. The city has contributed to the county-wide committee which has been successful in adopting a plan to address the homeless and special needs communities.</p> <p>The issue of transitional housing continues to be an issue of importance throughout the City and County.</p>	The City should continue to support the transitional housing needs of community and region.
28.2B	<p>Continue to work with the Sacramento Steps Forward to provide emergency shelters and other support services.</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD</p>	Work with other agencies to provide emergency shelters and other support services to the homeless community.	A City representative currently serves on the advisory board of the regional Continuum of Care, which meets on a monthly basis. Sacramento Steps Forward has taken on the role of administering Sacramento County's HUD grants and emergency shelter responsibilities, which for the most part have been transferred to the non-profit. The City has locally increased funding to Sacramento Self Help Housing for case management services to the homeless and near homeless.	The City continues to be successful in working with the Sacramento County Department of Housing Assistance to provide homeless shelters and support services for the homeless population.	The City should continue to work with Sacramento Steps Forward to provide emergency shelters and other support services.

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
28.2C	Provide CDBG funds and other resources as available to help finance the City's fair share of homeless services. Timing: Ongoing Responsibility: CDD / DHA / SHRA	To provide funds and other resources to assist with the City's fair share of homeless services.	The City dedicates close to a quarter of the available human services portion of the CDBG annual entitlement funds towards funding the Homeless Navigator Program.	Successful. The City continues to contribute funds to support the City's fair share of the homeless population.	Continue. The City should continue work with Sacramento County DHA to determine the City's fair share of homeless population and provide funding accordingly.
28.3	Policy: Support and co-operate with regional and community-based organizations in the delivery of special needs housing resources. Timing: Ongoing Responsibility: CDD	Work with special housing needs associations to provide resources as required.	The City utilized Housing Mitigation funds to assist with the acquisition of the Citrus Heights Domestic Violence Center, which is currently operated by the non-profit Community for Peace. The city has also approved Sunrise Pointe, a 46 unit deed restricted affordable and supportive housing project. Construction is slated for 2021/2022. The city has also approved two senior assisted living projects Quantum Care (completed in 2019) and Carefield living.	The City has been successful in providing resources for development of housing for those with special needs.	The City should continue to support organizations that aid in the delivery of housing to serve those with special needs.
28.3A	Support SHRA efforts to provide housing assistance within the community. Timing: Ongoing Responsibility: CDD / SHRA	Work with SHRA to provide housing assistance in the City.	The City continues to have a great working relationship with SHRA. The City approved Sunrise Pointe, a 46 unit deed restricted affordable and supportive housing project, which will utilize SHRA funds. Construction is slated for 2021/2022.	Successful. The City has worked with SHRA to continue to provide assistance with the community.	Modify: Support efforts to provide housing assistance within the community.
28.3B	Enforce Federal and State anti-discrimination laws. Timing: Ongoing Responsibility: CDD	Enforce Federal and State anti-discrimination laws.	The City currently contracts with Sacramento Self-Help Housing. Their Renter's Help Line serves as a resource for tenants and landlords, and helps mitigate any potential discriminatory housing practices.	Successful. The City will continue to enforce Federal and State anti-discrimination laws.	The City should continue to enforce Federal and State anti-discrimination laws.

Housing Element Policy Review Table

#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
28.3C	Continue to educate, and be a conduit of information for residents and landlords regarding the fair housing and landlord-tenant dispute services available to them in the community. Use CDBG and other grants to fund these programs where appropriate. Timing: Annually Responsibility: CDD	Continue to fund and support the Renter’s Help Line.	The City currently contracts with Sacramento Self-Help Housing. Their Renter’s Help Line serves as a resource for tenants and landlords, and helps mitigate any potential discriminatory housing practices.	The City has been successful in its efforts to educate and provide information for residents and landlords to mitigate disputes.	The City should continue its efforts to educate and provide information for residents and landlords to mitigate disputes.
28.4	Policy: Assess the City’s housing needs and its progress towards meeting its housing goals. Timing: Ongoing Responsibility: CDD	Assess the City’s housing needs and evaluate its progress towards meeting the housing goals.	The City reviews its housing needs and progress goals on a continual basis. The City provides annual reports to HCD on the progress towards meeting goals of the housing element.	Successful. The City reviews the progress towards meeting its housing goals regularly.	The City should continue to monitor its progress towards meeting its housing goals.
28.4A	Conduct annual review as part of the submittal of the Annual Report to HCD as required by law Timing: Annually Responsibility: CDD	Evaluate the effectiveness and appropriateness of the Goals, Policies, and Actions of the Housing Element and other Housing related policies.	The City continues to report annually to HCD on the effectiveness and appropriateness of housing related goals, policies, and actions.	Successful. The City has consistently submitted the information required by law.	Continue. The City should continue to submit annual reports as required by law.
28.4B	Seek grant funding to implement housing programs. Timing: Ongoing Responsibility: CDD	The City should seek funding to implement the housing related programs contained in the General Plan.	The City aggressively monitors the availability of new housing resources and program funds.	Successful. The City has continuously monitored the availability of new housing grant funding.	The City should continue to seek grant funding for housing programs.

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
28.4C	<p>Ensure existing affordable housing developments are meeting their rent and income restrictions.</p> <p>Timing: Annually</p> <p>Responsibility: CDD</p>	<p>The City should monitor affordable housing developments to ensure they are meeting their rent and income restrictions.</p>	<p>The City has an exclusive agreement with SHRA to monitor and ensure that all existing affordable housing developments are meeting their rent and income restrictions.</p> <p>The City monitors its rehab and first time home buyer loans to verify occupancy and income requirements.</p>	<p>Successful. The City’s agreement with SHRA ensures monitoring and enforcement of affordable requirements.</p>	<p>Continue. The partnership with SHRA has been successful and should be continued. The City should continue to monitor rehab and first time home buyer program homes.</p>
28.4D	<p>Monitor market conditions to determine the effect of density and land costs on development of affordable housing.</p> <p>Timing: Bi-Annually</p> <p>Responsibility: CDD</p>	<p>Ensure market conditions continue to allow for the production of affordable housing.</p>	<p>In 2018, the City commissioned a study by UCLA on the feasibility of increasing affordability in Citrus Heights via increased density, based on current market conditions. The study showed that the market conditions in Citrus Heights do not necessitate an increase in density to provide more affordability. The City will continue to monitor market conditions as they relate to density and affordability.</p>	<p>The City has been somewhat successful in its annual monitoring of market conditions.</p>	<p>The City should continue to bi-annually monitor market conditions to ensure the market continues to allow affordable housing.</p>

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
28.5	<p>Policy: Encourage development of a variety of sizes, designs, and styles of housing so that residents will be encouraged to stay in Citrus Heights as their housing needs change.</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD</p>	Encourage a variety of housing types to offer a selection of homes so residents have choices to stay in the City as their housing needs change.	<p>The City offers a wide range of housing types spread throughout the City. Housing choices range from Studio Apartments to Single Family Homes on several acres. Affordability ranges between market rate and very low income.</p> <p>The city has approved a wide variety of housing types spread throughout the city:</p> <ul style="list-style-type: none"> • Mitchell Farms 2018 - The city approved a 260 unit infill development on a former golf course. • Sunrise Pointe – a 46 unit deed restricted affordable and supportive housing project was approved. Construction is slated for 2021/2022. • The city adopted a small lot housing ordinance to allow for the construction and sale of smaller lots on multi-family zoned properties. • The city has approved two senior assisted living projects Quantum Care and Carefield living. • The City has developed the Sunrise Tomorrow Specific Plan which will transform the Sunrise Mall into a mixed use destination including over 1,200 housing units, of varying typologies. • The city acquired the New Sylvan Property, a 12 acre infill development opportunity and adopted planning principals to guide the development of this property. • The city has averaged approximately 3 ADU’s annually. 	The City has been successful in promoting a variety of housing types to offer numerous choices to encourage residents to stay in the City as their needs change.	Continue to support a variety of housing designs to allow residents the opportunity to stay in Citrus Heights as their housing needs change.
28.5A	<p>Review the City’s available land inventory annually to ensure that sufficient land is designated for an appropriate range of housing types.</p> <p>Timing: Annually</p> <p>Responsibility: CDD</p>	Review the land available in the City to ensure land is available to a range of housing types.	<p>In 2012, the City prepared a Vacant, Pending, and Underutilized land inventory. This inventory was subsequently updated in 2020 for the 2021-2029 Housing Element cycle.</p> <p>The VLI has identified sites that provide the potential for up to 831 housing units. Additionally, the City has identified other sites that may have the potential for housing should one of the other sites not be developed.</p>	Successful. The City has a variety of land use types and projects available to create a range of housing types.	The City should continue to monitor the available land to ensure sufficient land is available for a range of housing choices.

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
28.6	<p>Policy: Enforce local, state, and federal laws prohibiting discrimination in housing.</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD</p>	Ensure discrimination in housing does not occur by enforcing local, state, and federal laws	The City currently contracts with Sacramento Self-Help Housing. Their Renter's Help Line serves as a resource for tenants and landlords, and helps mitigate any potential discriminatory housing practices.	Successful. The City's partnerships with these agencies have helped lower the risk of discrimination in the City's housing stock. The City will continue to enforce these laws via the Housing and Grants Division.	The City should continue to enforce laws prohibiting housing discrimination.
28.6A	<p>Continue to educate residents on the fair housing resources available to them in the community, and provide public funding to these organizations where appropriate.</p> <p>Timing: Annually</p> <p>Responsibility: CDD / CC</p>	Continue to fund the Human Rights and Fair Housing agency to assist in preventing housing discrimination.	The City currently contracts with Sacramento Self-Help Housing. Their Renter's Help Line serves as a resource for tenants and landlords, and helps mitigate any potential discriminatory housing practices.	Successful. The City's partnerships with these agencies have helped lower the risk of discrimination in the City's housing stock.	The City should continue to provide residents with fair housing resources and information available within the community and public funding where appropriate.
28.7	<p>Policy: Minimize government constraints on the production of housing to the extent feasible, while meeting public facility and service needs.</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD</p>	Minimize constraints that would impede the construction of housing while maintaining appropriate review and service needs of the City.	<p>The City has spent considerable amounts of time to minimize constraints and improve the development review process. Some of these efforts include:</p> <ul style="list-style-type: none"> Establishing the Interdepartmental Development Review Committee, which meets bi-monthly to communicate on current projects as well as review and provide comments for prospective applicants Updating the Zoning Ordinance to accommodate Small Lot Housing subdivisions, as well as allowing housing within the Business Professional (BP) zoning designation Implementing more flexible development standards for Accessory Dwelling Units (ADUs) prior to State law changes Partnering with Sacramento Metropolitan Fire District to provide an in-house liaison for better communication with the City and public 	Successful. The City continues to strive to minimize constraints on development of housing and continues to receive feedback from both developers of housing and the public at large. The City has been very able to adapt to suggestions that help improve the process.	The City should continue to conduct reviews of government constraints to the production of housing.

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
28.7A	Continue to staff the Interdepartmental Development Review Committee to ensure timely processing of development applications. Timing: Ongoing Responsibility: CDD	Provide staff to review proposed development to ensure timely and accurate processing of development projects.	The City Interdepartmental Development Review Committee (IDRC) continues to meet twice a month to ensure projects are reviewed accurately and in a timely manner.	Successful. The Committee continues to provide valuable input to staff and applicants on a regular basis.	The City should continue staffing the IDRC to provide valuable input to project applicants and ensure timely processing of housing projects.
28.7B	Continue to make development decisions at the lowest level possible (e.g., staff approvals) in order to expedite development decision making. Timing: Ongoing Responsibility: CDD	Make development decisions at lower levels where appropriate and as identified in the Zoning Ordinance to expedite decision making.	The Zoning Ordinance, as amended in 2006 allows staff level approvals for Minor Use Permits, Minor Variances, Zoning Clearances, Multi-family units (less than 10), and other minor applications.	Successful. Staff level approvals have aided in expediting development approvals.	The City should continue to implement the review authority requirements identified in the Zoning Ordinance.
28.7C	Continue to use density bonuses, federal funds and other available resources to promote housing opportunities, especially for low-income persons and those with special needs, including developmental disabilities. Timing: Ongoing Responsibility: CDD / CC	Continue to use available incentives to promote housing opportunities, especially for low-income persons and persons with special needs.	The Zoning Ordinance allows density bonuses for a variety of project types including targeting low-income and senior populations. The City provides material to distribute to non-profits and developers informing them about the opportunities the City has available on its website. Two projects, Sunrise Senior Apartments and Sunrise Pointe, both utilized the density bonus to provide additional housing in their respective developments.	Successful. The City continues to be able to offer incentives for development of housing opportunities for persons with special needs and low income.	The City should continue to use available resources to promote housing opportunities. The City should use the material they are developing to encourage developers to utilize these resources.

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
28.7D	Examine all City development fees to ensure they are fair, necessary and not an undue impediment to housing production. Consult with outside agencies such as housing advocates, building trade organizations, Chamber of Commerce, and other private interests, in making this assessment. Timing: Ongoing Responsibility: CDD	Review development fees to ensure they are appropriate for the City and do not impede home production.	The City is currently examining all City development fees to ensure they are fair, necessary and not an undue impediment to housing production. The City will consult with outside agencies such as housing advocates, building trade organizations, Chamber of Commerce, and other private interests in making this assessment. Since the last Housing Element Update in 2013, the City has yet to raise its development fees. Additionally, the City has implemented all State-mandated fee reductions and waivers in regards to Accessory Dwelling Unit (ADU) permits.	The City has been successful in beginning the review of development fees, and should complete this task as soon as possible.	The City should continue to examine all City development fees to ensure they are fair and not an impediment to housing production.
28.7E	Establish Council policy on fee waivers and deferrals for future development. Timing: Ongoing Responsibility: CDD	Establish a City Council policy for fee waivers and deferrals for future development.	The Council currently grants fee waivers and deferrals on a case-by-case basis. Such requests have been considered and granted.	The City has been successful in waiving or deferring fees where appropriate.	Modify: Consider fee waivers and deferrals on a case by case basis.
28.7F	Partner with outside agencies including the Sacramento Metropolitan Fire District, San Juan Unified School District, Sunrise Recreation and Park District, and Sacramento Regional Sanitation District to provide input in evaluating how these agencies' fees impact housing production. Timing: Ongoing Responsibility: CM / CDD	Work with outside agencies to determine how the aggregate fees of these agency fees combined with City fees impact housing production.	The City continually monitors total fee packages in comparison to other jurisdictions to determine impacts to development of housing. The City closely reviews fee increases by other agencies that impact the cost of developing housing in Citrus Heights and provides feedback where appropriate.	The City has been successful in working with outside agencies to determine how fees impact housing production.	The City should continue to monitor fee increases and provide feedback or adjustment where required.

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
28.7C	<p>Research the access to services, facilities, and transportation for special needs populations, including the adequacy of major streets and sidewalks.</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD / GSD</p>	<p>Research the accessibility of facilities, services, and transportation for special needs populations.</p>	<p>The City continually evaluates the service capacity of services, facilities, and transportation needs for special populations. The City continually makes improvements to major streets, rehabilitates sidewalks to meet ADA standards and has installed new sidewalk to ensure adequate pedestrian access throughout the City.</p> <p>The City approved an ADA Transition Plan in 2013. In 2014 the City created a Pedestrian Master Plan (PMP) that identified priority corridors for funding pedestrian and bicycle related improvements. A number of projects and plans have been approved since the creation of the PMP, including:</p> <ul style="list-style-type: none"> • Electric Greenway Multi-Use Trail • Carriage/Lauppe Safe Routes to School Plan • Old Auburn Complete Streets Plan 	<p>The City has been successful in ensuring access is available for persons with special needs.</p>	<p>Continue to ensure special need populations have access to services, facilities, and transportation.</p>
28.8	<p>Create housing to help meet the needs of the community.</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD</p>	<p>Use available funds to meet the housing needs of the community.</p>	<p>The city approved Sunrise Pointe, a 46 unit deed restricted affordable and supportive housing project. Construction is slated for 2021/2022.</p> <p>The City has invested over \$6.2 million to revitalize the Sayonara Neighborhood. The City leveraged the Community Reinvestment Act and other resources to acquire and demolish 15 substandard multi-family structures on Sayonara Drive. The City's replacement housing plan calls for the future construction of a variety of housing. The City's Permanent Local Housing Application includes funding to begin the pre-development work on this important project.</p>	<p>The City has been successful in creating housing to meet the needs of the community by approving new low income housing developments and prioritizing the revitalization the Sayonara neighborhood.</p>	<p>The City should continue to create housing to meet the needs of the community.</p>
28.8A	<p>Leverage available funding to obtain Federal, State, or other funds for low and moderate housing projects.</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD / CC</p>	<p>Use available funds for low and moderate-income housing projects.</p>	<p>The City participates in the Sacramento County Continuum of Care, making an annual contribution of its CDBG funds to the Continuum.</p> <p>The city has also approved Sunrise Pointe, a 46 unit deed restricted affordable and supportive housing project. Construction is slated for 2021/2022.</p> <p>The City will continue to leverage all available funding sources for low and moderate income housing projects.</p>	<p>Successful. The City has successfully teamed with the Continuum of Care to assist with low and moderate-income projects.</p>	<p>The City should continue to leverage all available funding to obtain Federal, State, or other funds for low and moderate housing projects.</p>

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
40	Goal: Promote energy conservation through appropriate design and construction techniques	Encourage energy conservation through appropriate design and construction	<p>In 2012, the City adopted Cal-Green, the California Green Building Code. Cal-Green includes a variety of design and energy efficiency requirements applicable to new development.</p> <p>In 2011, the City adopted an updated General Plan focused on sustainability as well as a Greenhouse Gas Reduction Plan (GGRP). The GGRP has been successfully implemented on all projects during the 2013-2021 Housing Element cycle.</p> <p>In 2012, the City adopted a flat fee for photovoltaic installations for residential development to lower installation costs as well as streamline the process. Since 2013, the City has promoted energy conservation through the following:</p> <ul style="list-style-type: none"> • New City Hall designed to LEED standards, including EV charging stations • EV charging stations required in all new development over a certain size • Partnered with CHWD to host water-efficient landscape trainings • Adopted green parking lot standards 	Successful. The City has adopted the framework necessary to achieve GHG reductions and is in the beginning stages of implementing the GGRP.	The City should continue to support energy conservation through appropriate design and construction.
40.1	<p>Policy: Encourage new buildings to maximize solar access to promote passive solar energy use, natural ventilation, effective use of daylight, and onsite solar generation</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD</p>	Encourage the use of renewable energy for buildings	<p>In 2012, the City adopted a flat fee for photovoltaic installations for residential development to lower installation costs as well as streamline the process.</p> <p>The City also leads by example – several recently constructed City buildings, including City Hall, have solar panels.</p>	The City has been successful in encouraging alternative energy.	The City should continue to support the use of alternative energy and appropriate design features that are energy efficient.
40.1.A	<p>Amend the Zoning Code to include standards for building construction and siting that promote energy conservation</p> <p>Timing: July 2013</p> <p>Responsibility: CDD</p>	Update the Zoning Code to encourage energy efficiency in new construction	The City developed the Citrus Heights Urban Greening Strategy (CHUGS) which included updating the Zoning Code to increase water efficiency, tree planting, and associated changes.	The City was successful in updating the zoning code to reflect CHUGS.	The City should delete this action as it has amended its zoning code to reflect CHUGS.

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
41	Goal: Minimize building energy consumption and transition to clean, renewable energy sources	Reduce energy demand and transition to renewable energy sources	<p>In 2012, the City adopted Cal-Green, the California Green Building Code. Cal-Green includes a variety of design and energy efficiency requirements applicable to new development.</p> <p>In 2011, the City adopted an updated General Plan focused on sustainability as well as a Greenhouse Gas Reduction Plan (GGRP). Together these documents provide a framework to reduce greenhouse gasses. Approximately 29% of the City’s GHG’s are attributed to residential energy consumption. The GGRP includes over 40 measures to reduce energy consumption throughout the City. The GGRP has been successfully implemented on all projects during the 2013-2021 Housing Element cycle.</p> <p>Additionally, the City adopts the California Building Code every year it is updated, including all green building code updates.</p>	The City has been successful in encouraging alternative energy.	The City should continue to support the use of alternative energy and appropriate design features that are energy efficient.
41.1	<p>Policy: Require energy-efficient site and building design in new construction</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD</p>	Require new construction to be energy efficient	<p>In 2012, the City adopted Cal-Green, the California Green Building Code. Cal-Green includes a variety of design and energy efficiency requirements applicable to new development.</p> <p>In 2011, the City adopted an updated General Plan focused on sustainability as well as a Greenhouse Gas Reduction Plan (GGRP). Together these documents provide a framework to reduce greenhouse gasses. Approximately 29% of the City’s GHG’s are attributed to residential energy consumption. The GGRP includes over 40 measures to reduce energy consumption throughout the City. The GGRP has been successfully implemented on all projects during the 2013-2021 Housing Element cycle.</p> <p>Additionally, the City adopts the California Building Code every year it is updated, including all green building code updates.</p>	The City has been successful in encouraging energy efficient design.	The City should continue to ensure new development complies with energy regulation such as Title 24 and Cal-Green.

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
41.1.A	Explore the use of grant funds and programs with SMUD and non-profit agencies to establish programs for energy conservation (such as home weatherization, Energy star appliances) and transition to the use of clean and renewable energy (such as photovoltaic retrofit, solar hot water heating, and pumps). Timing: Ongoing Responsibility: CDD	Explore grant opportunities to support energy efficiency.	The City continues to encourage residents to participate in SMUD programs. Additionally, the Housing Repair Program funds can be used to perform energy efficient improvements.	Somewhat Successful. The City was successful in working with SMUD and other utility providers. The City will continue to identify grant funding for this purpose.	The City should modify the action to read “Explore the use of grant funds and programs with utility providers and non-profit agencies to establish programs for energy conservation (such as home weatherization, Energy star appliances) and transition to the use of clean and renewable energy (such as photovoltaic retrofit, solar hot water heating, and pumps).”
41.1.B	Consider ordinances that would require energy audits, solar access, insulation, solar retrofit, and solar water heating. Timing: Ongoing Responsibility: CDD	Consider ordinances that will require energy audits	In 2019, the City approved the Rental Housing Inspection Program (RHIP) to require regular inspections of the rental housing stock. This program funds several code enforcement officers to ensure rental housing stock is properly maintained. Since a majority of code enforcement complaints are affiliated with rental housing, this has enabled the City’s regular code enforcement team to more proactively respond to ownership housing as well. This can lead to potential energy efficient upgrades as outdated and deficient equipment is identified. Additionally, the City adopts the California Building Code every year it is updated, including all green building code updates.	Somewhat successful. By creating the RHIP the City has implemented a way in which energy audits and efficient retrofits can be achieved through remediation of substandard housing conditions.	The City should modify the action to read “Implement ordinances and programs that would require energy audits, solar access, insulation, solar retrofit, and solar water heating.”
41.2	Policy: Provide financial incentives to maximize energy conservation and the use of clean and renewable energy Timing: Ongoing Responsibility: CDD	Offer financial incentives for energy conservation and renewable energy	In 2012, the City adopted a flat fee for photovoltaic installations for residential development to lower installation costs as well as streamline the process. Additionally, the City adopts the California Building Code every year it is updated, including all green building code updates.	Somewhat successful. The City has taken initial steps to reach this objective. The City will continue to identify funding sources and programs to incentivize energy efficiency and renewable energy.	The City should continue to support financial incentives for renewables and energy conservation.

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
41.3	<p>Policy: Retrofit existing buildings using low maintenance, durable building materials and high efficiency energy systems and appliances.</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD</p>	Retrofit existing buildings with sustainable materials and energy sources.	<p>In 2010, the City constructed the Citrus Heights Community Center, the first LEED Gold certified building in Citrus Heights. The building includes sustainable materials and onsite energy production and serves as an example of sustainable building practices for the community.</p> <p>The City demolished its old City Hall and built a new energy-efficient City Hall to LEED standards in 2017. Additionally, all Design Review Permit applications for remodels and new construction are required to include durable, low maintenance building materials.</p>	Successful. The City has been successful in applying this policy to projects across the city.	The City should continue to retrofit existing buildings with sustainable materials and energy sources.
41.4	<p>Policy: Reduce energy consumption supporting municipal operations.</p> <p>Timing: Ongoing</p> <p>Responsibility: CDD / GSD</p>	Reduce municipal energy consumption	<p>In 2010, the City constructed the Citrus Heights Community Center, the first LEED Gold certified building in Citrus Heights. The building includes sustainable materials and onsite energy production and serves as an example of sustainable building practices for the community.</p> <p>The City demolished its old City Hall and built a new energy-efficient City Hall to LEED standards in 2017.</p>	Successful. The City has taken steps to reduce municipal energy demand through improved building design and renewable energy.	Continue. The City will continue to improve energy conservation for municipal operations.

- Determination if the program should be continued, modified, deleted, or if it is an additional program that should be incorporated into the Housing Element.

2.10 HOUSING NEEDS ASSESSMENT

To effectively determine the present and future housing needs of the City of Citrus Heights, demographic and socio-economic variables such as population, employment, households, household income, and housing stock characteristics must be analyzed. The following data are taken from the U. S. Census Bureau, the State Department of Finance, Sacramento Area Council of Governments (SACOG), City documents, and other conventional data sources.

To update the needs assessment, additional sources were consulted including the Sacramento Area Council of Governments (SACOG), the California Association of Realtors, the Sacramento Association of Realtors, and other sources as noted.

2.11 POPULATION TRENDS AND PROJECTIONS

The Sacramento region consists of six neighboring counties: Sacramento, El Dorado, Placer, Sutter, Yolo and Yuba. Sacramento County, as the urban center of the region, contains two-thirds of the region’s population with the majority concentrated in the City of Sacramento (33%) (see Tables 2-1 and 2-2). Sacramento County has seven incorporated cities: Citrus Heights, Elk Grove, Folsom, Isleton, Galt, Rancho Cordova, and Sacramento. The City of Sacramento, with over four hundred thousand persons, represents one-third of the County’s population. Four other incorporated cities (Citrus Heights, Elk Grove, Rancho Cordova and Folsom) have populations of over 60,000 persons each. The remaining two (Galt and Isleton) are small cities in the rural southern portion of the County. Within the region, the cities of West Sacramento (Yolo County) and Roseville (Placer County) are also significant population centers contiguous with the urbanized areas of Sacramento County.

County	Census year				Change (1990 - 2018)	
	1990	2000	2010	2018	Number	Percent
Sacramento	1,019,075	1,223,499	1,418,788	1,510,023	490,948	48.18%
Placer	170,452	248,399	348,432	380,077	209,625	122.98%
Yolo	134,263	168,660	200,849	214,977	80,714	60.12%
El Dorado	124,730	156,299	181,058	186,661	61,931	49.65%
Sutter	63,543	78,930	94,737	95,872	32,329	50.88%
Yuba	56,280	60,219	72,155	75,493	19,213	34.14%
TOTAL	1,568,343	1,936,006	2,316,019	2,463,103	894,760	57.05%

Source: US Census

TABLE 2-2: Population Trends, Surrounding Cities						
City	1990	2000	2010	2018 ACS	Change (1990 - 2018)⁽³⁾	
					Number	Percent
Sacramento	339,365	407,018	466,488	495,011	155,646	45.86%
Citrus Heights⁽¹⁾	82,045	85,071	83,301	87,061	5,016	6.11%
Roseville	44,685	79,921	118,788	133,049	88,364	197.75%
Rancho Cordova	51,322	53,605	64,776	72,056	18,451	34.42%
Elk Grove ⁽²⁾	33,348	72,685	153,015	168,503	95,818	131.83%
Folsom	29,802	51,884	72,203	77,007	47,205	158.40%
West Sacramento	28,898	31,615	48,744	52,826	23,928	82.80%

Source: US Census, Rancho Cordova Needs Assessment

(1) 1990 Citrus Heights counts are based on census blocks within current incorporation limits, aggregated by SACOG 3/01

(2) Elk Grove counts are based on census blocks within current incorporation limits, aggregated by SACOG 3/01

(3) Elk Grove and Rancho Cordova change is 1990 – 2010

One of the most significant changes in Sacramento County in the last thirty years has been the incorporation of previously unincorporated areas of the County. As outlying areas have become increasingly urbanized, local citizens have incorporated the cities of Citrus Heights, Elk Grove, and Rancho Cordova. In Yolo County, immediately adjacent to the downtown core of the City of Sacramento, West Sacramento incorporated by assembling several small adjacent towns.

Between the years 1980 and 2010, the six county region grew by over one-million persons representing a 93% increase in population. Numerically, the majority of this growth (57% of the total increase in persons) occurred in Sacramento County, with the largest increase (over 190 thousand persons) in the City of Sacramento. In terms of proportional growth, Placer and El Dorado counties have grown 2–3 times faster than other counties in the last 30 years. The cities of Elk Grove, Roseville, and Folsom have doubled, tripled, and quadrupled respectively over the same period. Meanwhile, Citrus Heights has experienced a modest growth rate of 30.5% in thirty years (1.02% per year), reflecting the City’s limited new growth areas.

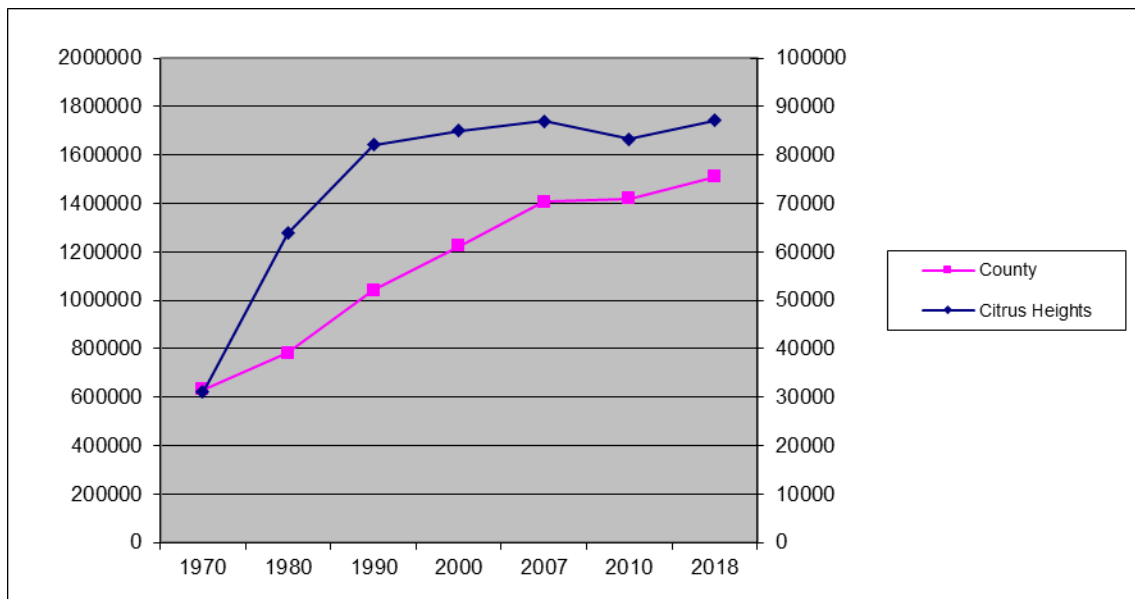
From 1990-2018, the five other cities within Sacramento County (Sacramento, Rancho Cordova, Elk Grove, Folsom, and West Sacramento) have grown by a minimum of 34.42%, with some cities showing over 150% increase in population during that 30-year period. In comparison, Citrus Heights has shown a modest growth rate of 6.11% from 1990-2018. This reflects the city’s built-out nature and limited capacity for the rapidly continuing growth that has been seen in surrounding cities.

TABLE 2-3: Population Trends				
Year	Population	Interval change		
		Persons	Percent	Annual
CITY OF CITRUS HEIGHTS ⁽¹⁾				
1970	31,015	--	--	--
1980	63,848	32,833	105.9%	10.6%
1990	82,045	18,197	28.5%	2.9%
2000	85,071	3,026	3.7%	0.4%
2010	83,301	-1,770	-2.1%	-0.2%
2018	87,061	3,760	4.5%	0.5%
SACRAMENTO COUNTY				
1970	631,498	--	--	--
1980	783,381	151,883	24.1%	2.4%
1990	1,041,219	257,838	32.9%	3.3%
2000	1,223,499	182,280	17.5%	1.8%
2010	1,418,788	195,289	16.0%	1.6%
2018	1,510,023	91,235	6.4%	0.6%

Source: US Census

(1) 1980 and 1990 Citrus Heights counts are based on census blocks within incorporation limits, aggregated by SACOG 3/01

Figure 2-3: Population Trends



Source: US Census

2.12 POPULATION BY RACE AND ETHNICITY

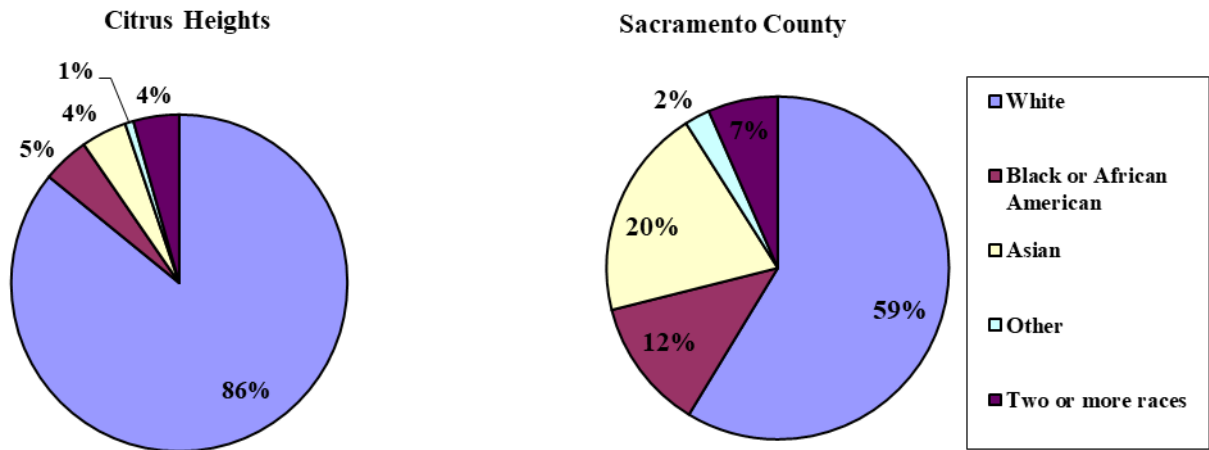
The US Census Bureau reports that in the year 2018, 69.6% of the population of Citrus Heights identified as “White,” while in the County overall, 45.2% did. The remaining 30.1% of the City’s population identified as “Black or African-American,” “Asian,” other race, or reported two or more races in roughly equal proportions. Almost 51% of the County’s population is split evenly among “Black or African-American,” “Asian,” and other single race. More than 5% reported two or more races. Almost 19% of the City’s population describe themselves as “Hispanic,” the majority of whom (80.5%) identify as “Mexican.” The County’s population identifies 23% “Hispanic”, of which 83% identify as “Mexican.”

The City of Citrus Heights is predominantly “White” and “Non-Hispanic” with a significant ethnic minority population largely similar in composition to the County, yet comprising a much smaller portion of the overall population. The composition of the City’s minority population differs from the County only by the proportionally greater number of persons reporting as being of two or more races. Please see Table 2-4 and the pie charts that follow.

Race (1)	Citrus Heights	Sacramento County
White	60,624	682,500
Black or African American	3,177	144,003
American Indian and Alaskan Native	262	5,469
Asian	3,102	231,740
Native Hawaiian and Other Pacific Islander	126	16,335
Some other race	189	6,086
Two or more races	3,115	76,865
Total Population	87,061	1,510,023
Hispanic or Latino		
Hispanic or Latino (any race)	16,466	347,025
Not Hispanic or Latino	70,595	1,162,998
Total Population	87,061	1,510,023

Source: American Community Survey 2014-18

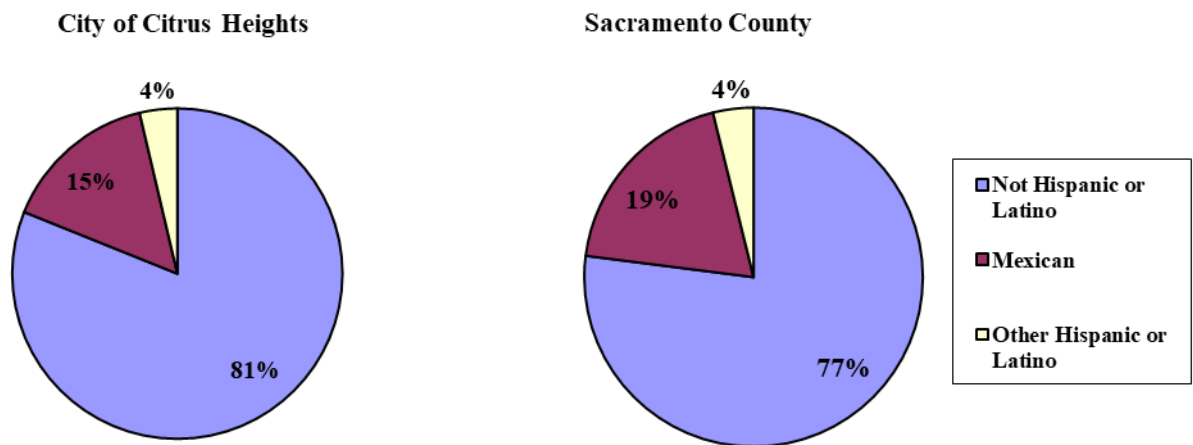
(1) Race categories include only those reporting only one race.



Source: US Census

Population by Race, 2018

Figure 2-1



Source: US Census

Population by Hispanic Origin, 2018

Figure 2-2

2.13 POPULATION BY AGE TRENDS

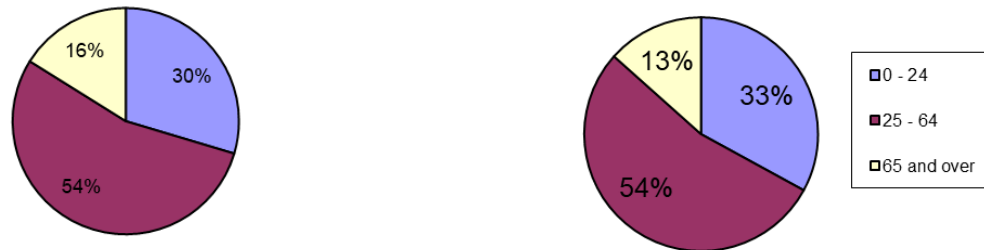
Between the years 1980 and 2018, the median age in Citrus Heights increased 9.4 years. The 2018 median age, 37.7 years, indicates a gradually aging population in the City of Citrus Heights. This trend reflects the same trend found nation-wide as life expectancies increase. The City’s current (2018) population is predominantly working age (25–64 y.o.), but there are less older persons than there are those with children; 16% of households in the City include persons 65 years old or older, 30% with persons 24 years old or younger. (US Census) Overall, the City has a balanced population between age groups, with a steady increase in households with older persons.

TABLE 2-5a: Population by Age, 2018		
Age (years)	Citrus Heights	Sacramento County
Under 5	5,296	99,356
5 – 9	4,905	101,293
10 – 14	4,980	102,000
15 – 19	4,874	94,932
20 – 24	5,730	100,159
25 – 34	14,296	234,363
35 – 44	10,801	197,732
45 – 54	11,205	195,044
55 – 59	5,442	95,111
60 – 64	5,501	87,826
65 – 74	8,131	117,908
75 – 84	3,997	57,619
85 and Over	1,903	26,680
Total	87,061	1,510,023

Source: American Community Survey 2014-18

City of Citrus Heights

Sacramento County



Source: US Census

Population by Age 2018

Figure 2-3

TABLE 2-5b: City of Citrus Heights, Median Age by Year					
1980	1990	2000	2010	2018	38 year change
28.3	31.7	34.9	36.7	37.7	9.4

Source: U.S. Census

2.14 COMMUTING PATTERNS

According to the 2018 Census data, most Citrus Heights’ residents traveled 20 to 34 minutes to work. Another 14.5% spent 15-19 minutes to travel to work. Most likely the number of workers spending 30–34 minutes commuting to work has recently increased, due to population growth, increased traffic and increasing demands on the Sacramento County transportation network.

In 2018, a strong majority, 70.2%, of the Citrus Heights residents worked within Sacramento County, 29.4% worked outside of the county. A very small portion, 0.4% or 165 employees, worked outside of the State. The 4.2% increase from 2000 in workers commuting outside the County is reflective of the strong pull of the Bay Area as an employment market.

TABLE 2-6: Commuting Patterns - City of Citrus Heights, 2000 - 2018						
	2000		2018		18-Year Change	
	Number	Percent	Number	Percent	Number	Change
Worked inside the City of Citrus Heights	6,298	15.3%	6,986	16.9%	688.00	2%
Worked outside the City of Citrus Heights	34,854	84.7%	34,349	83.1%	-505.00	-2%

Source: US Census

TABLE 2-7: Commuting Patterns – Sacramento County, 2000 - 2018						
	2000		2018		18-Year Change	
	Number	Percent	Number	Percent	Number	Percent
Worked inside Sacramento County	30,599	74.4%	29,025	70.2%	-1574	-4.1%
Worked outside Sacramento County	10,358	25.2%	12,145	29.4%	1787	4.2%
Worked Outside California	195	0.5%	165	0.4%	-30	-0.1%

Source: US Census

2.15 EMPLOYMENT PATTERNS

According to the 2018 data from the U.S. Census Bureau, the residents of Citrus Heights are employed by a variety of industry types. The distribution of employment types is spread fairly evenly through the various industries; however, the primary employment areas in the City are Retail Trade (14.3%) and Educational, Health, and Social services (21.0%).

The majority of residents work for private institutions (75.8%) and a fair share of citizens are government workers (14.7%).

2.16 HOUSEHOLD FORMATION AND SIZE

The change in the number of households in a city is one of the prime determinants of the demand for housing. Households can form even in periods of static population growth as adult children leave home, through divorce, and with the aging of the population.

PERSONS PER HOUSEHOLD

Persons per household is an important indicator of the relationship between population growth and household formation. For example, if the persons per household is decreasing, then households are forming at a faster rate than population growth. Conversely, if population is growing faster than households, then the persons per household would be increasing.

Table 2-8a: Employment by Industry, 2018		
Industry Type	Number	Percentage
Agricultural, forestry, fishing and hunting, mining	196	0.5%
Construction	3,290	7.8%
Manufacturing	2,048	4.8%
Wholesale Trade	1,267	3.0%
Retail Trade	6,037	14.3%
Transportation, warehousing, and utilities	1,997	4.7%
Information	805	1.9%
Finance, insurance, real estate, rental and leasing	3,098	7.3%
Professional, scientific, management, administration	4,638	11.0%
Educational, health, and social services	8,878	21.0%
Arts, entertainment, recreation, and services	4,808	11.4%
Other service	2,231	5.3%
Public Administration	3,035	7.2%
TOTAL	42,328	100.0%

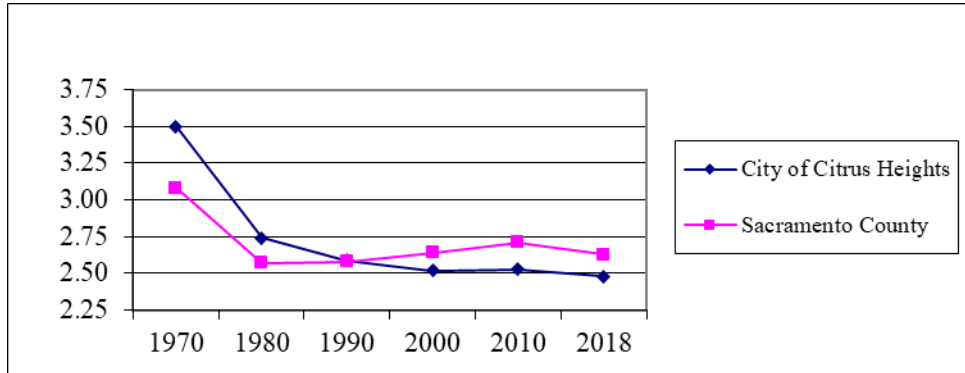
Source: US Census

Table 2-8b: Employment by Industry, 2018		
Class of Worker	Number	Percentage
Private wage and salary workers	32,085	75.8%
Government workers	6,222	14.7%
Self-employed workers in own not incorporated business	3,047	7.2%
Unpaid family workers	974	2.3%
TOTAL	42,328	100.0%

Source: US Census

TABLE 2-9: Persons per Household, 2018						
	1970	1980	1990	2000	2010	2018
Citrus Heights	3.50	2.74	2.59	2.52	2.53	2.48
Sacramento County	3.08	2.57	2.58	2.64	2.71	2.63

Source: U.S. Census



Source: US decennial Census

Persons Per Household

Figure 2-4

Between 1970 and 1990, persons per household dramatically declined for the City of Citrus Heights and Sacramento County. Specifically, the City of Citrus Heights dropped from 3.50 persons per household in 1970 to 2.59 persons per household in 1980, while Sacramento County decreased from 3.08 to 2.58 persons per household. The decrease in persons per household indicates that household formation or occupied housing units increased at a faster pace than the population between 1970 and 1980.

WHILE THAT TREND MAY HAVE SLOWED FROM 1990-2010, (EVEN TRENDING UPWARD FOR A PERIOD), THE AVERAGE HOUSEHOLD SIZE HAS ONCE AGAIN DECREASED. IN 2018, THE AVERAGE NUMBER OF PERSONS PER HOUSEHOLD IN CITRUS HEIGHTS WAS 2.48, JUST UNDER THE COUNTY'S AVERAGE OF 2.63. NUMBER OF HOUSEHOLDS

In the ten year period between 1970 and 1980, both the County and the City were experiencing a tremendous growth in household formation, but Citrus Heights grew at a rate over 110 percentage points higher than the County. To draw the comparison further, the number of households in the County increased at an average annual rate of 4.7% during these ten years, while the number of Citrus Heights households increased an average of 16.2% per year, a rate nearly three times greater. In the 1980's, the City's rate closely matched that of the County. During the 1990's, the City's rate dropped to a ten-year average of less than one percent, while the County continued to grow at 1.5% per year.

Table 2-10: Household Formation Trends				
Year	Households	Interval change		
City of Citrus Heights		Persons	Percent	Annual
1970	8,856	-	-	-
1980	23,176	14,320	161.7%	16.2%
1990	31,573	8,397	36.2%	3.6%
2000	33,478	1,905	6.0%	0.6%
2005	33,947	469	1.4%	0.3%
2010	32,686	-1,261	-3.7%	0.6%
2018	33,749	1,063	3.3%	0.1%
Sacramento County				
1970	202,953	-	-	-
1980	298,805	95,852	47.2%	4.7%
1990	394,530	95,725	32.0%	3.2%
2000	453,602	59,072	15.0%	1.5%
2005	496,354	101,824	25.8%	5.2%
2010	513,945	17,591	3.5%	1.5%
2018	536,029	22,084	4.3%	2.6%

Source: U.S. Census

HOUSEHOLD SIZE DISTRIBUTION

Along with the persons-per-household figures, household size helps determine the size of housing units needed within a jurisdiction. In the City of Citrus Heights, “small” households with one or two persons represented 62.9% of all households in 2018, much more than the “large” households with five or more persons. Small households were the fastest growing household size between 1980 and 2018, increasing from 50.8% in 1980 to 60.9% in 1990.

In 2018, over half of the households in Citrus Heights were either one or two person households, which is not much change relative to previous years. Although the large numbers of smaller households would be appropriately accommodated in either one or two bedroom units, the City will need a variety of bedroom types as the numbers of households increase.

Table 2-11: Household Size Trends														
Household Size	1980		1990		Number Percent		2000		2010		2018		Number Percent	
	Number	Percent	Number	Percent	Change	Change	Number	Percent	Number	Percent	Number	Percent	Change*	Change*
CITY OF CITRUS HEIGHTS														
1 Person	4,079	17.6%	6,979	22.1%	2,900	71.1%	9,006	26.9%	8,860	27.1%	9,589	28.4%	5,510	135.1%
2 Person	7,694	33.2%	10,814	34.3%	3,120	40.6%	11,383	34.0%	10,978	33.6%	11,647	34.5%	3,953	51.4%
3-4 Person	8,946	38.6%	10,722	34.0%	1,776	19.9%	9,783	29.2%	9,427	28.8%	9,693	28.7%	747	8.4%
5+ Person	2,457	10.6%	3,058	9.7%	601	24.5%	3,306	9.9%	3,421	10.5%	2,820	8.4%	363	14.8%
Total	23,176	100.0%	31,573	100.0%	8,397	36.2%	33,478	100.0%	32,686	100.0%	33,749	100.0%	10,573	45.6%
SACRAMENTO COUNTY														
1 Person	74,789	25.0%	99,436	25.2%	24,647	33.0%	120,985	26.7%	133,426	26.0%	141,787	26.4%	66,998	89.6%
2 Person	100,481	33.5%	130,623	33.0%	30,142	30.0%	143,307	31.6%	156,087	30.4%	169,376	31.5%	68,895	68.6%
3-4 Person	95,172	31.7%	123,303	31.2%	27,582	29.0%	134,459	29.6%	154,506	30.1%	160,750	29.9%	65,578	68.9%
5+ Person	29,363	9.8%	41,795	10.6%	12,432	42.3%	54,851	12.1%	69,926	13.6%	65,116	12.1%	35,753	121.8%
Total	299,805	100.0%	395,157	100.0%	95,352	100.0%	453,602	100.0%	513,945	100.0%	537,029	100.0%	237,224	79.1%

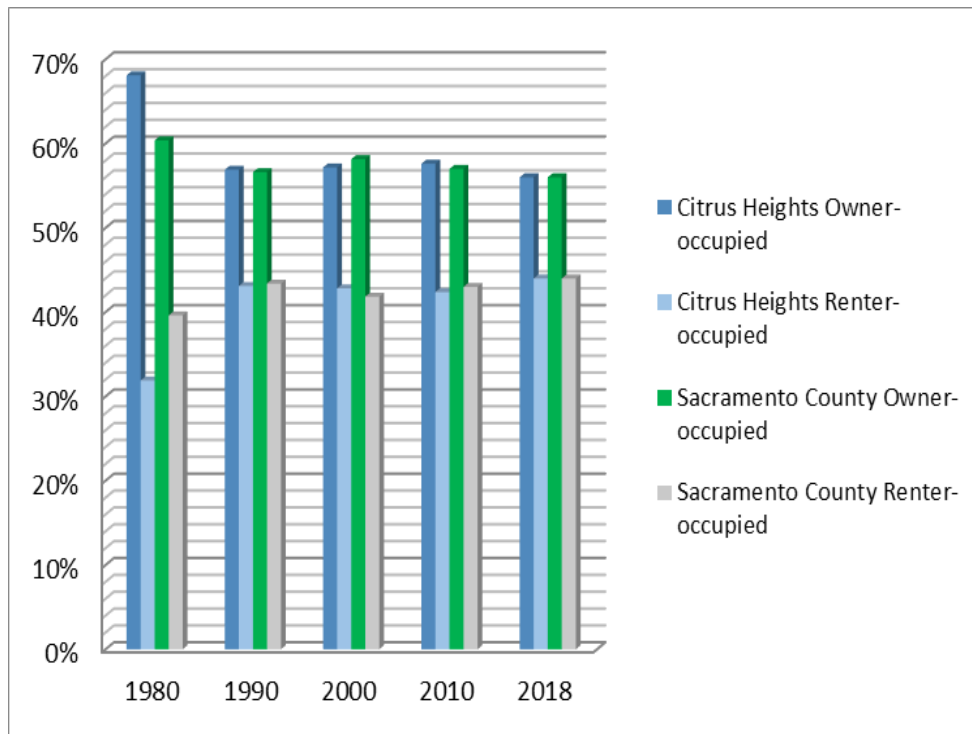
* Change from 1980 to 2018

Source: US Census, American Community Survey 2014-18

HOUSEHOLD TENURE

Housing tenure (whether a housing unit is occupied by an owner or a renter) can be effected by many factors including: housing cost, housing type, housing availability, job availability, and consumer preference. Over time, the tenure of housing units in the City of Citrus Heights has become more similar to that of Sacramento County. For example, 68% of Citrus Heights' occupied housing units were occupied by owners in 1980, while 60% were occupied by owners in Sacramento County overall, a difference of 8%. By 1990, the City had a level of owner-occupancy that was equal to the County overall. Today, the ratio of owner-occupied versus renter-occupied units is 56% to 44% in Citrus Heights, which continues to match Sacramento County overall.

(Note: The US Census enumerates housing tenure only for occupied housing units, vacant housing units are not enumerated. Owner-occupied housing units and renter-occupied housing units sum to the total occupied housing units, not total housing units.)



Source: US decennial Census, American Community Survey 2014-18

Tenure – Housing Units

Figure 2-5

TABLE 2-12: Tenure by Housing Unit					
Year	Owner-occupied		Renter-occupied		Total
	units	percent	units	percent	
City of Citrus Heights					
1980	15,783	68%	7,393	32%	23,176
1990	17,965	57%	13,608	43%	31,573
2000	19,139	57%	14,339	43%	33,478
2010	18,832	58%	13,854	42%	32,686
2018	18,942	56%	14,807	44%	33,749
Sacramento County					
1980	181,011	60%	118,794	40%	299,805
1990	223,351	57%	171,179	43%	394,530
2000	263,819	58%	189,783	42%	453,602
2010	295,482	57%	218,463	43%	513,945
2018	300,082	56%	235,947	44%	536,029

Source: US Census, American Community Survey 2014-18

2.17 HOUSEHOLD INCOME CHARACTERISTICS

According to the Census Bureau, in 2016 the City of Citrus Heights median household income was lower than the City of Sacramento for the first time. Additionally, many other suburban areas in the County are significantly higher in median income. For example, nearby Folsom had a median income of \$102,692, compared to \$51,715

for the City of Citrus Heights. Additionally, Placer County, Roseville, and Rancho Cordova had median household incomes higher than Citrus Heights.

Between 2010 and 2016 the median household income in the City of Citrus Heights decreased from \$52,466 to \$51,715. At the same time, the median household income in Sacramento County increased from \$54,459 to \$57,509.

While the proportion of households in Citrus Heights with incomes less than \$20,000 had historically been decreasing since 1980, while the proportion of households with incomes greater than \$50,000 had been increasing, recent trends show a troubling shift in the opposite direction. For example, households with incomes less than \$15,000 actually increased from 8.5% in 2010 to 23.2% in 2018. Additionally, households with incomes between \$50,000 and \$74,999 continued to decrease slightly from 22.1% to 21.6% in the eight years between 2010 and 2018.

Approximately 35.9 percent of the households have incomes between \$50,000 and \$99,999, which is a significant decrease since 2010 and potentially reflects the change in income bracket of these households either above or below the thresholds. For example, the percentage of households with incomes above \$100,000 more than doubled from 12.5% in 2010 to 27.5% in 2018. On the other hand, the 23.2 percent of the households that have incomes less than \$15,000 most likely have relatively limited housing choices.

Table 2-13: Median Household Income Trends, Surrounding Areas 2000 - 2016			
Area	Median Household Income 2000	Median Household Income 2010	Median Household Income 2016
Sacramento County	\$43,816	\$54,459	\$57,509
Citrus Heights	\$43,859	\$52,466	\$51,715
North Highlands CDP	\$32,278	\$40,915	N/A*
City of Sacramento	\$37,049	\$48,826	\$52,071
Carmichael CDP	\$47,041	\$52,316	N/A*
Placer County	\$57,535	\$72,069	\$76,926
Orangevale CDP	\$53,371	\$69,342	N/A*
Roseville city	\$57,367	\$72,857	\$78,446
Folsom city	\$73,175	\$91,669	\$102,692
Rancho Cordova	\$40,095	\$53,899	\$53,360
Fair Oaks CDP	\$63,252	\$70,518	N/A*

Source: US Census

*Census data not available for Census-Designated Places in non-decennial census year

Year	City of Citrus Heights	Sacramento County
1980	\$23,462	\$17,390
1990	\$35,780	\$32,291
2000	\$43,859	\$43,816
2010	\$52,466	\$54,519
2016	\$51,715	\$57,509

Source: US Census

Income Ranges	2010		2018	
	Number	Percent	Number	Percent
Less than \$10,000	936	2.8%	5,909	17.5%
\$10,000 to \$14,999	1,880	5.7%	1,880	5.7%
\$15,000 to \$24,999	3,492	10.5%	3,492	10.5%
\$25,000 to \$34,999	3,325	10.0%	7,848	23.3%
\$35,000 to \$49,999	6,840	20.6%	6,840	20.6%
\$50,000 to \$74,999	7,316	22.1%	7,291	21.6%
\$75,000 to \$99,999	5,225	15.8%	4,810	14.3%
\$100,000 to \$149,999	2,799	8.4%	7,891	23.4%
\$150,000 to \$199,999	865	2.6%	865	2.6%
\$200,000 or more	507	1.5%	507	1.5%

Source: US Census

The US Department of Housing and Urban Development (HUD) estimates Area Median Incomes (AMI). In turn, these AMI are utilized in many housing programs, such as CDBG, HOME and LIHTC. In addition to estimated annual income, the US Department of Housing and Urban Development (HUD) has established standard income groups. They are defined as: (1) Extremely Low Income which are households earning less than 30% of the AMI (2) Very Low Income which are households earning between 30% and 50% of the AMI; (3) Low Income for households earning between 50% and 80% of the AMI; (4) Moderate Income are households earning between 80% and 120% of the AMI, and; (5) Above Moderate Income are households earning over 120% of the AMI. Generally, these figures are used to determine household eligibility for Federal, State, and local programs.

Based on the 2016 HUD Area Median Income (AMI) and household income tables, it is estimated that 12.6% of all households in Citrus Heights are Extremely Low Income, 14.9% of all households in Citrus Heights are Very Low income. An additional 22.8% are Low income and 13.7% have incomes between 80 and 120% of AMI

which categorizes them as Moderate income. The remaining 36.3% of the households in Citrus Heights are classified as having Above Moderate income.

Table 2-16: Households by 2016 HUD Income Categories, Citrus Heights			
2016 HUD Median Income: \$69,401 (Four-Person household)			
Income Category	Income Range	Number	Percent
Extremely Low	Less than \$22,850	4,255	12.6%
Very Low	\$22,851 to \$38,050	5,020	14.9%
Low	\$38,051 to \$60,900	7,560	22.5%
Moderate	\$60,901 to \$87,515	4,620	13.7%
Above Moderate	Greater than \$87,515	12,215	36.3%

Source: Estimated number of households by income per US Census interpolated into HUD income groups

EXTREMELY LOW INCOME RESIDENTS

In 2018, approximately 5,909 City residents were considered to be in the Extremely Low Income (ELI) category (earning less than 30% of the Area Median Income, or less than \$25,890). Sixty-six units is the projected housing need for Extremely Low Income residents for the planning period. Extremely Low Income residents housing needs are generally served through a variety of programs geared towards lower income housing.

Table 2-17: Extremely Low Income Households			
	% Renters	% Owners	% Total ELI Households
Percentage with Any Housing Problem	49.4%	29.2%	78.6%
Percentage Cost Burden 30-50%	29.2%	15.5%	44.7%
Percentage Cost Burden >50%	20.2%	13.7%	33.9%

Source: SACOG CHAS 2012-2016

Overpayment continues to be a problem facing ELI residents in the City. Over 78% of ELI residents are faced with a housing problem. Extremely Low Income residents that rent their homes appear to be impacted by overpayment more than ELI residents that own their homes.

The availability of Transitional Housing and Single Room Occupancy (SRO) housing generally serves the needs of these residents and assists in preventing overpayment. Currently, the City allows Transitional Housing (Residential Care in the Zoning Code) in most residential zoning districts by right, and with a Use Permit for larger care facilities (more than 6 clients). The City utilized Housing Mitigation funds to assist with the acquisition of the Citrus Heights Domestic Violence Center, which is currently operated by the non-profit Community for Peace.

The City has actively pursued SRO partnerships to develop this housing type, however, thus far has been unable to establish a partnership. The City will continue to seek out partnership opportunities to develop this type of affordable housing. Development of SRO's is permitted in the GC zoning district with a Use Permit. The City will continue to promote the need for housing for ELI residents and promote the development of SRO housing to meet this need. The City's material will include additional information promoting the use of Transitional and Supportive Housing. The City is currently developing promotional material to encourage this type of housing and to inform non-profits, developers, and the public of the opportunities for this need and housing that may serve this need. In addition, the City is currently in the process of establishing a Housing Roundtable to bring financial institutions, developers, and non-profits to the table on an annual basis to keep those groups informed and updated on the changing needs of the City including the ELI group.

Currently, the eight rent-restricted affordable housing developments in the City provide a total of 789 units that are restricted to tenants earning less than 80 percent of the median income.

2.18 REGIONAL HOUSING NEEDS

This section of the Housing Element sets forth the City of Citrus Heights regional housing needs, as determined by Sacramento Area Council of Governments (SACOG) methods. It also identifies the needs of special population groups in the community (i.e., the elderly, disabled, large families, single parent households, farm laborers, homeless, etc.).

2.19 REGIONAL HOUSING NEEDS PLAN

The development of the Regional Housing Needs Plan (RHNP) is part of the Sacramento Area Council of Governments' (SACOG) role to assist the planning efforts of local jurisdictions. The RHNP determines the region's projected housing needs over an eight year period that coincides with the state mandated eight year local housing plan revision cycle (revisions due in the Sacramento region in 2021). The most recent RHNP (covering the period 2021-2029) was adopted in November 2019.

The major goal of the RHNP is to assure a fair distribution of housing among cities and counties, so that every community provides an opportunity for a mix of housing types affordable to all economic segments. Under state law every city and county in the region has an obligation to meet the housing needs of the entire region. Every city and county must plan for its "fair share" of the region's housing need. (Government Code, Section 65833(a)(1))

2.20 BASIC CONSTRUCTION NEEDS, 2021-2029

The core of the RHNP is a series of tables that indicate the housing unit needs for each jurisdiction by household income group. These units are considered the “basic new construction needs” to be considered when drafting individual city and county housing plans. The basic new construction needs are not building requirements, but goals for each community to be accommodated through appropriate planning policies and land use regulations. The allocated targets are intended to ensure that adequate sites are appropriately zoned and made available to meet the anticipated housing demand during the planning period for all income groups of the community.

Actual local housing needs and housing production may exceed the basic new construction need as determined in the RHNP. It should be noted that SACOG has estimated the minimum regional need for housing, not the maximum amount of housing to be built in a community.

The RHNP’s basic construction needs are derived from projected housing needs for the region based on forecasted population growth, as well as various factors affecting the supply of housing, including vacancy and unit loss. The City of Citrus Heights basic construction need for 2021 to 2029 is 697 total housing units: 132 units for very low income households, 79 units for low income households, 144 units for moderate income households and 342 units for above moderate income households. The eight year basic construction needs represent an average production of 87 units per year.

(Please note: Income groupings are based on the federal Department of Housing and Urban Development’s (HUD) definitions of very low income, low income, and moderate income. HUD defines income groups by brackets of percentage of the Area Median Family Income (AMFI). The AMFI used in the Sacramento region is based on the annual HUD estimate of median family income for the Sacramento Partial Metropolitan Statistical Area (PMSA) as defined by the US Census Bureau.)

TABLE 2-18: City of Citrus Heights Basic Construction Needs for 2021-2029			
Income Group	% AMFI bracket	Total Housing Units	Per year
Very Low	<i>50% or less</i>	132	17
Low	<i>greater than 50% up to 80%</i>	79	10
Moderate	<i>greater than 80% up to 120%</i>	144	18
Above Moderate	<i>over 120%</i>	342	43
TOTAL		697	87

Source: SACOG RHNA 2021-2029

Source: SACOG RHNA 2021-2029

City of Citrus Heights Basic Construction Needs

Figure 2-6

2.21 NEED FOR REPLACEMENT HOUSING

According to Building Permit Records, there have been 19 residential demolitions between 2013 and 2019 (4 of which were rebuilt), resulting in an average of 2 housing units per year that need replacement.

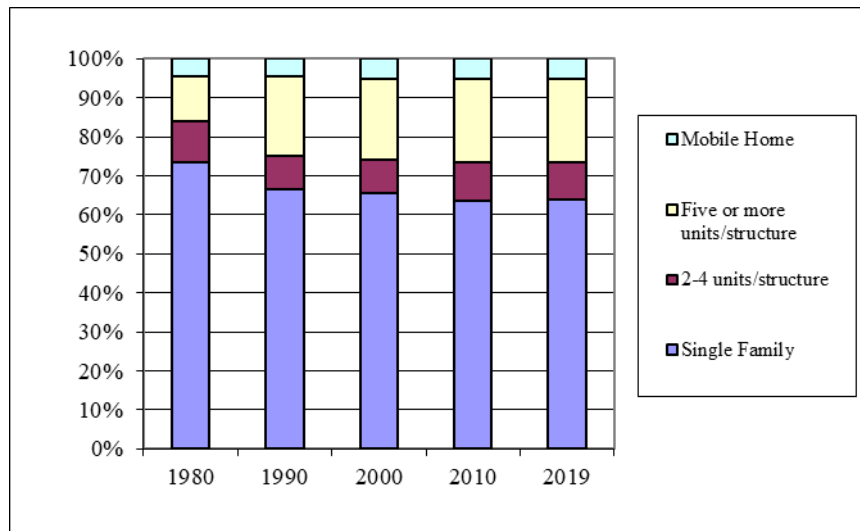
The City has leveraged a variety of funding sources in support of Policy 27.1f – “Continue to implement strategies to redevelop Sayonara Drive (Sunrise to Lialana).” The City has purchased and demolished all dilapidated rental units on Sayonara and developed a Sayonara Drive Replacement Housing Plan. The Replacement Housing Plan project outlines the need to replace either 35 units or 70 bedrooms, all of which will house very-low, and low-income households. The City’s Permanent Local Housing Application (PLHA) includes funding to begin the pre-development work on this important project.

EXISTING HOUSING CHARACTERISTICS AND CONDITIONS

The City of Citrus Heights has approximately two-thirds of its housing units in single family structures. A little more than one-fifth of the units are in structures with five or more units/structure. There are also small but significant numbers of units in 2–4 unit structures (9.5%) and mobile homes (5.2%). Over the last thirty years, this mix of housing appears to have stabilized in the City. As the City approaches build-out, it is closer to the planned mix of housing types shown in Section 8 (Inventory of Land Suitable for Residential Development).

Unit Type	1990		2000		2010		2019	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Single Family	22,193	66.7%	22,879	65.5%	23,006	63.7%	22,469	63.9%
2-4 units/structure	2,779	8.4%	3,023	8.7%	3,468	9.6%	3,330	9.5%
Five or more units/structure	6,788	20.4%	7,140	20.4%	7,768	21.5%	7,536	21.4%
Mobile Home	1,509	4.5%	1,856	5.3%	1,876	5.2%	1,823	5.2%
Other			23	0.1%	0			
TOTALS	33,269	100.0%	34,921	100.0%	36,118	100.0%	35,158	100.0%

Source: US Census



Source: US Census, Department of Finance 2019

Housing Units by Type-City of Citrus Heights

Figure 2-7

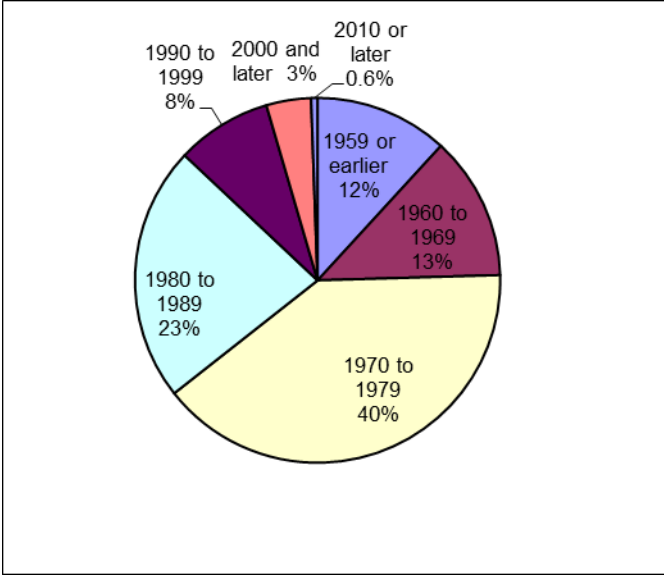
AGE OF HOUSING STOCK

Almost 40% of the Citrus Heights housing stock was built in one decade (1970 to 1979). Another 22.6% was built between 1980 and 1989, which results in a median age of nearly 30 years.

Owner occupied housing units have out-paced multi-family development in every decade, except in the 1980s. Approximately 5,559 rental occupied housing units were built between 1980 and 1989, compared to 2,290 owner occupied housing units. The number of multi-family development units constructed has continued to decrease since the mid-2000s, with only eighteen multi-family units constructed between 2008 and 2013 and none since 2013.

Table 2-20: Age of Housing Stock 2018	
Year Structure Built	Housing Units
2014 or later	140
2010 to 2013	55
2000 to 20009	1,376
1990 to 1999	2,929
1980 to 1989	7,849
1970 to 1979	13,806
1960 to 1969	4,415
1950 to 1959	3,697
1940 to 1949	52
1939 or earlier	343
Total	34,622

Source: US Census



Source: US Census

Age of Housing-City of Citrus Heights, 2018

Figure 2-8

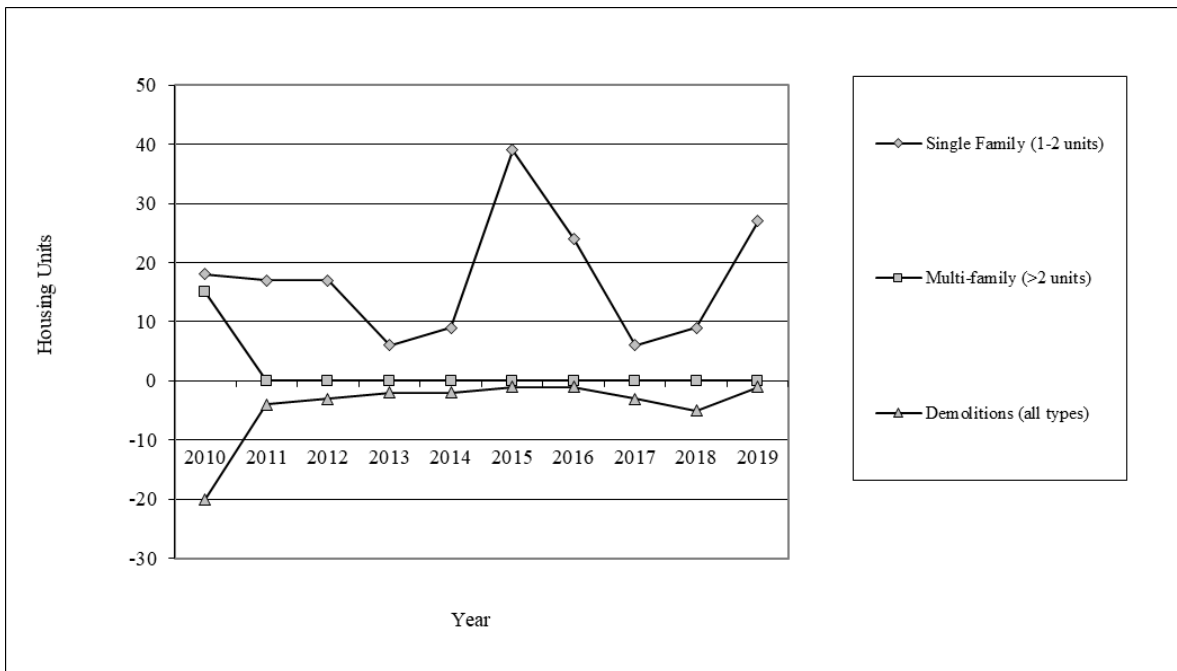
2.22 HISTORIC RESIDENTIAL CONSTRUCTION TRENDS

According to the City of Citrus Heights Building Department, building permits were finalized for a total of 172 new dwelling units since 2010. During that same period, 42 housing units were demolished for a net gain of 145 units. This equals an average of approximately 13 new units a year for this 10 year period.

Of the new units built in the City from 2010-2019, 87% were standard single family units. Between 2013 and 2019, most of the new residential development occurred in two subdivisions, Muchetto Subdivision (44 units) which was constructed primarily in 2015-16 and Mariposa Creek Subdivision (15 units) primarily constructed between in 2019.

Structure Type	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Total / Avg
Single Family (1-2 units)	18	17	17	6	9	39	24	6	9	27	172 / 17
Multi-family (>2 units)	15	0	0	0	0	0	0	0	0	0	15 / 2
Demolitions (all types)	-20	-4	-3	-2	-2	-1	-1	-3	-5	-1	-42 / -4
Net production	13	13	14	4	7	38	23	3	4	26	145 / 13

Source: City of Citrus Heights Building Department Records



Source: City of Citrus Heights Building Department Records

Residential Construction Trends – City of Citrus Heights

Figure 2-9

In addition to recent construction, the City of Citrus Heights has granted approvals for 493 additional housing units to be built in the coming years. The units are divided into 354 single family units and 139 multifamily units, with an additional 277 assisted living units. These units were not counted in the 5th cycle RHNA estimate. Each of the Pending Projects includes a proposed/approved density as well as a default density. Due to political

uncertainty, the City is concerned that if some of these pending projects expire, a subsequent replacement project may not be able to achieve the same densities previously approved. As such, City staff has reviewed pending projects on a case by case basis to determine realistic densities, should a replacement project be required and assigned a default density for all pending projects. Based on Staff review, the default densities would allow construction of at least 331 units. See Appendix A – Vacant, Pending and Underutilized Land Inventory. The following is a summary of current residential development projects as approved or proposed (as of November 2020):

Table 2-22: Entitled Residential Projects, Citrus Heights 2013 - 2020		
Project Name	Units	Unit Type
7320/7330 Woodside Parcel Map	3	Single Family
8225 Mariposa Parcel Map	2	Single Family
Auburn Heights Small Lot Subdivision	8	Single Family
Bartlett Parcel Map	2	Single Family
Bearpaw Village Townhomes	43	Multifamily
Carefield Citrus Heights	88	Assisted Living
Country Lane Townhome Apartments	7	Multifamily
Courte at Sunrise Oak Memory Care	48	Assisted Living
Dundee Estates II	2	Single Family
Ellithorpe Parcel Map	2	Single Family
Fair Oaks Senior Apartments	42	Multifamily
8043 Holly Drive Parcel Map	3	Single Family
8053 Holly Drive Parcel Map	3	Single Family
8258 Holly Drive Parcel Map	4	Single Family
Maple Parcel Map	3	Single Family
Mariposa Creek Subdivision	15	Single Family
Mitchell Farms Subdivision	261	Single Family
Oakview Estates	9	Single Family
7015 Whyte Parcel Map	2	Single Family
Podgornaya Parcel Map	2	Single Family
Quantum Care Place	63	Assisted Living
Stoddard Lane Parcel Map	2	Single Family
Sun Oaks Assisted Living	78	Assisted Living
Sunrise Pointe	47	Multifamily
Sycamore Estates	4	Single Family
7604 Sycamore Parcel Map	2	Single Family
8116 Holly Drive Parcel Map	2	Single Family
Wyatt Ranch	23	Single Family
TOTAL	770	

Source: City of Citrus Heights Planning Division

2.23 OVERCROWDED HOUSING UNITS

Overcrowding is defined by HUD as any housing unit in which more than one person per room is in residence.

While the City’s population has increased continually, average household size decreased between 1990 and

2000 For a brief period household sizes increased, attributed to the downturn in the economy between the mid 2000's and early 2010's, however that number has since decreased to pre-2000 levels.

Although the City's relatively small family households, in 2017 there were 1,194 households in the city that had more than 1.01 persons per room. This is considered to be over-crowded. Of the City's over-crowded households, 634 experienced severe overcrowding, defined as more than 1.50 persons per room.

Overcrowding can be linked to the supply of affordable and adequate housing. Families that are unable to afford larger units are often forced by necessity to rent units that are too small to meet their needs. The table below shows that the level of overcrowding is higher among renter households.

One of the accepted federal definitions of "substandard" housing is housing units without complete plumbing facilities. In 2018, 0.4% of the housing stock lacked complete plumbing facilities in Citrus Heights and only 0.5% in Sacramento County.

Table 2-23: Overcrowded Households 2017				
Household Type	Overcrowded (1.01 - 1.50 persons per Room)		Severely Overcrowded (1.50 + persons per Room)	
	Number	Percent	Number	Percent
Owner	331	59.1%	112	17.7%
Renter	229	40.9%	522	82.3%
TOTAL	560	100.0%	634	100.0%

Source: US Census

Table 2-24: Indication of Substandard Housing Units 2018				
CITY OF CITRUS HEIGHTS		INDICATOR TYPE	SACRAMENTO COUNTY	
Number	Percent		Number	Percent
1,399	4.1%	Overcrowded	26,304	4.9%
132	0.4%	Lack Complete Plumbing	1,651	0.3%
343	1.0%	Units Built Before 1939	26,784	5.0%

Source: US Census

2.24 CONDITION OF THE HOUSING STOCK

Over 86% of the homes in the City of Citrus Heights were constructed prior to 1989. Almost 40% of these homes were constructed in the 1970s. The majority of these homes were constructed as tract homes associated with the building boom of that decade. The majority of these homes were built quickly with inconsistent construction quality. Many of these homes are now experiencing failing roofs and HVAC systems.

In addition, 343 homes were built prior to 1939, and may be dilapidated. Most of these homes utilize electronic wiring and plumbing that can pose potential risk and is insufficient.

The City has established a housing repair program designed to assist homeowners with essential repairs. To be eligible, the home must be owner-occupied (except for access grants) and the family must qualify as “low-income.” The loan and grant program offers low- and no-interest financing with generous terms. The city’s program has no application fee and all costs may be financed. Twenty-five homes have participated in the program since 2015.

Based on the information above, it is evident that much of the City’s aging housing stock is of an age and condition where substantial rehabilitation is required. Conservatively, when considering the number of homes built before 1939 combined with the number of vacant units in Citrus Heights and factoring in current and future economic conditions, the number of housing units that likely need rehabilitation or replacement is approximately 1,500. As such, the City should continue to provide funding to provide essential repair assistance to homeowners.

2.25 VACANCY RATES

The vacancy rate is an indicator of the relationship between housing supply and demand in the City of Citrus Heights. For example, if the demand for housing is greater than the available supply, then the vacancy rate is probably low, and the price of housing will most likely increase or remain stable. Also, HUD considers an overall vacancy rate of five percent as adequate to provide choice and mobility for a community’s residents.

The US Census Bureau reported an overall vacancy rate of 4.3% of housing units in 2018. This is a 2.5% decrease from 2010. Vacancy rates are likely decreasing due to the gradually recovering economy from 2010-onward. Owner occupied units have decreased to a 1.3% vacancy rate.

The current annual vacancy rate for apartments is are 2.4%. Since 2010, the annual rental vacancy rate has decreased 5.4%.

Meanwhile, rental rates have remained flat or even decreased. Average rents for all unit types and sizes in 2020 was \$1,429/month. (CoStar, 2020)

TABLE 2-25-A: City of Citrus Heights, Vacant Housing Units			
	2000	2010	2018
Occupied housing units	33,478	32,686	33,749
Vacant housing units*	1,419	2,389	1,513
Total housing units	34,897	35,075	35,262
Percent vacant	4.1%	6.8%	4.3%

*not adjusted for seasonal, recreational, or occasional use

Source: US Census

TABLE 2-25-B: City of Citrus Heights, Vacancy rates by tenure			
	2000	2010	2018
Owner-occupied	1.0%	2.7%	1.3%
Renter-occupied	4.2%	7.8%	2.4%

*not adjusted for seasonal, recreational, or occasional use

Source: US Census

2.26 SPECIAL HOUSING NEEDS

Within the overall housing needs assessments, there are segments of the population that require special consideration. These are generally people who are low income and have less access to housing choices. These special housing needs groups include the elderly, disabled, single-parent heads of households, large families, farm workers, homeless and first-time homebuyers.

ELDERLY

The 2018 Census data reports the City Population of citizens aged 65 and over is 14,031 or 16% of the City’s total. Approximately 29% of these seniors are “Frail Elderly”. Frail is defined here as needing at least some assistance to maintain an independent lifestyle. Seniors with mobility or self-care limitations who consequently may have special housing needs are included in this population. Similarly, the Sacramento City/County Housing Task Force report estimated that 20–40% of the elderly population is frail.

Much of the senior population faces financial difficulties in the form of a limited income after retirement. In addition to financial difficulties, seniors face transportation difficulties, with one-third of persons over 75 unable to use public transit. Compounding this problem, one-third of all seniors live alone and therefore may not have access to any sort of transportation assistance. To quantify this population, the 2018 Census data for persons 65 years and older (civilian, non-institutionalized) who have a mobility or self-care limitation is used. For the City,

the Census identified 4,000 seniors with an inability to go outside the home or self-care limitation or roughly 29% of the non-institutionalized senior population.

The vast majority of the senior population desires to live as independent a lifestyle as possible. Housing and assistance programs for seniors should put priority on independent living, attempting first to maintain these persons in their own homes.

High rates of home-ownership prevail among the elderly population. However, as the elderly become unable to care for their own home and provide their own transportation, they usually will move to an independent living apartment complex. In 2000, 27.1% of the senior households were renters in Citrus Heights.

Six apartment complexes in Citrus Heights are restricted to senior citizens, or persons age 62 years or older, with a seventh providing 110 units recently entitled. The vacancy rate for senior units is 0%, reflecting the high demand and low availability of this type of housing. Of the six complexes in the City, one, Vintage Oaks, has rents targeting 50 to 60% of the Area Median Income, per the Low Income Housing Tax Credit Program. In addition, Normandy Park with 116 units provides housing to a mix of incomes at 50, 60 and 80 percent of AMI.

Unit Size	# of Units	Average Rent*	Avg Vacancy %
Studio	73	\$926	0.0
1BR/1BA	583	\$955	
2BR/1BA	115	\$1,279	
2BR/2BA	52	\$1,513	
TOTAL	823	\$1,168	

Source: Citrus Heights Apartment Survey 2020

*Crosswood Oaks not included due to amenities provided

There are additional senior facilities that provide congregate care, assisted living, skilled nursing, and Alzheimer’s services. According to the Department of Social Services, there are 897 elderly residential care or assisted living beds in the City throughout 76 facilities. Major residential care facilities include: Gardens at Citrus Heights (56 beds), Merrill Gardens (99 beds), Sun Oak Villa (78 beds), and the recently completed The Oars (63 beds). According to the Office of Statewide Health Planning and Development, there are 148 beds licensed for long-term care in Manor Care of Citrus Heights and an expansion of 14 beds was approved by the City in 2007 for a total of 162 beds. Since 2013 there have been an additional 199 assisted living beds entitled by the Planning Commission and/or City Council.

In addition, seven of the ten mobile home parks are restricted specifically for senior citizens. The mobile home stock in the city continues to make affordable housing available, specifically to seniors. In 2019, the average rent for mobile home park space was \$652 per month.

The City has made substantial efforts in addressing senior housing needs. The senior population is projected to continue to grow and this segment of the population will continue to need special assistance. In addition to senior housing needs, there are many low-income seniors who need other types of assistance and supportive services. The City provides zero interest housing repair loans and accessibility grants through its housing repair program. The City also grants more than \$100,000 annually to Meals on Wheels (administered by the Asian Community Center) to provide meals to hundreds of seniors. As part of the construction of the Citrus Heights Community Center in 2008, the City opened a senior center with a computer room, game area, television viewing area and patio. Citrus Heights seniors frequently use this space to socialize with their neighbors. In 2018, the City partnered with RT in their launch of their microtransit shuttle service called SmARt Ride. SmARt Ride offers on demand, curb-to-curb, ride-hailing service to any destination within Citrus Heights boundaries. The shuttles seat 12 to 14 passengers with space for two wheelchairs and are equipped with wheelchair lifts and securements as well as bike racks. The City continually reevaluates access to resources, such as transportation, meals and activities to ensure the best care for its senior population.

DISABLED PERSONS

According to the 2018 American Community Survey, 8,330 persons or 11% of persons 5 years of age or older in the City of Citrus Heights has a disability. The Census Bureau defines disability as a long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business. Of that, 6,159 persons or 30% of persons 65 years and over have a disability.

Table 2-28: Disability Status, City of Citrus Heights 2018						
	Age 5–64	% of City 5–64	Age 65+	% of City 65 +	Total	% of City
With a Disability	8,330	11%	6,159	30%	14,489	15%
Without a Disability	68,272	89%	14,346	70%	82,618	85%
TOTAL	76,602	100%	20,505	100%	97,107	100%

Source: US Census

The housing needs of physically disabled persons are not currently addressed in full and efforts to do so must include housing production programs, efforts to make sure unnecessary impediments to handicap housing are eliminated and supportive services, including possible special funding from the City. The social or medical services of the handicapped population should be carefully assessed within the City. In addition, the City should make efforts to determine the adequacy of its public facilities from an accessibility standpoint, particularly along major streets and sidewalks.

The City has a very aggressive program aimed at eliminating barriers for handicapped persons. This includes public facility accommodations and alterations, and removing transportation barriers. The City regularly allocates Community Development Block Grant (CDBG) funding to city-wide accessibility projects, which provide improvements such as curb ramps, sidewalks, crosswalks and pedestrian push buttons.

The City also provides accessibility grants through its housing rehabilitation program that assists disabled owner-occupants and renters. This program provides grants for modifications and minor improvements to improve the accessibility and safety of the homes of disabled persons. The City also adopted the Reasonable Accommodations Ordinance to allow streamlined processing of Zoning Code Amendments or exception to accommodate disabled persons in the housing of their choice.

MENTALLY DISABLED

According to the 2018 American Community Survey, approximately 6,176 persons in the City of Citrus Heights above the age of 5 have a Mental Disability of some kind.

DEVELOPMENTALLY DISABLED

The term “developmental disability” describes a number of conditions which permanently restrict an individual’s development. State and federal governments differ in definition. California identifies developmental disability as a diagnosis originating before age 18, of one or more of the following conditions: mental retardation, epilepsy, cerebral palsy, and autism. Federal statutes apply a non-categorical, utilitarian designation: a severe chronic disability caused by physical or mental impairment that is evident before age 22.

In the past, persons with developmental disabilities have been perceived as dependent and in need of long term institutional and congregate care and treatment. In recent times, the idea of large state-sponsored institutions for the care of developmentally disabled persons has changed to smaller community based programs such as group homes and sheltered workshops. California, as well as other states, is taking a more aggressive approach to the developmentally disabled by advancing the concept of self-determination for the developmentally disabled and their families. This gives the persons involved the choice of determining how an individual budget will be spent on housing, personal needs, employment, etc. The housing choices are varied, ranging from living with a family member, to independent living, to institutional type facilities.

According to the California Department of Development Services, a large proportion of developmentally disabled persons live at home with family, 72.1%, in the State of California. According to the California Department of Developmental Services, a total of 919 Citrus Heights residents are considered developmentally disabled, with the majority being over 18 years of age.

Table 2-29: Citrus Heights Developmentally Disabled Population, 2019			
Age Range	0-17 years	18+ years	Total
Number	373	546	919

Source: CA Department of Developmental Services

According to the Department of Social Services there are 202 beds at 17 adult residential facilities in Citrus Heights. Adult residential facilities provide 24 hour non-medical care for adults 18 through 59 who are unable to provide their own daily needs. Adults may be physically handicapped, developmentally disabled and/or mentally disordered. In addition, there is a capacity for 60 persons in adult day care, located in Access to the Community through Education, Integration & Training (ACE-IT II) which primarily serves adults ages 18+ with developmental or physical disabilities.

Although California encourages the needs of mentally and developmentally disabled persons to be met through family environments, there are still a large number in the community requiring housing and other services for the developmentally disabled. The Citrus Heights area is the home of 15 group homes serving various elderly, frail, and disadvantaged populations. The City allows group homes of 6 or fewer persons to reside in any residential zone “by right” and without any staff or policy level review. Residential Care Facilities are dwellings that provide 24-hour non-medical care of unrelated persons for persons who are handicap and in the need of personal services and assistance. Residential Care Facilities for six or fewer clients are allowed by right in all residential zoning districts, but currently does not allow them in a commercial zone that allows residential development. The City does not impose additional zoning, building code, or permitting procedures other than those allowed by state law. Although a Use Permit is required for residential care facilities with 7 or more persons, the majority of these facilities are under six persons in size and accommodate the need in the City.

The City does not restrict occupancy of unrelated individuals in group homes and does not define family or enforce a definition in its Zoning Ordinance. The City permits housing for special needs groups including for residents with disabilities, without regard to distances between such uses or the number of uses in any part of the City. The permit procedures for a group home are identical to a single family home on an existing vacant parcel. No public hearing or input is required, solely a building permit for the construction of the structure.

In November 2006, the City adopted an updated Zoning Code, which included Chapter 106.66, Reasonable Accommodation. The Chapter establishes a procedure for reasonable accommodation for persons with disabilities to seek equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act in the application of the Zoning Ordinance. Any person with a disability or their representative may request reasonable accommodation and the Community and Economic Development Director may approve the request. A request for reasonable accommodation may include a modification or exception to the rules, standards, and practices for the siting, development and use of housing or housing related facilities that would remove the

regulatory barriers and provide a person with a disability equal opportunity to housing of their choice. Staff has added a policy action (#) to update its Reasonable Accommodation Ordinance to meet all current State requirements, to be enacted during the 6th cycle.

The 2008 update of the housing portion of the General Plan included a new Policy Action 26.2.F which promotes the concept of Universal Housing. This concept involves the design of new homes and remodels to accommodate or the ability to be converted to easily accommodate persons with disabilities in the home. Zero-step entrances, reinforced bathroom grab bars, and wheelchair accessible first floors are all concepts typically employed in Universal Housing. Additionally, the proposed Fair Oaks Senior Apartments includes Universal Design Features throughout the development.

SINGLE PARENT HOUSEHOLDS WITH CHILDREN

The 2018 Census data shows 5,530 female-headed single parent households in the City of Citrus Heights. Single parent households with children have special needs, especially when considering the rate of poverty. In 2018, 8.6% of all family households were in poverty, and 18.1% of female-headed families were in poverty (US Census). Special needs include child care, related support services, access to transportation and education, and affordable housing. This special needs group can be assisted by the affordable housing strategies for the City of Citrus Heights and Sacramento County, but can be further assisted with supplemental services on-site or near employment.

According to the Department of Social Services, there is a capacity for 1,760 children throughout 39 infant centers, school age child day care or day care centers. Specifically, there is a capacity for 263 children in infant centers (24 - hour non-medical care and supervision), 249 children in school age child day care (older than five years and in the first grade) and 1,248 children in day care centers (older than two years and less than first grade).

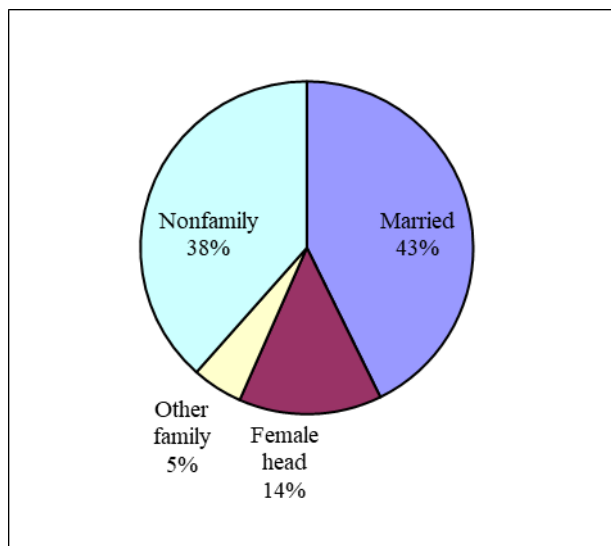
In 2011, the City constructed the Citrus Heights Children and Youth Center, which is located on Sayonara Drive administered by Campus Life. The Center is a free after school center that will provide more than 100 low income children with tutoring services and educational games. A high proportion of these children come from Hispanic single parent households.

Estimate of Need:

- ▶ Number of Single Parent Households below Poverty Level (2018 ACS): 2,970

TABLE 2-30: Household Type and Presence of Children				
Family households				
Married-couple family	17,008	43%		
With own children under 18 y.o.			4,500	11%
Without own children under 18 y.o.			9,162	22%
Female householder, no spouse present	5,530	14%		
With own children under 18 y.o.			2,396	6%
Without own children under 18 y.o.			3,134	8%
Other family households	1,966	5%	7,123	17%
Nonfamily households	15,302	38%	15,302	37%
Total households	39,806	100%	41,617	100%

Source: US Census



Household Type, City of Citrus Heights 2010

Figure 2-10

LARGE FAMILIES

A large family is defined as a household consisting of five or more persons. The U.S. Census Bureau data from 2018 indicated that 8.1% of owner occupied households in Citrus Heights have five or more members, which is an increase of 1.7% from 2010. Less than 9% of the renter households have five or more persons, a significant decrease from 13% in 2010.

Persons in Unit	Owner Households		Renter Households	
	Number	Percent	Number	Percent
1 Person	4,952	26.1%	4,637	31.3%
2 Persons	6,996	36.9%	4,651	31.4%
3 Persons	2,850	15.0%	2,593	17.5%
4 Persons	2,619	13.8%	1,631	11.0%
5+ Persons	1,525	8.1%	1,295	8.7%
Total	18,942	100.0%	14,807	100.0%

Source: US Census

Generally, a five or more person household can be adequately accommodated by a three or more bedroom housing unit, but smaller household sizes will chose to occupy larger homes and impact the availability of larger bedroom sizes. There appears to be ample larger bedroom sizes in Citrus Heights. For example, only 8.1% of the owner households and 8.7% of the renter households were large families, while 27.2% of the ownership units were four or more bedrooms. On the other hand, there appears to be a deficit of larger rental units (only 6.7% are 4 or more bedroom) and most likely larger rental families occupy two or three bedroom rental units.

Large renter families that are low income often have a problem obtaining adequate housing due to low vacancy rates for large multi-family housing, and the usually high rents for larger units. Most higher income, large families are homeowners or can afford to rent larger units, so the large family renter households is considered the special needs group with the higher priority of concern. The following is a current estimate of unmet need for low income, large household renters in the City of Citrus Heights:

Table 2-32 Tenure by bedroom size - City of Citrus Heights				
2018				
Bedrooms in Unit	Owner Households		Renter Households	
	Number	Percent	Number	Percent
Studio	29	0.2%	839	5.7%
One Bedroom	229	1.2%	3,503	23.7%
Two Bedroom	2,589	13.7%	6,099	41.2%
Three Bedroom	10,947	57.7%	3,371	22.8%
Four Bedroom	4,512	23.8%	872	5.9%
Five or more Bedrooms	636	3.4%	123	0.8%
Total	18,942	100.0%	14,807	100.0%

Source: US Census

Table 2-33 Tenure by Overcrowding				
Persons per Room	Owner Households		Renter Households	
	Number	Percent	Number	Percent
1.00 Persons or Less	18,082	98.6%	14,070	94.9%
1.01 to 1.50 Persons	811	1.2%	737	5.1%
1.50 or More Persons	49	0.3%	0	0.0%
Total	18,942	100.0%	14,823	100.0%

Source: US Census

Estimate of Need:

- ▶ 2018 Households: 33,749
- ▶ 2018 Proportion of Renter Households: 43.8%
- ▶ 2018 Proportion of Large Household Renters (5+ person): 8.7%
- ▶ 2018 Proportion of Low Income Households (<\$69,040): 62.4%
- ▶ $33,749 \times 43.8\% \times 8.7\% \times 62.4\% = 802$ Households

In 2018, there were 884 rental occupied housing units that were four bedrooms or larger and this number has increased from 490 since 2010. The affordability of those larger rental units is uncertain, so the City will continue to address the concerns of large rental families through general affordable housing and first-time homebuyer assistance ownership strategies.

FARM WORKERS

According to the United States Department of Agriculture, the total number of farm workers in Sacramento County was 4,769 as of 2017. Given the built-out nature of the City, there are scarce number of acres in farm production and subsequently a negligible need for farm worker housing. The housing needs of farm worker populations can be addressed through general affordable housing strategies.

HOMELESS

There are generally two types of homeless persons: the “permanent homeless” who are the transient and most visible homeless population; and the “temporary homeless” who are homeless usually due to eviction and may stay with friends, family, or in a shelter or motel until they can find a more permanent residence.

Over the past 20 years, dramatic increases and demographic changes have occurred in the homeless population. Today’s homeless include families with children, employable individuals who are unemployed, the mentally ill, the elderly, the disabled, and substance abusers. Additionally, with the COVID-19 pandemic causing additional economic strain for many families on the brink, homelessness may result. As the County’s and City’s homeless become more heterogeneous, their needs become more complex and the responsibility to address these growing needs becomes critical.

The Department of Human Assistance has maintained a count of persons who identify as homeless within the City of Citrus Heights. Those efforts have been continued by the Citrus Heights Police Department (CHPD). Estimates as of the 2019 Point-in-Time (PIT) count support a homeless population originating in Citrus Heights as 163 persons, accompanied by a survey conducted by CHPD. The City accepts this figure as its “fair share.” Of the 163 total survey cards completed, results showed:

- ▶ 129 individuals know there are homeless services available (79%)
- ▶ 102 want services (62.5%)
- ▶ 48 have used some type of homeless service in the past (29%)
- ▶ 110 consider themselves chronically homeless (67%)
- ▶ 2 are veterans (1%)
- ▶ 110 are addicted to alcohol and/or drugs (67%)
- ▶ 62 claim their probation/parole Status prevents them from getting housing (38%)
- ▶ 15 have a domestic violence history (9%)
- ▶ 51 claim the lack of affordable housing keeps them homeless (31%)
- ▶ 2 have traumatic brain injuries (1%)
- ▶ 8 have PTSD (4.9%)
- ▶ 34 claim mental illness, some are self-diagnosed (20.8%)

- ▶ 120 are unemployed (73%)
- ▶ Only one person refused to answer the survey questions. According to the Citrus Heights Police Department, the first year the PIT count conducted there were several individuals that would not answer questions. CHPD officers have spent time building a strong rapport with the homeless population. Due to the trust and the credibility of this survey, the homeless population has become more open to answering these surveys.

CHPD was unable to conduct a 2020 PIT count due to the COVID-19 pandemic.

The highest priority needs for the homeless population according to the County Department of Human Assistance and local housing-for-the-homeless providers are transitional and permanent housing with supportive services for subgroups among the homeless population. For homeless individuals, this includes transitional and permanent housing with supportive services for chronic substance abusers, persons with serious mental health problems, dually-diagnosed persons, victims of domestic violence, those suffering from HIV/AIDS and persons with physical disabilities. For homeless families, resources need to focus on those people with serious mental health problems, those suffering from HIV/AIDS and persons with physical disabilities.

The Sacramento Countywide Homeless Street Count 2019 report included an analysis of homeless persons in the County and their needs. Indeed the homeless population is a highly mobile population, so the portrait represents a snap shot in time. The following tables are provided by Sacramento Steps Forward.

HOMELESS SERVICES AND FACILITIES

The City has several homeless resources available. The Sunrise Christian Food Ministry on San Juan Boulevard serves approximately 200–250 homeless persons through several programs. They operate a “food closet” that is open Monday through Friday from 11:30 a.m. to 3:00 p.m. and also offer assistance with medical prescriptions and transit passes. The Holy Family Catholic Church located on Old Auburn Road, operates a kitchen for the homeless and needy. The kitchen is open for Wednesday dinners and generally serves 200–225 people each week. The Department of Human Assistance (DHA) of Sacramento County is the primary service provider to the homeless. Primarily, the focus of assistance to homeless families is to provide temporary housing. DHA’s services for these newly homeless families include providing motel vouchers for up to seven nights for evicted families and/or assisting with the security deposits and first and last month’s rent.

Several County agencies including the County Department of Human Assistance and the Sacramento Housing and Redevelopment Agency have homeless programs. Generally, services for the homeless are provided on a county or regional basis. As a result, the information for homeless facilities and shelters in the Sacramento county area is collected and reported for the county as a whole.

In Citrus Heights, families who have been evicted can be provided with a motel voucher for up to seven nights through the Department of Human Assistance. In addition, the temporarily homeless family may be eligible to receive assistance with their rental deposit and first and last month's rent when they locate housing.

The following information tables are excerpted from data provided by Sacramento Steps Forward via SACOG and show information on emergency shelters, and transitional and permanent housing for the homeless. Most of the emergency shelters are located within the city of Sacramento.

Table 2-35: Emergency Shelter Facilities for the Homeless, Sacramento County 2020								
Organization	Service Location	Service Type	Bed Site Location	HMIS Participant	Family Units	Family Beds	Single Beds	Total Beds
Bishop Gallegos Maternity Home	City of Sacramento	Single site	Facility-based	Yes	1	2	10	12
Capitol Park Hotel	City of Sacramento	Single site	Facility-based	Yes			115	115
City of Sacramento	City of Sacramento	Single site	Facility-based	Yes			104	104
Interfaith Network	Sacramento County	Single site	Facility-based	No	4	14		14
Francis House Center - A Program of Next Move	City of Sacramento	Voucher	Voucher	Yes	1	4		4
First Step Communities	City of Sacramento	Single site	Facility-based	Yes			80	80
Loaves and Fishes	City of Sacramento	Single site	Facility-based	No			16	16
Next Move (SAEHC)	City of Sacramento	Single site	Facility-based	Yes	3	9		9
Next Move (SAEHC)	City of Sacramento	Single site	Facility-based	Yes	17	71		71
Next Move (SAEHC)	Rancho Cordova	Single site	Facility-based	Yes			80	80
Sacramento County Re-housing Shelter	City of Sacramento	Scattered site	Facility-based	No			10	10
Sacramento County Re-housing Shelter	City of Sacramento	Scattered site	Facility-based	Yes			75	75
Sacramento LGBT Community Center	City of Sacramento	Voucher	Voucher	Yes			10	10
Sacramento LGBT Community Center	City of Sacramento	Single site	Facility-based	Yes			12	12
Saint John's Program For Real Change	City of Sacramento	Single site	Facility-based	Yes	43	129	34	163
Salvation Army	City of Sacramento	Single site	Facility-based	Yes			40	40
Salvation Army	City of Sacramento	Single site	Facility-based	Yes			24	24
SSHH & City of Sacramento	City of Sacramento	Scattered site	Facility-based	Yes			40	40
TLCS, Inc.	City of Sacramento	Single site	Facility-based	Yes			48	48
Turning Point Community Programs	Sacramento County	Other	Other	Yes			6	6
Union Gospel Mission	City of Sacramento	Single site	Facility-based	No			56	56
Volunteers of America	City of Sacramento	Single site	Facility-based	Yes	4	10		10
Volunteers of America	City of Sacramento	Single site	Facility-based	Yes	16	58		58
Volunteers of America	City of Sacramento	Single site	Facility-based	Yes			12	12
WellSpace Health	City of Sacramento	Single site	Facility-based	Yes			18	18
WellSpace Health	City of Sacramento	Single site	Facility-based	Yes			16	16
WellSpace Health	City of Sacramento	Single site	Facility-based	Yes			10	10
Wind Youth Services	Sacramento County	Single site	Facility-based	Yes			20	20
Wind Youth Services	Sacramento County	Single site	Facility-based	Yes			6	6
Wind Youth Services	Sacramento County	Single site	Facility-based	Yes			6	6
Women Escaping A Violent Environment (WEAVE)	Undisclosed	Undisclosed	Facility-based	No	20	40	20	60
Total family units					109		Total beds	1,205

Source: Sacramento Steps Forward, 2020

Table 2-36 Homeless Transitional Housing Opportunities, Sacramento County								
Project Name	Organization	Service Location	Service Type	HMIS Participant	Family Units	Family Beds	Single Beds	Total Beds
Bridges Sober Living Environment	Bridges, Inc.	City of Sacramento	Scattered site	Yes	15	30	10	40
Emergency Housing for Victims of Crime	Sacramento LGBT Community Center	City of Sacramento	Single site	Yes			8	8
Charlotte House	Sacramento Self Help Housing	Sacramento County	Single site	Yes			4	4
Grace House	Sacramento Self Help Housing	Elk Grove	Single site	Yes			5	5
Meadow House	Sacramento Self Help Housing	City of Sacramento	Single site	Yes	3	12		12
GPD Behavioral Health Center	Sacramento Veterans Resource Center	Sacramento County	Single site	Yes			12	12
GPD Men's Transitional Housing	Sacramento Veterans Resource Center	Sacramento County	Single site	Yes			42	42
GPD Behavioral Health Center	Sacramento Veterans Resource Center	Sacramento County	Single site	Yes			12	12
E.Claire Raley Transitional Living Program	Salvation Army	City of Sacramento	Single site	Yes	23	69	4	73
Possibilities (Joint RRH/TH Program)	TLCS & Wind Youth	City of Sacramento	Single site	Yes			15	15
Grace Haven Annex	Union Gospel Mission	City of Sacramento	Single site	No			4	4
New Life Program	Union Gospel Mission	City of Sacramento	Single site	No			28	28
Adolfo Mather THP Plus Housing for Foster Youth	Volunteers of America	Sacramento County	Single site	Yes	15	34	33	67
AHS Scattered Sites	Volunteers of America	Sacramento County	Scattered site	Yes	4	8	10	18
GPD Program	Volunteers of America	Sacramento County	Single site	Yes			40	40
Mather Community Campus Families	Volunteers of America	Sacramento County	Single site	Yes	25	68		68
Audre's Runaway & Homeless Youth Services	Waking the Village	City of Sacramento	Scattered site	Yes			8	8
Tubman OES	Waking the Village	City of Sacramento	Scattered site	Yes	4	12	4	16
Tubman Runaway & Homeless Youth Services	Waking the Village	City of Sacramento	Scattered site	Yes	2	4	2	6
Transformational Living Program	Wind Youth Services	City of Sacramento	Single site	Yes			12	12
Xpanding Horizons	Wind Youth Services	City of Sacramento	Single site	Yes			12	12
WEAVE Transitional Housing	Women Escaping A Violent Environment (WEAVE)	City of Sacramento	Confidential	No	6	20	2	22
Total family units						97	Total beds	524

Source: Sacramento Steps Forward, 2020

The City is addressing the needs of homeless persons in the City through coordination with other jurisdictions, providing available resources, permitting the development of shelter, and implementation plans meeting shelter needs. The City's updated zoning code allows for emergency shelters to be located in numerous locations throughout the City by right.

The City's main form of support for homeless services is through an annual contribution of the City's CDBG award to the County's Continuum of Care. The City also provides emergency shelter through the Supplemental Navigator Fund as a response to the COVID-19 pandemic. This program utilizes CDBG funds (\$125,000) and is used to support the Citrus Heights Navigator Program. It is used to fund up to six months in temporary housing and essential supplies to people in Citrus Heights experiencing homelessness so they can shelter in place and minimize the spread of COVID-19.

Citrus Heights HART also operates an annual Winter Sanctuary that rotates amongst local charities. The County has primarily used the City's funds to support the Winter Overflow Shelter, though the City funds lessen the County's costs of operating the shelter, making funds available to the other Continuum services. These services include but are not limited to housing assistance (placement, deposit, readiness), mental health and substance abuse services, employment services (job coaching, clothing, etc.), life skills training, and public assistance.

TABLE 2-37: Permanent Supportive Housing Operating in Sacramento County 2020							
Project Name	Organization	Service Location	Service Type	Family Units	Family Beds	Single Beds	Total Beds
Mercy 7th and H	Mercy Housing	City of Sacramento	Single site			75	75
Flexible Supportive Rehousing Program	Flexible Supportive Rehousing Program (Sac County)	Sacramento County	Voucher	1	3	23	26
Flexible Supportive Rehousing Program	Flexible Supportive Rehousing Program (Sac County)	Sacramento County	Voucher	3	9	25	34
Mather Veteran's Village	Sacramento Veterans Resource Center	Sacramento County	Single site			31	31
McClellan Park	Cottage Housing, Inc	Sacramento County	Scattered site	40	137		137
McClellan Park	Cottage Housing, Inc	Sacramento County	Scattered site	43	147		147
Quinn Cottages	Cottage Housing, Inc	City of Sacramento	Single site	2	12	58	70
VASH Vouchers	Department of Veterans Affairs	Sacramento County	Voucher	87	277	350	627
Achieving Change Together	Lutheran Social Services	City of Sacramento	Scattered site			33	33
Mutual Housing at Highlands	Lutheran Social Services	Sacramento County	Single site			21	21
Saybrook	Lutheran Social Services	City of Sacramento	Single site	56	184		184
Ardenaire Apartments	Mercy Housing	Sacramento County	Single site	6	12	13	25
Mercy Blvd Court	Mercy Housing	City of Sacramento	Single site			58	58
Mercy MLK Village (The King Project)	Mercy Housing	City of Sacramento	Single site			44	44
Mercy MLK Village	Mercy Housing	City of Sacramento	Single site			4	4
Next Move: Casas De Esperanza	Next Move (SAEHC)	City of Sacramento	Single site			18	18
Next Move: Home At Last	Next Move (SAEHC)	City of Sacramento	Scattered site			22	22
LSS SUS: Single Adults	Next Move (SAEHC) - Step Up Sacramento	City of Sacramento	Scattered site	3	7	37	44
LSS SUS: TAY Families	Next Move (SAEHC) - Step Up Sacramento	City of Sacramento	Scattered site	15	30		30
Next Move SUS: Adult Families	Next Move (SAEHC) - Step Up Sacramento	City of Sacramento	Scattered site	20	73		73
Next Move SUS: Omega Collaboration	Next Move (SAEHC) - Step Up Sacramento	City of Sacramento	Scattered site	1	3		3
Next Move SUS: Seniors	Next Move (SAEHC) - Step Up Sacramento	City of Sacramento	Scattered site			40	40
Next Move SUS: Single Adults (Overflow)	Next Move (SAEHC) - Step Up Sacramento	City of Sacramento	Scattered site			6	6
Wind SUS: Single TAY	Next Move (SAEHC) - Step Up Sacramento	City of Sacramento	Scattered site			12	12
Building Community	Sacramento Self Help Housing (SSHH)	City of Sacramento	Scattered site			50	50

Friendship Expansion	Sacramento Self Help Housing (SSHH)	City of Sacramento	Scattered site			40	40
Friendship Housing	Sacramento Self Help Housing (SSHH)	City of Sacramento	Scattered site			24	24
Friendship Housing Community	Sacramento Self Help Housing (SSHH)	City of Sacramento	Single site			30	30
New Community	Sacramento Self Help Housing (SSHH)	City of Sacramento	Single site			60	60
Mather Veteran's Village	Sacramento Veterans Resource Center	Rancho Cordova	Single site			25	25
Mather Veteran's Village	Sacramento Veterans Resource Center	Rancho Cordova	Single site	7	17	44	61
SHRA Shelter Plus Care	SHRA	Sacramento County	Voucher	95	313	470	783
SHRA: Mercy Blvd Court (Budget Inn)	SHRA	City of Sacramento	Single site			14	14
SHRA: Shasta Hotel	SHRA	City of Sacramento	Scattered site			18	18
TLCS: Co -Ops	TLCS, Inc.	Sacramento County	Scattered site	3	7	30	37
Hotel Berry	TLCS, Inc.	City of Sacramento	Single site			10	10
New Direction Permanent Housing Program	TLCS, Inc.	City of Sacramento	Scattered site			64	64
PACT Perm Housing Program - Expansion	TLCS, Inc.	City of Sacramento	Single site			20	20
PACT Perm Housing Program - Legacy	TLCS, Inc.	City of Sacramento	Single site	2	4	35	39
Widening Opportunities for Rehabilitation and Knowledge	TLCS, Inc.	City of Sacramento	Scattered site	6	14	35	49
Mutual Housing at the Highlands	Turning Point Community Programs	Sacramento County	Single site			26	26
Pathways to Success Scattered Site	Turning Point Community Programs	Sacramento County	Voucher			23	23
YWCA	Turning Point Community Programs	City of Sacramento	Single site			7	7
ReSTART	Volunteers Of America	City of Sacramento	Scattered site	28	98	100	198
Total Family Units						1347	Total Beds 3,342

FIRST-TIME HOMEBUYER NEEDS

Another aspect of housing need, is the need to assist low income entry level homebuyers. These households could be caught between increasing rents and the difficulty of saving money for a down payment, while preferring an opportunity to own a home and accumulate equity.

The current (September 2020) median sales prices for a single family home within the City is \$389,375.

Currently, a family in Citrus Heights earning the annual median income of \$80,100 can afford a home priced at \$370,000. (This assumes an interest rate of 3%, 3% closing costs, 3.5% down, and a 30-35% payment to income ratio.) Thus, at current median prices, a family at median income can afford to buy a home in the City. The City's first-time homebuyer program offers up to \$40,000 in assistance to eligible low-income families. Coupled with public agency loans, this assistance makes it possible for many low-income families to qualify to buy a home.

As shown in Table 2-40 and Figure 2-11, the level of assistance provided by the City can affect the ability of a family to afford a home. The example shown assumes a substantial buyer's contribution. The first-time buyer assistance program can also help families who lack significant savings to buy a home below the median sales price.

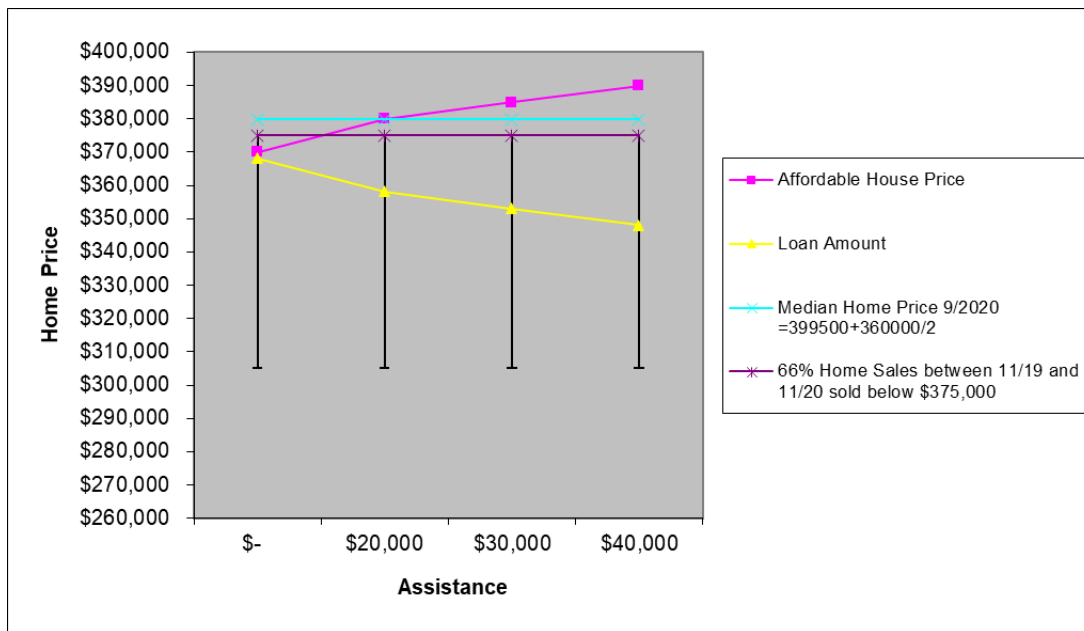
Figure 2-11 illustrates relative affordability of homes in the current housing market. The First-Time Home Buyer Assistance program can assist very low income families in lowering the required loan levels to levels that can afford homes in the region. Sixty-six percent of all homes sold in the region were sold for under \$370,000 and 27% of all homes were sold for under \$295,000 from November 2019 to November 2020, ensuring availability of housing for all income levels, with or without City assistance.

TABLE 2-38: First Time Home Buyer Assistance, City of Citrus Heights				
	City Assistance Level			
	\$0	\$20,000	\$30,000	\$40,000
Home Price	\$370,000	\$380,000	\$385,000	\$390,000
Estimated Closing Costs	\$11,100	\$11,400	\$11,550	\$11,700
Borrower's Portion ¹	-\$12,950	-\$13,300	-\$13,475	-\$13,650
Assistance	\$0	-\$20,000	-\$30,000	-\$40,000
Loan Amount	\$368,150	\$358,100	\$353,075	\$348,050
Principal and Interest ²	\$1,552	\$1,510	\$1,489	\$1,467
Property Taxes per month ³	\$385	\$396	\$401	\$406
Home Owner's Insurance ⁴	\$50	\$50	\$55	\$60
Mortgage Insurance ⁵	\$307	\$298	\$294	\$290
Total Estimated Payment	\$2,294	\$2,254	\$2,239	\$2,224
Monthly Income ⁶	\$6,675	\$6,675	\$6,675	\$6,675
Housing Ratio ⁷	34.37%	33.77%	33.54%	33.31%

Assumptions:

- 1.) 3.5% of Purchase Price
- 2.) Fixed Interest Rate, Amortized for 30 years 3%
- 3.) Annual Property Taxes calculated at 1.25% of property value at time of transfer.
- 4.) Home Owner's Insurance based on moderate priced policy
- 5.) Mortgage Insurance based on .01% of loan balance per year.
- 6.) Income based on 80% AMI (\$80,100) per HUD Income Limits
- 7.) Goal of approx. 30-35% Maximum

Source: City of Citrus Heights



Source: City of Citrus Heights

First Time Home Buyer Assistance, City of Citrus Heights

Figure 2-11

2.27 HOUSING COSTS & OVERPAYMENT

HOUSING AFFORDABILITY

Affordability is defined as a household spending 30% (renter) / 35% (owner) or less of household income for shelter. Shelter is defined as gross rent or gross monthly owner costs. Gross rent is the contract rent plus utilities. In most cases, the contract rent includes payment for water, sewer and garbage in the City of Citrus Heights. “Gross monthly owner costs” include mortgage payments, taxes, insurance, utilities, condominium fees, and site rent for mobile homes.

FOR SALE UNITS

The residential real estate market in the Sacramento region saw a tremendous rate of price appreciation between 2012 and 2020. The median home price in Citrus Heights in 2012 was approximately \$157,157, whereas as of September 2020 the median home price in the city was \$389,375.

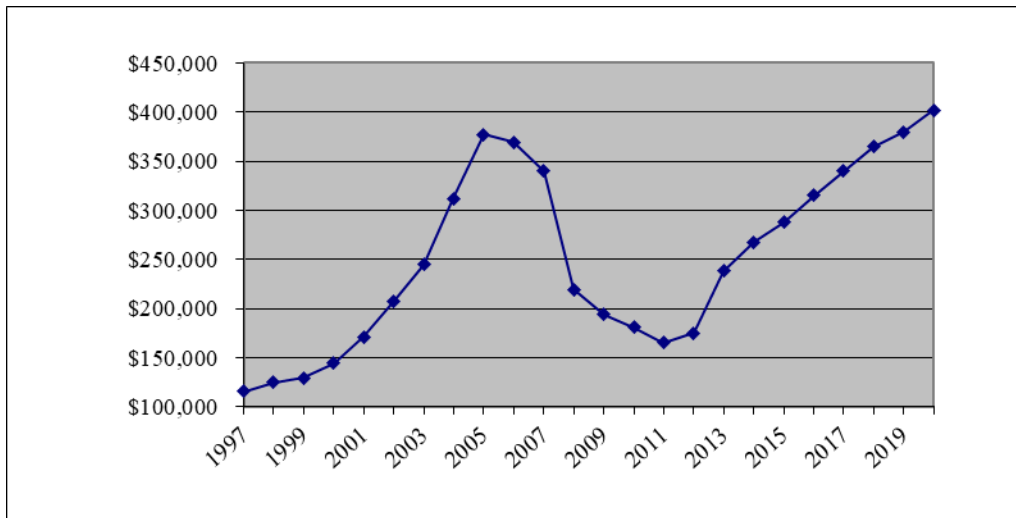
With the most affordable homes in Citrus Heights in “the 360s,” single family units are currently affordable to the median income Citrus Heights family. The median income family in Citrus Heights can afford a home priced near \$370,000 (using an interest rate of 3% and standard underwriting criteria).

	2015	2016	2017	2018	2019	2020 (3)	5-Year Change	12 mos Change
Sacramento Metro	288,000	315,000	340,000	365,000	380,000	410,000	42%	8%
Citrus Heights - 95610 ⁽¹⁾	278,000	306,000	335,000	354,500	375,000	403,750	45%	8%
Citrus Heights - 95621 ⁽¹⁾	244,900	270,000	305,000	322,000	340,000	375,000	53%	10%
City average ²	261,450	288,000	320,000	338,250	357,500	389,375	49%	9%
(1) a small portion of the City of Citrus Heights is outside the zip codes shown (<100 units)								
(2) Average of two median figures								
(3) Data as of Sept 2020								
Source: Sacramento Association of Realtors								

TABLE 2-40: Median Sales Price for Single Family Homes, Sacramento County 1997-2020	
Year	Median Sales Price
1997	\$115,738
1998	\$125,000
1999	\$129,188
2000	\$144,375
2001	\$171,000
2002	\$207,488
2003	\$244,875
2004	\$312,145
2005	\$377,500
2006	\$369,450
2007	\$339,975
2008	\$219,000
2009	\$194,125
2010	\$180,563
2011	\$165,000
2012	\$175,000
2013	\$238,000
2014	\$267,263
2015	\$288,000
2016	\$315,000
2017	\$340,000
2018	\$365,000
2019	\$380,000
2020*	\$402,000

* Data is for 7 months of sales until July 2020

Source: Sacramento Association of Realtors



Median Sales Price for Single Family Homes, Sacramento Region – 1997-2019

Figure 2-12

Table 2-41: Affordability Levels based on Income				
	Income Levels			
	Very Low (<50%) AMI	Low (50- 80% AMI)	Median (80- 120%AMI)	Moderate (>120% AMI)
Home Price	\$180,000	\$295,000	\$375,000	\$450,000
Estimated Closing Costs	\$5,400	\$8,850	\$11,250	\$13,500
Borrower's Portion ¹	-\$6,300	-\$10,325	-\$13,125	-\$15,750
Loan Amount	\$179,100	\$293,525	\$373,125	\$447,750
Principal and Interest ²	\$755	\$1,238	\$1,573	\$1,888
Property Taxes per month ³	\$188	\$307	\$391	\$469
Home Owner's Insurance ⁴	\$50	\$50	\$50	\$55
Mortgage Insurance ⁵	\$149	\$245	\$311	\$373
Total Estimated Payment	\$1,142	\$1,839	\$2,325	\$2,785
Monthly Income ⁶	\$3,338	\$5,340	\$6,675	\$8,010
Housing Ratio ⁷	34.21%	34.45%	34.83%	34.76%
Assumptions:				
1.) 3.5% of Purchase Price				
2.) Fixed Interest Rate, Amortized for 30 years 3%				
3.) Annual Property Taxes calculated at 1.25% of property value at time of transfer.				
4.) Home Owner's Insurance based on moderate priced policy				
5.) Mortgage Insurance based on .01% of loan balance per year.				
6.) Income based on AMI (\$80,100)				
7.) Goal of approx. 35% Maximum				
Source: City of Citrus Heights				

RENTAL UNITS

According to the UCLA Affordability Study (2019), rental rates for apartments in Citrus Heights range from \$1,049 a month for a studio apartment to over \$1889 a month for a 3 bedroom/2 bathroom apartment.

Using estimates of utility costs and typical unit sizes for families at 22–35% of income going toward housing, most low-income families can afford rentals in the City of Citrus Heights (see Table 2-44).

There are 789 government subsidized apartment units in the City of Citrus for families and for senior citizens.

Family Size	Annual Income for Low-income Family (1)	Monthly Income	Unit Size	Average Rent for Unit Size (2)	Estimated Monthly Utility Costs (3)	Estimated Gross Rent	Gross Rent as a % of Income
1	\$48,350	\$4,029	Studio	\$1,049.00	\$226	\$1,275	32%
2	\$55,250	\$4,604	1/1	\$1,037.00	\$238	\$1,275	28%
3	\$62,150	\$5,179	2/1	\$1,006.00	\$269	\$1,275	25%
4	\$69,050	\$5,754	2/2	\$1,006.00	\$269	\$1,275	22%
5	\$74,600	\$6,217	3/2	\$1,889.00	\$301	\$2,190	35%
6	\$80,100	\$6,675	3/2	\$1,889.00	\$301	\$2,190	33%

(1) HUD Income Limits, 2020

(2) UCLA Affordability Study 2019

(3) SHRA Allowance for Tenant Paid Utilities (Electric) and services -7/1/2020

PRODUCTION OF AFFORDABLE HOUSING IN CITRUS HEIGHTS

As part of the Housing Element Update, the City is required to demonstrate that there is adequate land available to accommodate various levels of affordability. Although the State has established a density of 30 units per acre as the default density for accommodating low and very low income housing, the default density does not accommodate for local conditions or other market factors. Rather than rely on the default density, the City prepared an analysis that evaluated the production of affordable housing in Citrus Heights.

The analysis determined that housing affordability is determined by a variety of factors that vary both on an intraregional and interregional basis. Affordability is largely impacted by local conditions within individual communities. These “Affordability Factors” vary greatly across the state and can dramatically impact the ability to produce affordable housing.

These affordability factors include: Financial Feasibility, Market Demand, Development Experience, Existing Housing Stock, Corridors and Transit Accessibility, Affordable Housing Incentives, and Programmatic Efforts.

Recognizing that conditions that lead to affordability are not universal, the State allows jurisdictions to perform an analysis based on local conditions and affordability factors as an alternative to the default densities. In 2012, the City studied these affordability factors and the impact they have on affordable housing production in Citrus Heights. The City commissioned a second analysis by UCLA in 2019, which has been attached as Appendix B.

Whereas urban areas or coastal communities may require densities of at least 30 units per acre, suburban or rural communities can often provide affordable housing at much lower densities based on the local conditions and affordability factors discussed above. The City has conducted the required analysis and determined that zoning allowing 20 units per acre is adequate to support affordable housing in Citrus Heights.

The City's analysis of local affordability factors determined that affordable housing can be produced in Citrus Heights at densities of 20 units per acre. Although all affordability factors impact the City's ability to produce affordable housing, several key factors or a combination of these factors ensure that the City can continue to produce affordable housing at lower densities:

1. Land values in the City are lower than the surrounding area
2. Recent market rate development is affordable to lower incomes at densities at or incrementally above 20 units per acre
3. Increased density has not resulted in increased affordability
4. The City's supply of existing housing is affordable at market rates
5. The City's development fees are amongst the lowest in the region
6. Infrastructure is readily available due to the built out nature of the community
7. The majority of the City, particularly along its corridors, is affordable even when factoring in transportation costs
8. The availability of incentives for affordable housing has proven successful in Citrus Heights
9. The City has adopted policies that support affordable housing

Based on the local conditions (affordability factors), the City is capable of producing affordable housing at densities 20 units per acre. This factor is considered throughout the City's Housing Element Update, including the assumptions and calculations within the City's adequate sites and land inventory.

OVERPAYMENT

Generally, overpayment considers the total shelter cost for a household compared to their ability to pay. Overpayment is an important measure of the affordability within the City of Citrus Heights. Specifically, “overpayment” is defined as monthly shelter costs in excess of 30% of a rental household’s or 35% of an ownership household’s income. As defined by the US Census Bureau, “shelter cost” is the monthly owner costs (mortgages, deeds of trust, contracts to purchase or similar debts on the property and taxes, insurance on the property and utilities) or the gross rent (contract rent plus the estimated average monthly cost of utilities).

According to the 2018 Census data, 53.1% of renter-occupied households were in overpayment situations in 2018, while 34.8% of owner-occupied households were overpaying for shelter in the City of Citrus Heights. In Sacramento County in 2018, 44.2% of households were overpaying for shelter; 54.7% of renter occupied households were overpaying, while 33.3% of owner-occupied households were overpaying for shelter.

Overpayment is a significant problem for lower income households (i.e., with income less than 80% of AMI). Based on the 2018 Census data, 12,660 of the lower income households in the city are overpaying for shelter. Subsequently, 59% of the lower income renter households are overpaying for shelter, while only 41% of the lower income owner households are overpaying for shelter.

Tenure	Total Units ¹	30%–34.9%		35%+		Over 30%	
		Number	Percent	Number	Percent	Number	Percent
Owner ²	13,370	1,318	9.9%	3,329	24.9%	4,647	34.8%
Renter	14,399	1,357	9.4%	6,287	43.7%	7,644	53.1%
All	27,769	2,675	9.6%	9,616	34.6%	12,291	44.3%

Note:

- 1 Reported for selected units only.
- 2 Only Households with Mortgages

Source: US Census

Tenure	Total Units ¹	30%–34.9%		35%+		Over 30%	
		Number	Percent	Number	Percent	Number	Percent
Owner ²	215,959	17,694	8.2%	54,127	25.1%	71,821	33.3%
Renter	224,671	20,630	9.2%	102,335	45.5%	122,965	54.7%
All	440,630	38,324	8.7%	156,462	35.5%	194,786	44.2%

Note:

- 1 Reported for selected units only.
- 2 Only Households with Mortgages

Source: US Census

Household Type	Lower Income Households (<80% of AMI)		Lower Income Households Overpaying (<80% of AMI)	
	Number	Percent	Number	Percent
Owners	9,467	46%	5,152	41%
Renters	10,920	54%	7,508	59%
TOTAL	20,387		12,660	

Source: Estimates based on US Census

2.28 LOW INCOME HOUSING CONVERSIONS: AT-RISK HOUSING

The Housing Element Law in California (Govt. Code Sect. 65583) requires all jurisdictions to include a study of all low income housing units which may at some future time be lost to the affordable inventory by the expiration of some type of affordability restrictions. The analysis and study is to cover a ten year period, and be divided into two five year periods, coinciding with the Housing Element which is 2021-2031 in the City of Citrus Heights.

There are three general cases that can result in the conversion of affordable units:

1. PREPAYMENT OF HUD MORTGAGES SECTION 221(D)(3), SECTION 202 AND SECTION 236 –
A Section 221 (d)(3) is a privately owned project with HUD providing either below market interest rate loans or market rate loans with a subsidy to the tenants. In a Section 236 complex, HUD provides assistance to the owner to reduce the costs for tenants by paying most of the interest on a market rate mortgage. Additional rental subsidy may be provided to the tenant. In a Section 202, HUD provides a direct loan to non-profit organizations for project development and rent subsidy for low-income tenants. All Section 202 handicapped units (Section 202 H.C.) are designed for physically handicapped, developmentally disabled, and chronically mentally ill residents.

2. OPT-OUTS AND EXPIRATIONS OF PROJECT BASED SECTION 8 CONTRACTS – In a Section 8 new construction or substantial rehabilitation, HUD provides a subsidy to the owner for the difference between tenant’s ability to pay and the contract rent. Usually, the likelihood of opt-outs increase as the market rents exceed the contract rents.
3. OTHER – Expiration of the low income use period of various financing sources, such as Low Income Housing Tax Credit (LIHTC), bond financing, density bonuses, CHFA, CDBG, and HOME funds and Redevelopment funds.

2.29 INVENTORY OF AFFORDABLE RENTAL HOUSING UNITS

The following inventory includes all publicly assisted/rent restricted apartment complexes in the City of Citrus Heights. A total of 789 public assisted units were ascertained in the City in 2020. All the properties were found to target Very Low to Low income households. Most of the properties were found to assist general households or families, and two properties were found to assist senior households.

Table 2-46: Affordable Rental Units Inventory-City of Citrus Heights				
Name of Project	Address of Project	Targeted Income Groups	Target Population	Number of Assisted Units
Greenback Manor	7500 Greenback Lane	Very Low and Low	Family	154
Huntington Square	7311 Huntington Sq. Lane	Low	Family	45
The Renaissance	7711 Greenback Lane	Very Low	General	60
Vintage Oaks	7340 Stock Ranch Road	Very Low and Low	Senior	240
Normandy Park	Madison Avenue/Mariposa Avenue	Very Low and Low	Senior	92
Arborelle Apartments	8007 Sunrise Boulevard	Low	General	177
TOTAL				789

Source: Sacramento Housing and Redevelopment (SHRA), U.S. Department of Housing and Urban Development, California Tax Credit Allocation Committee

A variety of affordable housing programs comprise the Citrus Heights affordable housing stock. Two complexes were found to be utilizing county multi-family bonds and five were identified as Low Income Housing Tax Credit (LIHTC) properties. Greenback Manor was placed in service July 31, 2000 after the expiration of a HUD Section 236 contract. Approximately half of the tenants are using preservation vouchers from SHRA, as of May 2000. All of the affordable properties are “at-risk” through the expiration of affordability terms.

Name of Project	Type of Assistance	Expiration Year	Month	Type of Conversion Risk
Huntington Square	CHFA	2024		Restriction Expiration
Vintage Oaks	LIHTC	2049		Restriction Expiration
Greenback Manor	LIHTC/Bonds	2053		Restriction Expiration
Normandy Park	LIHTC/Bonds	2055		Restriction Expiration
The Renaissance	LIHTC/Bonds	2056		Restriction Expiration
Arborelle Apartments	LIHTC	2062		Restriction Expiration

Source: Sacramento Housing and Redevelopment (SHRA), U.S. Department of Housing and Urban Development, California Tax Credit Allocation Committee

During the preparation of the 2013 Housing Element update, there were no properties considered to be “at risk” of losing affordable housing units. During the 2021 Housing Element update, only one property, Huntington Square, is shown to be “at risk” of losing affordable housing units in 2024. While there has not yet been discussion with the owner, City staff plans to work diligently with them to ensure that this property does not result in the loss of an additional 45 units of affordable housing, including ensuring they meet all 3-year, 12-month, and 6-month noticing requirements.

Expiring Year	At-risk Project(s)	Level of Risk	Number of Units			
			General	Elderly	Disabled	Total
2022	None	None	0	0	0	0
2023	None	None	0	0	0	0
2024	Huntington Square	Low	45	0	0	45
2025	None	None	0	0	0	0
2026	None	None	0	0	0	0
Within five years			45	0	0	45
2027	None	None	0	0	0	0
2028	None	None	0	0	0	0
2029	None	None	0	0	0	0
2030	None	None	0	0	0	0
2031	None	None	0	0	0	0
Within the next 5 years			0	0	0	0
TOTAL ten year “at-risk” units			0	0	0	45

Source: City of Citrus Heights

2.30 COST ANALYSIS

To provide a cost analysis of at-risk units, the following must be considered: 1) acquisition/rehabilitation (sale to an agency or individual willing to continue and maintain the affordability restrictions 2) replacement (new construction) and 3) providing rental subsidies.

Acquisition/Rehabilitation – The primary factors being used in the analysis of cost to rehabilitate low income housing are: acquisition, rehabilitation and financing/other costs. Actual acquisition costs would depend on several variables such as condition, size, location, existing financing and availability of financing (governmental and market). Historically, rehabilitation has ranged from 25% to 30% less than new construction. The following are estimated per unit rehabilitation costs for the City of Citrus Heights, according to private developers.

Table 2-49: Estimated Acquisition/Rehabilitation Costs, City of Citrus Heights	
Fee/Cost Type	Cost Per Unit
Acquisition	\$250,000
Rehabilitation	\$50,000
Financing/Other	\$57,000
TOTAL COST PER UNIT	\$357,000

Source: USA Properties

1. Replacement – Replacement means new construction of a complex with the same number of units, on a similar site, with similar amenities as the one removed from the affordable housing stock. Costs estimates were prepared by using local information and data as much as possible. Input was solicited from the City’s Building Department and private developers. The construction of new housing can vary greatly depending on factors such as location, density, unit sizes, construction materials and on-site and off-site improvements. Replacement cost includes construction, land, associated fees, design, syndication, overhead and administrative costs. The following table describes replacement costs for a typical garden style apartment in the City of Citrus Heights.

Table 2-50: Estimated Per Unit Replacement Cost, City of Citrus Heights*	
Fee/Cost Type	Cost Per Unit
Land Acquisition	\$20,000
Construction	\$310,000
Site Development	\$18,000
Fees/Permits/Exaction	\$27,000
Financing/Other	\$120,000
TOTAL COST PER UNIT	\$495,000

Source: Sunrise Pointe Housing Development, Citrus Heights

2. Providing Rental Subsidies – Generally, there are two types of affordable housing: subsidized and rent-restricted. Subsidized units usually qualify tenants with incomes less than 50% of the Area Median

Income (AMI) and subsequently the tenants pay 30% of their adjusted gross income for monthly rent. Restricted rents are usually mitigated rents set according to the AMI or the HUD Fair Market Rent (FMR). Most of the City’s affordable housing would be classified as rent-restricted one and two bedroom units. In order to preserve converting affordable housing units, the city would generally need to provide the difference between the market rents and the restricted-rents. The following is a per unit rental subsidy cost estimate utilizing average market rents and average restricted-rents.

Table 2-51: Estimated Per Unit Rental Subsidy Costs, City of Citrus Heights				
Bedroom Type	Avg. Restricted Rent*	Avg. Market Rent	Difference (\$)	Per Unit Rental Subsidy Per Year
One Bedroom	\$1,070	\$1,119	\$49	\$588
Two Bedroom	\$1,350	\$1,415	\$65	\$780
Average	\$1,210	\$1,267	\$57	\$684

Note:

* Based on HUD Fair Market Value (FMR) and SHRA Allowance for Tenant Paid Utilities and Services Eff 04/1/2011 - Assuming Electric Utilities

Forty-five at-risk units are identified within the City within the next ten years. The City will continue to monitor its inventory of affordable units throughout the planning period.

Table 2-52: Comparison of Preservation Costs, City of Citrus Heights			
Preservation Type	Number of Units	Cost Per Unit	Total Cost
Acquisition/Rehabilitation	45	\$357,000	\$16,065,000
Replacement	45	\$495,000	\$22,275,000
Rental Subsidies*	45	\$684 (per unit/year)	\$769,500

Note:

* Assumes 25 Years of Affordability

PRESERVATION OF RESOURCES

Efforts by the City to retain low income housing must be able to draw upon two basic types of preservation resources: organizational and financial. First, qualified, non-profit entities need to be made aware of the future possibilities of units becoming “at risk.” Groups with whom the City has an on-going association are the logical entities for future participation.

The City aggressively monitors the availability of new housing resources and program funds. In 2003, the City was successful in obtaining a \$1 million grant from the State to assist in capitalizing a Housing Trust Fund. The City has also received over \$1 million in State grants (Cal HOME and HOME Consortium funding) to provide

down payment assistance to first-time homebuyers. The City has also been the recipient of federal funding (EDI) to assist in the redevelopment of Sayonara Drive which is the City's most hard-pressed low income area.

In the future the City will pursue housing resources consistent with the priorities outlined in the City's Housing Element and Consolidated Plan. Of particular priority is a commitment to pursue funds for the City's Housing Trust Fund, First-Time Homebuyer Program, the Sayonara neighborhood and other pockets of low income and the City's ten mobile home communities. As a mature suburb, the reinvestment in an aging housing stock grows more important over time. The City has expended several million dollars to fund housing rehabilitation loans in recent years. This will continue to be a priority need and the City will direct both internal resources (Housing Trust funds) as well as State and Federal funding resources in addressing these needs.

The following is a list of additional financial resources that might become a part of the City's overall financial plan to deal with retaining affordable units. The number and availability of programs to assist cities and counties in increasing and improving their affordable housing stock is significantly limited. Future funding for new projects is unpredictable especially considering the elimination of Redevelopment funding.

All the following programs are restricted by requirements. Some require matching funds, some have precise monitoring and reporting conditions, and none are sufficient - in themselves - to produce or preserve a significant amount of housing.

The following programs are federal, state, local and private housing programs that will be valuable resources in preserving "at-risk" housing.

1. HOME Program: The HOME Program was created under Title II of the Cranston-Gonzales National Affordable Housing Act enacted on November 28, 1990. Eligible activities include acquisition, rehabilitation, construction, and rental assistance which can be used for preservation activities. For the recipient of HOME funds, Citrus Heights is in a consortium with Sacramento County, City of Sacramento, and the City of Rancho Cordova. The Sacramento Housing and Redevelopment Agency (SHRA) is the lead agency in the city's HOME Consortium.
2. Public Housing Authority (PHA) – The local PHA is Sacramento Housing and Redevelopment Agency (SHRA). SHRA manages many housing and community development activities including: Conventional Housing or Low Rent Public Housing and Section 8 Certificate and Voucher Program. The Conventional Housing Program is housing developments that are managed and maintained by SHRA. The Section 8 Certificate Program is a tenant-based rental subsidy administered by the agency. Qualified families are selected and certified from a waiting list. The qualified family can utilize the Certificate at any "decent, safe and sanitary housing." The tenant's portion of the rent is based on 30% of the adjusted family gross income.

SHRA subsidizes the difference between the tenant’s portion and the rent. However, the actual rent is restricted by Fair Market Rents (FMR), as determined by HUD. The Section 8 Voucher Program is basically the same as the Certificate Program, except the tenant’s housing choice is not restricted by the Fair Market Rents.

3. HUD – Community Development Block Grant (CDBG) Funds – The City of Citrus Heights is an entitlement city through the Department of Housing and Urban Development (HUD). Grants are awarded annually for general activities (including housing) and infrastructure. The City of Citrus Heights could utilize CDBG funds for acquisition of “at-risk” properties and housing rehabilitation activities. Proceeds from those activities could be deposited into a revolving loan fund established from low interest loans for rehabilitation and could be a resource for housing and preservation activities. HUD offers various programs that can be utilized by the City, non-profit or for-profit agencies for the preservation of low income units, such as Section 202 and Section 108 (loan guarantee). The City receives approximately \$600,000 a year in CDBG funds.
4. Low Income Housing Fund – Citrus Heights adopted an impact fee based on square footage of non-residential building permits. The impact fees are accumulated in an account to be used for low income housing. As development has slowed in recent years, it is anticipated this fund will receive little to no commercial mitigation fees in the coming years.
5. Community Reinvestment Act (CRA) – Federal law requires that Banks, Savings and Loans, Thrifts, and their affiliated mortgaging subsidiaries, annually evaluate the credit needs for public projects in communities where they operate. Part of the City’s efforts in developing preservation programs, should be meeting with local lenders to discuss future housing needs which may be within the guidelines of the Community Reinvestment Act. Although an unpredictable resource, it is important to establish a working relationship for future problem solving.
6. Low Income Housing Tax Credit Program (LIHTC) – The LIHTC Program provides for federal and state tax credits for private developers and investors who agree to set aside all or an established percentage of their rental units for low income households for no less than 30 years. Projects generally have affordability terms of 30 or 55 years. Tax credits can be utilized on rehabilitation project and/or acquisition of “at-risk” units.

Developers and investors must apply for an allocation of tax credits from the California Tax Credit Allocation Committee (CTCAC). Tax credits are awarded on a competitive basis at varying times. Compliance is monitored according to Internal Revenue Service (IRS) rules and regulations.

7. California Housing Finance Agency (CHFA) – CHFA offers permanent financing for acquisition and rehabilitation to for-profit, non-profit and public agency developers, seeking to preserve “at-risk” units.

Additionally, CHFA offers low interest predevelopment loans to non-profit sponsors in the Acquisition/Rehabilitation Program.

8. Affordable Housing Programs (AHP) – The AHP is facilitated by the Federal Home Loan Bank System which offers direct subsidies on interest rates for affordable housing. Local service is provided by the San Francisco Federal Home Loan Bank District. Interest rate subsidies under the AHP must be used to finance the purchase, construction, and/or rehabilitation of rental housing. At least 20% of the units are to be occupied by Very Low (less than 50% of AMI) households for the useful life of the housing or the mortgage term.
9. Acquisition and Rehabilitation (a component of the Multi-family Housing Program) is conducted through the California Department of Housing and Community Development for acquisition and rehabilitation of existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated. Assistance is in the form of low interest construction and permanent loans. Local government agencies, private nonprofit and for-profit organizations are eligible applicants.

2.31 GOVERNMENTAL AND NON-GOVERNMENTAL CONSTRAINTS

The ability of the private and public sectors to provide adequate housing and meet the needs of all economic segments of the community can be constrained by various interrelated factors. Generally, these factors have been divided into two categories: non-governmental constraints and governmental constraints. Non-governmental constraints consist of land availability/environmental constraints, vacancy rates, cost of land, cost of construction and the availability of financing. Governmental constraints consist of land use controls, building codes, fees and enforcement, service and facility costs, planning application fees, development permit and approval processing and local fair share efforts. In addition, providing adequate zoning opportunities for a variety of housing types ensures development of housing to serve the various segments of the community. Energy efficiency encouraged by the City aids in the reduction of month to month housing costs increasing the affordability of housing.

2.32 ZONING FOR A VARIETY OF HOUSING TYPES

The City's Zoning Code provides for a variety of housing types throughout the City. Limited availability of land for certain land uses may reduce the potential to develop a variety of housing types, however, the City has an assortment of land available for these various housing types.

MULTI-FAMILY RENTAL HOUSING

Citrus Heights currently has a large supply of multi-family rental housing available. Currently, 14,635 units (38%) of the multi-family units in the city are rentals. The Zoning Ordinance allows duplexes on properties zoned

RD-5 or higher and multi-unit dwellings are permitted on RD-10 and RD15-30 zoned parcels by right. In addition, multi-family housing is permitted in LC, SC, and GC commercial zoning designations.

EMERGENCY SHELTERS

Currently, the Domestic Violence Intervention Center (DVIC) is located within the City of Citrus Heights. This shelter provides emergency and transitional housing for victims of domestic violence. In 2010, in light of SB2, the City updated its Emergency Shelter requirements. Emergency Shelters are permitted by right with specific development standards in the GC zone which is found throughout the city. Emergency Shelters are not permitted immediately adjacent to any RD-1 through RD-7 zoned property, within 300 feet of another Shelter, or within 1,000 feet of an elementary school, middle school, high school, public library, or public park.

Emergency shelters are also required to be located within one-half mile of a transit stop (located throughout the City) or provide evidence that transit access will be available between the facility and other transit. Emergency shelters are limited to a maximum of 75 beds by right, however, in the event of a disaster or with a City Council approved Use Permit, an emergency shelter may exceed 100 beds.

Specific design features are required for emergency shelters including the following:

1. A Courtyard or other in-site area for outdoor client congregation, so that clients waiting for services are not required to use the public sidewalk for queuing.
2. Telephones for use by clients.
3. On-site personnel during hours of operation when clients are present. The manager's area shall be located near the entry to the facility.
4. Adequate interior and exterior lighting.
5. Secure areas for personal property.
6. Other facilities as recommended by the Police Department prior to Zoning Clearance Approval.

City staff understands that these guidelines will need to be revised to comply with Government Code Section 65583(a), and has crafted a policy action (#) to specifically address the issue during the 6th cycle.

TRANSITIONAL AND SUPPORTIVE HOUSING

Transitional and Supportive Housing are both considered residential uses by the Zoning Code. Residential Care Facilities for six or fewer clients are permitted by right in all residential zones. Facilities that provide transitional or supportive housing for 7–20 clients require a use permit in all residential zones (not permitted in Mobile Home or Open Space Zoning) and facilities serving 21 or more clients are allowed in RD10–RD30 Zoning (single

family and multi-family zones) with a Use Permit. The Use Permit process has objective findings that need to be made, including the following:

- ▶ The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the Municipal Code;
- ▶ The proposed use is consistent with the General Plan and any applicable specific plan;
- ▶ The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity;
- ▶ The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints; and
- ▶ Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

In 2010, the City updated its zoning code to include an explicit definition of Transitional and Supportive Housing. The definitions include language that clarifies these uses shall be treated as residential care facilities and the relevant development standards should apply. Transitional and Supportive Housing are subject to the same development standards as single dwelling units and generally require Building Permit review to ensure conformance. The typical Plan Review time frame for first plan check is 10 business days.

Staff has added a policy action (#) to update its Transitional and Supportive Housing policy to meet all current State requirements, to be enacted during the 6th cycle.

SINGLE-ROOM OCCUPANCY

Single-room occupancy projects are permitted with a Use Permit in the GC zone which is found throughout the city.

HOUSING FOR AGRICULTURAL EMPLOYEES

According to the 2017 US Department of Agriculture data, there 94,769 farm employees in Sacramento County. Given the built out nature of the City and the lack of any agricultural zoning, there are scarce numbers of acres in farm production (if any) and subsequently a negligible need for farm worker housing. The needs of farm workers are addressed through the general affordable housing strategies in the Housing Element. Staff has added a policy action (#) to update its Agricultural Worker Housing policy to meet all current State requirements pursuant to Health and Safety code 17021.5, to be enacted during the 6th cycle.

FACTORY-BUILT HOUSING AND MOBILE HOMES

Factory-built and Mobile homes are currently permitted in all residential zoning designations throughout the City. Currently, 5.3 percent of the households in the City are in mobile or factory built homes. The majority of these homes are located within the ten mobile home parks located within the City. Factory built and Mobile Homes are subject to the development standards of the applicable residential zoning district. The City will conduct annual assessment with the Mobile Home park owners and residents to evaluate the potential for partnerships for improvements and ownership opportunities in the City's mobile home parks.

ACCESSORY DWELLING UNITS

Over the last several years, the city has averaged less than 3 new ADUs annually. Recent state laws have accelerated ADU construction and between 2018 and 2019, the annual number of ADU permits increased over 100% (6.5 units per year). The increase is continuing in 2020 and is trending to 12 units this calendar year. The city anticipates the annual number of ADUs constructed will continue to increase over the planning period.

As ADU permits are issued, the city collects information from the property owner including relationship to the future occupant(s) (relative, friend, tenant) and the expected monthly rent. This information assists the city in completing its required housing reports. Information collected has demonstrated that over 70% of the ADUs constructed will be for a family member where little or no rent is collected.

The city has been a leader in the state by relaxing Zoning Code regulations for ADUs beyond what is required under state law (ahead of these requirements being incorporated into law). For example:

- Parking is not required for ADUs anywhere in Citrus Heights (no matter what distance the ADU is from transit service).
- Reduced Fees
- Conversions of existing structures can maintain existing setbacks.
- Development of a FAQ document for ADUs

The city continues to promote and encourage ADUs as an important source of affordable housing. To this end, the city has applied for Local Early Action Planning (LEAP) funding to prepare pre-approved ADU plans to incentivize ADU construction. Further, in conjunction with the development of pre-approved plans, the city will be hosting educational and promotional events around ADUs over the planning period to ensure these targets are met.

MIXED USE PROJECTS

Mixed use projects are permitted in the LC, SC, GC, AC, and BP zones. Live/work and Work/live units are permitted with a MUP in the BP, LC, and with a Use Permit in the SC and GC zones. The City continues to work with developers to allow mixed use developments and redevelopment throughout the City. A few of the projects that have been approved and/or are being developed include:

- The Sunrise Tomorrow Specific Plan, which has goals and policies to transform the Sunrise Mall into a mix of uses including over 1,200 housing units of variety of typologies.
- The City approved the Bear Paw Town homes project, a horizontal mixed use project within the Auburn Boulevard Specific Plan allowing 46 within an existing shopping center.
- The City reviewed an application to introduce apartments into the Antelope Crossing Special Planning area; however, the application was withdrawn due to construction costs.
- The City purchased the New Sylvan property (former school site), and is currently marketing the property to be utilized as a mixed use or residential site. The site is located in the heart of the City along Auburn Boulevard, surrounded by a mixture of residential and commercial uses.

2.33 NON-GOVERNMENTAL CONSTRAINTS

According to the California Government Code, a housing element shall contain “An analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the cost of land, and the cost of construction.” These and other non-governmental constraints are discussed below.

LAND AVAILABILITY/ENVIRONMENTAL CONSTRAINTS

In 1997, the City of Citrus Heights was the largest incorporation in California history. The City incorporated approximately 14.2 square miles (9,088 acres) of which 95% was developed. Currently, the city is practically land locked by the City of Roseville and the communities of Orangevale, Fair Oaks, Carmichael, Foothill Farms and North Highlands.

According to the vacant land survey, there are approximately 65 acres of residential vacant land in the City of Citrus Heights, however much of this has land been entitled for the construction of various residential projects during the 2021-2029 period. None of these entitled project were counted toward the 5th cycle RHNA. Despite the apparent lack of available land, there are a variety of housing choices.

Although the City of Citrus Heights is mostly built-out, natural and biological resources remain scattered throughout the city boundaries. Generally, the cities biological resources can be found in the Cripple Creek and Arcade Creek areas in the form of foothill riparian woodland and interior live oak woodland corridors. These corridors are a small portion of the cities total land and pose a negligible constraint on housing in the City.

VACANCY RATES

The minimum desirable vacancy rate from a consumer’s perspective is considered to be between five and eight percent. Generally, when the vacancy rate falls below this level, prospective renters and buyers may experience increasing costs.

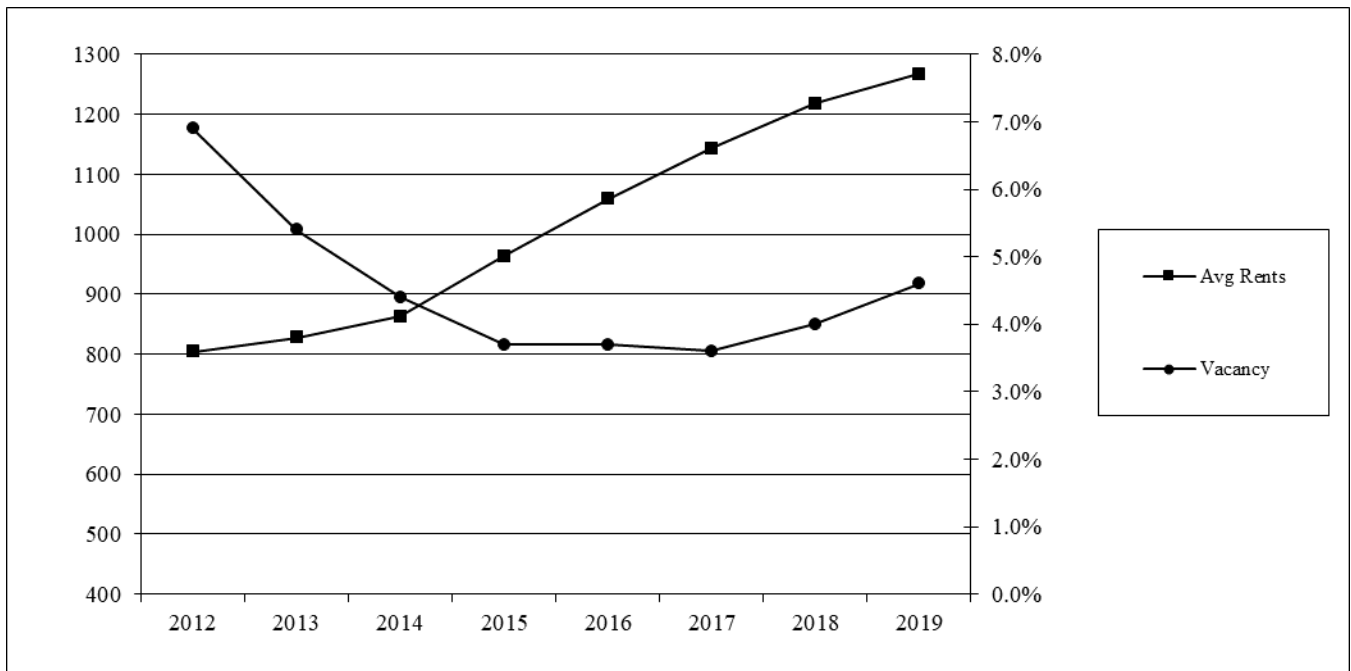
The overall housing unit vacancy rate for the City of Citrus Heights was 4.3% in 2018. This is a 1.3% increase from 2012. This level of vacancy still indicates a high level of demand for housing that is met by current supply. Owner occupied units have held a steady 1% vacancy rate. Renter-occupied units have gone from 6.9% in 2012 to 4.6% in 2019, continuing a trend toward a “balanced market”.

Over the last seven years (2013–2020) annual apartment vacancy rates have remained between 3.6 and 6.9%.

As vacancy rates have decreased, average rents have increased. Average rents for all unit types and sizes have increased 31.6% in the last five years, from \$963.00/month in 2015 to \$1,267.00/month in 2019.(CoStar, 2020)

TABLE 2-53: Multifamily Vacancy and Price-City of Citrus Heights								
	2012	2013	2014	2015	2016	2017	2018	2019
Avg Rents	\$804.00	\$828.00	\$863.00	\$963.00	\$1,058.00	\$1,143.00	\$1,218.00	\$1,267.00
Vacancy	6.9%	5.4%	4.4%	3.7%	3.7%	3.6%	4.0%	4.6%

Source: CoStar 2020



Multi-Family Vacancy and Price-City of Citrus Heights

Figure 2-13

COST OF LAND

The cost of raw, developable land has a direct impact on the cost of a new home and is, therefore, a potential non-governmental constraint. The higher the raw land costs, the higher the price of a new home. Normally, developers will seek to obtain city approvals for the largest number of lots obtainable on a given parcel of raw land. This allows the developer to spread the costs for off-site improvements (i.e., streets, water lines, etc.) over the maximum number of lots.

According to the results of the Affordability Study conducted by UCLA in 2019, data from the Federal Housing Finance Agency showed that the average land value in Sacramento County increased 50% from \$264,200 to \$395,200, a lot more compared to the average of all California Counties (25%). The average land value of Sacramento County in 2019 is \$395,200, which is low compared to the average land value of all counties in California (\$837,268). Moreover, land share of property value in Sacramento County stays at around 24.6%, which is also lower than the average of California, which is at 28.5%.

The land area in the City of Citrus Heights is over 98% built out, but due to the region’s relatively low average land value when compared to the rest of the state, the availability of land does not pose a significant constraint on the development of housing for all income groups.

UTILITY CAPACITY AND CONSTRAINTS

The affordability of development can be impacted by the availability and capacity of utilities in the City. Due to the built out nature of the City, virtually all the land is served with a variety of utilities, none of which are City-owned or operated:

ELECTRIC

The Sacramento Municipal Utilities District (SMUD) provides electricity in the City. Generally electricity service is available, however, in some cases electricity is required to be undergrounded or extended to provide for the development. SMUD has no irregular capacity issues in the area.

GAS

Pacific Gas & Electric (PG&E) is the sole gas provider in the City.

SEWER

The City is served by the Sacramento Area Sewer District. A minimal number of parcels are served by onsite septic. All new development is required to remove any existing septic systems and connect to the sewage system. Recently the Sewer District has started construction on a multi-million dollar sewer interceptor project to ensure the capacity of the system will last well into the future.

DRAINAGE

An extensive drainage system serves to collect rainwater throughout the City. The system utilizes a combination of human-made drainage features and natural creeks to distribute surface water runoff. Each new development in the City is required to evaluate potential drainage issues and, if required, install drainage facilities. The Vacant Land and Pending Project inventory considered drainage impacts and constraints on development.

WATER

Three water purveyors provide water throughout the City: Citrus Heights Water District, California American Water, and the Sacramento Suburban Water District. These water agencies have historically provided sufficient water supply and indicate the water supply is sufficient for build-out conditions. They continue to develop additional groundwater supplies to provide backup water in the advent of a drought or infrastructure failure. Generally, new developments are required to abandon existing wells and tie into the water system dependent on the water purveyor and site conditions.

There are adequate water and sewer services to accommodate the 6th cycle RHNA number for all income categories.

COST OF CONSTRUCTION

The costs of labor and materials have a direct impact on the cost of housing and are the main component of housing cost. The cost of residential construction can vary greatly depending on the quality of material and size of the home being constructed. The following table compares construction costs from 1994 to 2020 and shows current trends in the cost of construction in the other regions of California, excluding San Francisco and Los Angeles. Unfortunately, there is no data specific to Citrus Heights that was available.

TABLE 2-54: Construction Costs Per Square Foot-California					
Residential Dwellings, Type V (Wood Framed)	1994	1998	2002	2012	2020
Average quality	51.04	57.43	65.28	113.10	122.46
Good quality	73.23	78.87	89.63	122.07	130.04

Source: International Code Council Building Valuation Data - February 2020

Construction costs have risen dramatically in the last seventeen years. Since 2002, costs have increased 86%.

AVAILABILITY OF FINANCING

One of the significant components to overall housing cost is the financing. After decades of slight fluctuations in the prevailing rate, the 1980's saw a rise in interest rates which peaked at approximately 18.8% in 1982. As the decade closed and the economy weakened, the prevailing interest rate was around ten percent. The decade of the 1990's has seen interest rates drop dramatically, fluctuating between six and eight percent. Through the mid-2000's the rates on a 30-year fixed rate mortgage have varied between 6.25 and 7.0%. Since 2007, interest rates were gradually reduced to record lows, typically under 4%, but as low as 3.25%. Shortly after the collapse of the housing market, loans were quite difficult to qualify for, however, since 2009, changes in the mortgage industry and availability of low interest rates have dramatically improved the ability to qualify for financing.

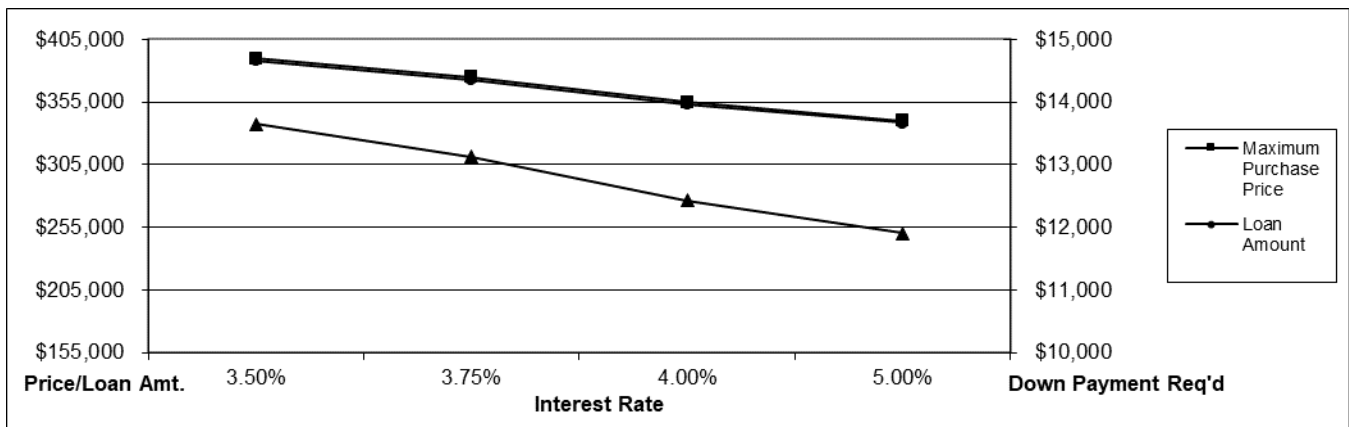
In the last decade, interest rates have continued to decrease to record lows. As Table 2-57 shows, the current median sales price of approximately \$385,000 combined with record low interest rates have enabled the area median income family to afford median priced homes in Citrus Heights.

TABLE 2-55: Effects of Interest Rates on Housing Affordability			
Interest Rate	Maximum Purchase Price	Down Payment Required	Loan Amount
3.50%	\$390,000	\$13,650	\$388,050
3.75%	\$375,000	\$13,125	\$373,125
4.00%	\$355,000	\$12,425	\$353,225
5.00%	\$340,000	\$11,900	\$338,300

Assumptions:

- 1.) 3.5% of Purchase Price (FHA)
- 2.) Fixed Interest Rate, Amortized for 30 years
- 3.) Annual Property Taxes calculated at 1.25% of property value at time of transfer.
- 4.) Home Owner's Insurance based on moderate priced policy
- 5.) Mortgage Insurance based on .01% of loan balance per year.
- 6.) Income based on AMI (\$80,100)
- 7.) Goal of approx. 30-35% Maximum

Source: City of Citrus Heights



Effects of Interest Rates on Housing Affordability, City of Citrus Heights Figure 2-14

2.34 GOVERNMENTAL CONSTRAINTS

The purpose of this section is to analyze constraints on housing development through local governmental actions, such as land use controls, permit procedures and fees. In addition, any efforts to mitigate governmental constraints are presented in this section.

LAND USE CONTROLS

The zoning code is the major guide for policies in residential development. These policies establish and control the distribution of residential land in the City of Citrus Heights. The City of Citrus Heights Zoning Code was comprehensively updated in November 2006. All zoning and development standards as well as entitlement,

building permit, and impact fees are available on the City’s website. The residential land use zones and their respective maximum densities are shown in the following table.

Residential Land Use Zone	Minimum Net Area (Acres/SF)	Lot Width (Feet)	Maximum Density (Units / Acre)
RD-1	1 AC	75	1
RD-2	20,000	75	2
RD-3	10,000	65	3
RD-4	8,500	65	4
RD-5	5,000	50	5
RD-7	4,000	40	7
RD-10	3,000	40	10
RD-15	3,000	40	15
RD-20	2,500	40	20
RD-25	2,500	40	25
RD-30	2,500	40	30
Mobile Home Park*	N/A	N/A	N/A

Note:

* Subject to Design Review and Use Permit - Standards subject to approval

Source: City of Citrus Heights Zoning Code

Constraint on housing development is influenced by the amount of land designated for residential use and the density and lot sizes at which development is permitted. According to the vacant land inventory, there is 65 acres of vacant land all of which is pending development, with additional land designated as “banked” for potential future development in various zones and lot sizes.

The City does not typically receive requests to approve development at densities less than those identified in the previous and current inventory.

Development Standard	Single Family	Multiple Family	Duplexes	Mobile Homes
Height	30 ft	50 ft	30 ft	30 ft
Front Yard	20–25 ft	25 ft	20 ft	20 ft
Side Yard	5–10 ft	10–30 ft	10 ft	10 ft
Rear Yard	25ft (RD1-2), 20 ft (RD3-7)	20 ft	25ft (RD1-2), 20 ft (RD3-7)	10 ft
Parking	2/unit	2/unit	2/unit	2/unit
Personal Safety	Required	Required	Required	None
Lot Coverage	30%	60%	60%	40%
Other	No more than 1 Kitchen Allowed	N/A	N/A	N/A

Source: City of Citrus Heights Zoning Code

In addition to zoning and minimum lot sizes, Citrus Heights further controls land use through residential development standards. Generally, single family, duplexes, and mobile homes have the same maximum height of 30 feet and minimum setbacks of 15-20 feet in the front yard and 20–25 feet in the rear yard. Each unit in the City requires a minimum of 2 parking spaces and most developments include a personal safety standard for door and window security. Multiple family structures are allowed three stories or 50 feet in height, but must be setback from single family residences 25–100 feet depending on the height of the structure. Multiple family buildings, roofed areas and parking facilities may not cover more than 60% of the site and each building should have a minimum of 10–30 feet on each face of the building depending on the height.

The above residential development standards are not considered a significant constraint on the development of housing in the City. For example, multi-family units are allowed a height of three stories and maximum site coverage of 60%. In addition, multi-family sites may size up to 25% of parking spaces for compact spaces. These standards provide flexibility that will allow a developer to maximize a parcel of land. The City has also introduced Zoning Code changes that allow for reductions of parking that are in keeping with recently adopted state laws. City staff has created a policy action (#) that will analyze the current parking requirement for studio and one-bedroom apartments to see if it is an additional constraint on development.

Within the residential development standards are architectural standards. These architectural standards are considered a minimum constraint on development and provide a significant long term benefit to the citizens and the community as a whole. For example, a typical multi-family development that meets the underlying zoning and general plan requirements would be required to obtain a design review permit. A development of 10 or fewer units would be approved at the staff level (ministerial), while a project of 11 or more units would require a Planning Commission (public) hearing. The findings for a design review permit are as follows:

- ▶ Complies with this Section and all other applicable provisions of this Zoning Code;
- ▶ Provides architectural design, building massing and scale, and street and lot layout in the case of a subdivision, that are appropriate to and compatible with the site surroundings and the community;
- ▶ Provides attractive and desirable site layout and design, including building arrangement, exterior appearance and setbacks, drainage, fences and walls, grading, landscaping, lighting, signs, etc.;
- ▶ Provides safe and efficient public access, circulation and parking, including bicycle and pedestrian accommodations where appropriate;
- ▶ Provides appropriate open space and landscaping, including the use of water efficient landscaping;
- ▶ Is consistent with the General Plan, any applicable specific plan, development agreement, and/or any previously approved planning permit; and
- ▶ Complies with all applicable design standards in Chapter 106.31 (Design Standards), and/or other applicable City design guidelines and policies.

Also within the residential development standards are standards for condominium conversions and single room occupancy residential facilities. Emergency shelter standards are provided within Zoning Code.

Since incorporation, the City has allowed residential development to occur in most properties zoned commercial. In 2018, the city updated the Zoning Code to also allow housing within the Business Professional Zoning. In 2020, to increase flexibility and potential for housing, the City updated the General Plan to allow up to 40 units per acre in the General Commercial land use designation.

PERMIT PROCESS

The City works closely with the community and developers to ensure the approval process is expedited so as not to put any unnecessary timing constraints on development. Typically, staff offers applicants a pre-submittal conference and has the ability to review any potential project issues at the bi-weekly interdepartmental meetings. The interdepartmental meetings allow discussion of potential project components with the various departments including Public Works, Building, Planning, Fire and Citrus Heights Water District. This affords the City the ability to provide the applicant feedback regarding a potential project prior to a formal application and fee being submitted.

The Zoning Code stipulates the various types of residential uses permitted by right, permitted with a Minor Use Permit or Permitted with a Use permit. Permitted uses are allowed without discretionary review, in designated areas as long as the project complies with the requisite development standards. Minor Use permits are approved by the Community and Economic Development Director, and Use Permits are approved by the Planning Commission unless appealed. Projects may be appealed to the Planning Commission and generally get priority scheduling and the fee for the appeal is \$250. Typical findings for permits ensure the project is consistent with

the Zoning Code, consistent with the General Plan, the project site is suitable for development, and the project addresses general health and safety concerns.

Complicated or larger projects may require multiple discretionary permits. Typically, projects that require multiple discretionary permits are processed concurrently. For example, if a mixed use development is proposed, a tentative subdivision map, a use permit, and a design review permit are required and will be heard by the Planning Commission concurrently. Generally, once a formal application has been submitted, staff will route the project to the various stakeholders, including the Neighborhood Associations for comments. Comments from all the stakeholders are due back to the Planning Department within 14 days. Once comments are received, timeframes for processing vary dependent on the completeness of the application. Table 2-61 depicts the typical processing timeframes experienced for project hearing and a decision to be made. Once staff has determined the project has been deemed complete, Staff prepares an environmental document (a majority of smaller projects receive a categorical exemption, larger projects typically require a Mitigated Negative Declaration) and a Staff Report. Most projects are heard solely by the Planning Commission except in the event of a General Plan Amendment, Rezone, or an appeal. Typical time between final entitlement approval and building permit submittal is 3-4 months. Generally, circumstances regarding any delays between final approval and issuing building permits are applicant driven and not considered a constraint on development.

Additionally, the City has created a checklist that allows for a housing developer to submit a “preliminary application” for a housing development project, compliant with SB330. Upon submittal of the application and a payment of the permit processing fee, the developer is allowed to “freeze” the applicable fees and development standards that apply to their project while they assemble the rest of the material necessary for a full application submittal.

Table 2-58: Housing Types Permitted by Zoning Type													
Residential Use	Zone												
	RD-1-2	RD-1-3	RD-5-7	RD-10	RD-15-30	MH	BP	LC	SC	GC	AC	CR	MP
Single dwelling	P	P	P	P	P	P	-	-	-	-	-	-	-
Secondary Dwelling Unit	P	P	P	P	P	-	-	-	-	-	-	-	-
Mobile/manufactured home	P	P	P	P	P	P	-	-	-	-	-	-	-
Duplex (Corner Parcel)	-	-	P	P	P	-	-	-	-	-	-	-	-
Duplex (Interior Parcel)	-	-	UP	P	P	-	-	-	-	-	-	-	-
Condominium, townhouse, rowhouse, cluster development	-	-	-	P	P	-	-	-	-	-	-	-	-
Multi-unit dwelling (3 or more units)	-	-	-	P	P	-	P	P	P	P	-	-	-
Residential Care facility (6 or fewer clients)	P	P	P	P	P	P	-	-	-	-	-	-	-
Residential Care facility (7 to 20 clients)	UP	UP	UP	UP	P	-	-	-	-	-	-	-	-
Residential Care facility (21 or more clients)	-	-	-	UP	UP	-	-	-	-	-	-	-	-
Room or boarding house	-	-	-	UP	UP	-	-	-	-	-	-	-	-
Emergency Shelter	-	-	-	-	-	-	-	-	-	S	-	-	-
Single Room Occupancy (SRO Facility)	-	-	-	-	-	-	-	-	-	UP	-	-	-
Live/Work Unit	-	-	-	-	-	-	MUP	MUP	UP	UP	-	-	-
Work/Live Unit	-	-	-	-	-	-	-	-	UP	UP	-	-	UP
Mixed Use Residential Component	-	-	-	-	-	-	S	S	S	S	S	-	-
Supportive/Transitional Housing (6 or fewer clients)	P	P	P	P	P	P	-	-	-	-	-	-	-
Supportive/Transitional Housing (7-or more clients)	UP	UP	UP	UP	UP	-	-	-	-	-	-	-	-

P= Permitted

MUP= Minor Use Permit

UP= Use Permit

S= Specific Use Regulations

-- = Use Not Allowed

Source: Citrus Heights Zoning Code

Table 2-59: Timelines for Permit Procedures		
Type of Approval or Permit	Typical Processing Time	Approval Body
Minor Use Permit	3–4 weeks	Director
Use Permit	12–24 weeks	City Council
Minor Variance	3–4 weeks	Director
Variance	12–24 weeks	Planning Commission
Zoning Code Amendment	12–24 weeks	City Council
General Plan Amendment	24–32 weeks	City Council
Tentative Subdivision Map	12–24 weeks	Planning Commission
Negative Declaration	12–24 weeks	Planning Commission
Environmental Impact Report	12–18 months	Planning Commission

Source: City of Citrus Heights Zoning Code, City Staff

Table 2-60: Typical Processing Procedures by Project Type			
	Single Family	Subdivision	Multifamily
	Site Plan Review	Tentative Subdivision Map	Design Review
	Building Plan Check	Design Review	Initial Study
		Initial Study	Categorical Exemption or Negative Declaration or Mitigated Negative Declaration
		Categorical Exemption or Negative Declaration or Mitigated Negative Declaration	
ESTIMATED TOTAL PROCESSING TIME	4 to 8 weeks	3 to 6 months	3 to 6 months

Source: City of Citrus Heights Zoning Code, City Staff

ACCESSORY DWELLING UNITS

On July 1, 2003 the Zoning Code complied with Government Code section 65852.2, and in November 2006 the City adopted an updated Zoning Code, which included an updated section about Second Dwelling units (now called Accessory Dwelling Units or ADUs). This section provides guidelines for applicants considering adding an ADU to their property, including provisions to ensure compliance with the development standards of the Zoning Code. In accordance with State law, these projects are approved at Staff level and the design and development standards are evaluated concurrently with the building permit.

Over the last several years, the city has averaged less than 3 new ADUs annually. Recent state laws have accelerated ADU construction and between 2018 and 2019, the annual number of ADU permits increased over 100% (6.5 units per year). The increase is continuing in 2020 and is trending to 12 units this calendar year. The city anticipates the annual number of ADUs constructed will continue to increase over the planning period.

As ADU permits are issued, the city collects information from the property owner including relationship to the future occupant(s) (relative, friend, tenant) and the expected monthly rent. This information assists the city in completing its required housing reports. Information collected has demonstrated that over 70% of the ADUs constructed will be for a family member where little or no rent is collected.

The city has been a leader in the state by relaxing Zoning Code regulations for ADUs beyond what is required under state law (ahead of these requirements being incorporated into law). For example:

- Parking is not required for ADUs anywhere in Citrus Heights (no matter what distance the ADU is from transit service).
 - Reduced Fees
 - Conversions of existing structures can maintain existing setbacks.
 - Development of a FAQ document for ADUs
- ▶ The city continues to promote and encourage ADUs as an important source of affordable housing. To this end, the city has applied for Local Early Action Planning (LEAP) funding to prepare pre-approved ADU plans to incentivize ADU construction. Further, in conjunction with the development of pre-approved plans, the city will be hosting educational and promotional events around ADUs over the planning period to ensure these targets are met.

The City also has a new policy action (#) that will create a Pre-Approved Accessory Dwelling Unit Program (PRADU) that allows a streamlined process for homeowners to select a pre-approved design and expedite the building permit process.

RESIDENTIAL DESIGN GUIDELINES

The November 2006 adoption of the Zoning Code included Residential Design Guidelines which includes specific design objectives that serve as standards to evaluate Design Review Permits. The guidelines include standards for both multi-family and single family development including encouraging quality finish materials, deemphasizing garages, integrating open space, encouraging façade and roof articulation, promoting balconies, porches and patios, and designing residences to an appropriate scale.

Staff works early in the process with potential developers or architects to ensure they understand the guidelines as they develop their designs for residential development. While there are no cost provisions in the guidelines, the intent is to inform applicants early in the process, what is expected for development in Citrus Heights. As previously mentioned, Design Review typically occurs concurrently with other development applications and therefore is subject to the timeframe required for the relative entitlement. The City also has a policy action (#) to

create a ministerial review and approval process for all projects that comply with SB35 standards. This policy action will be implemented during the 6th cycle.

CODE ENFORCEMENT

The City of Citrus Heights conducts a Code Enforcement Program, which addresses concerns of housing stock preservation and blight. The City implements the most recent building code and has not enacted any local amendments to modify their application. The code enforcement program was created to address housing and blight issues where the safety of residents, neighbors or the general public may be affected by substandard and unsanitary conditions on a property. Some violations include: surfacing sewage, lack of running water, unsafe electrical wiring or other utility connections, roof leaks, infestations of mice, cockroaches or other disease carrying pests and the accumulation of household garbage.

The City receives requests or complaints and then contacts the property owner by mail to advise them of the alleged violations and give them an opportunity to correct the situation. If owners fail to comply in a reasonable time, inspections are made and fees are levied. Through cooperation with owners, minimal effects on tenants and property owners is realized.

Additionally, in 2019 the City approved the Rental Housing Inspection Program (RHIP) to require regular inspections of the rental housing stock, required for all rental properties within the city (with some exceptions as outlined on the City's website). This program funds several code enforcement officers to ensure rental housing stock is properly maintained. Since a majority of code enforcement complaints are affiliated with rental housing, this has enabled the City's regular code enforcement team to more proactively respond to ownership housing as well.

ON- AND OFF-SITE IMPROVEMENTS

The City of Citrus Heights requires developers to provide a full complement of on-site and off-site improvements including streets, curbs, gutters, sidewalks, drainage, water, sewer, electric and communications utilities. Along exterior unimproved roadways, developers are required to construct one-half of the street, including curbs, sidewalks and drainage. Further traffic mitigation may also be required depending on the scope of the development. The City does not require roadway improvements for the development of Accessory Dwelling Units.

Street improvement standards often impact housing costs due to the high costs of materials and construction costs associated with the improvements. The City continues to utilize the Sacramento County Improvement Standards for all new streets and street widening found throughout the City. Street widths range from 40-feet for minor residential to 130-feet for a special thoroughfare (See Table 2-63).

Table 2-61: Citrus Heights Street Standards		
Street Type	Required Right-of-way	Required Pavement Width
Minor Residential	40 feet	32 feet
Primary Residential	50 feet	42 feet
Collector	56–60 feet	48 feet
Arterial	84 feet	72 feet
Thoroughfare	108 feet	84 feet
Special Thoroughfare	130 feet	106 feet

Source: City of Citrus Heights General Services Division

DEVELOPMENT IMPACT FEES

Developers of new residential projects pay several types of development impact fees to offset the indirect costs of the project. Currently, the City of Citrus Heights imposes three fees. The first is a Road & Transit fee, which averages \$1,231 per unit depending on which district the development is in. The districts are based on the distance of the development from interstate highways. The second is a drainage fee. The fee schedule is complicated and depends on the density of the development. The development impact fees for a 2,000 square foot single-family home totals approximately \$24,960. The City charges Park Impact fees which are used to finance park and recreation fees.

Table 2-62: Development Fee Comparison						
Development Impact Fee Type	Citrus Heights Single Family^A	Citrus Heights Multi-Family^B	Roseville	Folsom	Rocklin	Sacramento County⁶
Building Permit Fees	\$2,479	\$580	\$1,918	\$3,150	\$4,971 ¹¹	\$5,506
Road Impact Fee	\$1,434 ¹	\$1,312	\$5,016 ⁸	\$10,057	\$6,589 ¹²	\$22,838
Water Connection	\$6,927 ³	\$4,504	\$9,644 ⁹	\$4,262	\$17,405 ¹³	\$4,465
Sewer Connection	\$5,300 ²	\$5,100	\$371	\$6,479 ¹⁰	\$12,051 ¹⁴	\$5,200 ⁵
Schools	\$4,280	\$3,500	\$4,976	\$12,560	\$6,400	\$4,280
Fire	\$1,280 ⁴	\$1,000	\$1,165	\$1,619	\$273	\$1,824
Police	\$0	\$0	\$0	\$0	\$0	\$0
Parks / Recreation	\$1,078	\$665	\$3,600	\$6,900	\$2,696 ¹⁵	\$1,775
Drainage	\$1,894 ⁷	\$978	\$251	\$933	\$119	\$ 2,020
Total	\$24,960	\$16,974	\$26,941	\$45,960	\$50,504	\$47,908

Source: City of Citrus Heights, SACOG

NOTES

- A – Assumes 2,000 SF single family dwelling in an infill location
- B – Assumes 800 SF multi-family dwelling unit in an infill location
- 1 – For majority of City, small section of road is less
- 2 – Includes SRCSD and SASD
- 3 – Average of 3 water purveyors
- 4 – Sac Metro Fire - Includes Certificate of Release and Sprinkler fee
- 5 – Includes SRCSD and SASD
- 6 – Based on Carmichael Area
- 7 – Assumes 52 LF frontage, .14 acres
- 8 – Includes Traffic Mitigation Fee, Highway 65 JPA Fee, City-County Transportation Fee
- 9 – Includes Water Connection Fee, Water Meter Fee, Water Use Fee, Water Meter Retrofit Program
- 10 – Based on infill location, includes City and County costs
- 11 – Includes Building Fee, Plan Check Fee, Energy Plan Check fee, Seismic Fee, State Building Standards Fee, Electrical/Mechanical/Plumbing Rate, Construction Tax, Permit Processing Fee, Records Maintenance Fee
- 12 – Includes Highway 65 Fee
- 13 – Placer County Water Agency Water Connection charge, does not include labor and installation costs
- 14 – Fee for South Placer Municipal Utility District
- 15 – Includes Public Facilities Impact Fee, Placer County Capital Facilities Fee, Community Park Fee

A number of public services are provided to Citrus Heights residents by utility or service districts rather than the City. Sacramento Metropolitan Fire provides fire protection and sewage treatment services; the Citrus Heights Water District, California Suburban Water District and California American Water District provide water service; the San Juan Unified School District provides educational services and the fees are determined individually by each of these groups.

It should be noted that the previous table is not a complete list of developer impact fees. Fees can vary widely within cities and counties depending on the financial arrangements that regional governments have with developers for certain subdivisions or planning areas. Also, the fees listed above are for new single family construction. Fees are generally lower per unit for new multi-family construction. In May 2008 the City adopted a Development Fee deferral policy that allows the Development Fees to be postponed until Certificate of Occupancy, subject to approval from the Community and Economic Development Director. The objective is to eliminate upfront costs to allow projects to move forward in the process.

PLANNING APPLICATION FEES

A brief survey shows that the planning application fees charged by the City of Citrus Heights vary when compared to other nearby cities. For example, Citrus Heights imposed a fee of \$11,133 for a rezone, while Folsom and Sacramento County imposed \$7,609 and \$28,744, respectively. The City of Roseville, in most cases, charges a “full cost” to applicants. The full cost is based on an hourly estimate of the staff requirement to review the application or the scope of work. Reportedly, the full cost is usually reasonable in comparison to the City of Sacramento.

The City of Citrus Heights completed a review of all planning application fees in 2019 and is typically more affordable than surrounding jurisdictions.

CUMULATIVE FEES

New development is generally tasked with payment of fees from three areas: any onsite improvements, development fees, and Planning Application Fees. Cumulative fees vary dramatically depending on the type of project and the site. Public Improvements required are generally the most costly portion for new development and are the portion of the cumulative fees that are the most difficult to predict.

To offset the upfront cost associated with these fees, the City has a policy on parcel maps. This policy allows some public improvements to be deferred on a case by case basis. City policy also permits deferral of development fees until after issuance of the Certificate of Occupancy in certain cases. For projects that provide affordable housing, the City has deferred fees or secured alternative funding sources to encourage affordable housing on a case by case basis.

Planning Application Fee Type	Citrus Heights	Roseville	Folsom	Sacramento County
General Plan Amendment	\$11,133	\$10,000-\$17,000	\$3,805-\$7,609	\$28,744
Rezone	\$7,069-\$8,835	\$10,000-\$17,000	\$2,608-\$5,208	\$25,137
Variance	\$4,287	\$3,911	\$1,464	\$13,491
Development Plan Review (staff-level)	\$2,685	\$11,000	N/A	\$3,855
Conditional Use Permit	\$5,329	\$9,000	\$5,163 deposit	\$14,862-\$18,874
Development Agreement	Full Cost	Full Cost	\$4,802 deposit	\$17,558

Source: City of Citrus Heights, SACOG

FAIR HOUSING

The City actively promotes the U.S. Department of Housing and Urban Development (HUD), the California Department of Fair Employment and Housing (DFEH) and regional non-profits to any resident with a question related to fair housing. In addition, the City distributes information through the City’s website and has brochures and handbooks available at City Hall, Library, and provides direct mailings upon request. The City also partners with regional non-profits to provide trainings to both tenants and landlords on renter’s rights and responsible rental practices. Most importantly the City’s Neighborhood Associations are provided information regarding fair housing and distribute brochures to residents that participate in these meetings or residents they see are in need.

DEVELOPMENT PERMIT AND APPROVAL PROCESSING

The processing time required to obtain approval of development permits is often cited as a contributing factor to the high cost of housing. For some proposed development projects, additional time is needed to complete the environmental review process before an approval can be granted. Unnecessary delays add to the cost of construction by increasing land holding costs and interest payments.

Applications for special permits, such as variances and conditional use permits, are made in writing to the Community and Economic Development Department and include: a map with neighboring property lines, a list of neighboring property owners, an indication of the applicants interests, legal description, proposed use, statement of proposed hazardous materials handling, environmental information form, site plan, and any other information that the Director may require. The following actions require public hearings: Use Permits, Major Variances, appeals of actions on conditional use permits and variances and revocation hearings for use permits, Design Review Permits, and Subdivision Maps. A notice is provided to neighboring properties ten days prior to the hearing. The public hearing body issues a decision within 30 days of the conclusion of the hearing. In general, permits can be processed in three to six months. Special permits undergo expedited processing in Citrus Heights and therefore do not cause any unnecessary delays or increases in the cost of housing.

Review of some residential development plans includes the following:

Type of Project	Review Authority
Single Family additions	Exempt
Dependent Housing (“Granny Flats”)	Exempt
Custom homes built to order on an individual basis	Exempt
Single Family homes as part of housing development of four or fewer units	Director of Community Development
Single Family homes as part of housing development of five to nine units	Planning Commission
Multifamily housing built as a part of a development of ten or fewer units	Director of Community Development
Multifamily housing built as a part of a development of more than ten units	Planning Commission

Source: City of Citrus Heights Zoning Code

New Subdivision Design review for completeness is completed within thirty calendar days. An approval of determination is based on General Plan consistency, character of adjacent land uses, adequate size and shape of lot, zoning compliance and conformance to design standards. An approved Design Review plan is in effect for two years and one year extensions are available. In general, a development plan review takes 45 days with a staff development review and 90 days when involving the Planning Commission. Extraordinary Neighborhood Review and involvement as well as the infill nature of development in the City often require longer approval periods.

Various development review activities (such as general plan amendments, zone changes, and specific plans) require the preparation of an environmental impact report (EIR) before a project can be approved. The need to prepare an EIR can substantially lengthen the development review process, often taking up to one year to obtain project approval. However, the preparation of an EIR is not considered to disproportionately affect the marginal cost of a residential project in the City of Citrus Heights.

In sum, the amount of time required to process development review activities is not currently considered a significant constraint to the development of housing. However, the costs associated with development review can change and steps should be taken to monitor the efficiency of the review process.

2.35 OPPORTUNITIES FOR ENERGY CONSERVATION

Energy-related housing costs can directly impact the affordability of housing in Northern California; therefore energy conservation is an important portion of the Citrus Heights General Plan. In 2011, the City performed a focused General Plan Update that included a sustainability focus including the adoption of a Greenhouse Gas Reduction Plan (GGRP). The City's General Plan has established a goal of reducing the City's GHG emissions by 10-15% below 1990 levels by 2020. Energy consumption from existing residential and commercial properties accounts for 41% of the City's GHG emissions (second, only to transportation).

Because the City is 98% built out, energy efficiency in existing developed properties is a key to achieving the City's GHG emission goals. As a result the GGRP includes 47 measures and action items to reduce energy consumption. Together these measures will result in a reduction of 43,857 CO₂e annually (equivalent to the annual energy demand of 3,445 homes).

Rather than require or mandate energy efficiency (which can lead to lower housing affordability), the City has approached energy efficiency within the community by leading by example. The GGRP's measures are voluntary, however the City has been proactive in providing outreach and educational efforts related to energy efficiency.

Since 2020 is the horizon year for the GGRP, moving forward the City will implement the Sacramento Metropolitan Air Quality Management District Best Management Practices for new development. This includes no gas service (unless otherwise mitigated), electric vehicle ready development, and SB743 consistency.

In general, the City enforces the State building code standards which contain mandatory energy efficiency requirements (Title 24) for new development. Homebuilders are required to comply with these standards while the City is responsible for enforcing the Title 24 standards. In addition to the State requirements the City has several policies and programs which encourage energy conservation:

- ▶ Encourage energy conservation and efficiency in building design, lighting, orientation and construction.
- ▶ The Design Guidelines in the Zoning Ordinance encourage energy efficient design.
- ▶ Explore use of grant funds and programs with SMUD and non-profit agencies to establish programs for home weatherization and solar retrofit.

- ▶ The City joined SMUD’s solar partnership program that will assist residents installing money-saving, renewable energy solar systems. This partnership program waives permit fees, reduces application review time, as well offers prompt post-inspections of solar energy systems.
- ▶ Consider ordinances that would require energy audits, solar access, insulation, solar retrofit, and solar water heating.
- ▶ The City constructed the first LEED Gold Certified building in Citrus Heights, the Citrus Heights Community Center. The Citrus Heights Community Center is a gathering place for the community that also leads by example by utilizing energy efficient design and providing solar power for the building.
- ▶ The City constructed a new City Hall, designed to meet LEED certification and increase energy efficiency for the City’s campus.
- ▶ The City has amended its Zoning Code to encourage energy conserving design. The City updated the Zoning code to implement the Citrus Heights Urban Greening Strategy (CHUGS), which included urban forest standards and zoning code updates to improve water efficiency, urban forest health, and associated improvements.
- ▶ Promote comprehensive tree planting and maintenance program in order to reduce ambient air temperature on hot sunny days, and require that all tree plantings and outdoor lighting be integrated. The City has been recognized as a Tree City USA for the last two years.

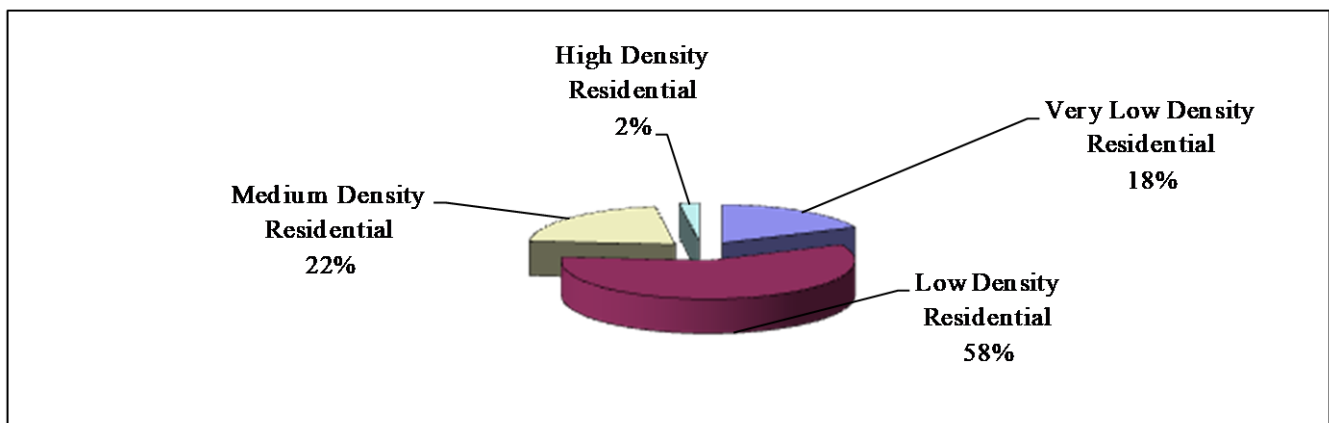
The City of Citrus Heights General Plan encourages development of mixed use project along the City’s corridors and the Zoning Ordinance allows development of residential units in commercial zones. Encouraging mixed uses allows an emphasis on pedestrian design and allows citizens to live close to their jobs resulting in a reduction of the reliance on motorized vehicles, which will also result in reduced energy consumption.

The City of Citrus Heights is approximately 98 percent built out. The development that occurs in the City is considered infill development. According to the Urban Land Institute publication Growing Cooler, “Developing infill housing within a more urban core has been shown to reduce the primary energy consumption an average of 20 percent per household over newer sprawl developments.”

2.36 INVENTORY OF LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT

State law requires “An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment,” This inventory must identify adequate sites which will be made available relative to appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of housing types for households of all income levels.

Citrus Heights has a variety of residential lands that result in unique neighborhoods and varying densities. At build-out, a majority of residential lands will be low density residential. At the same time, approximately one-fifth of the residential lands are designated very low with density ranges from one to four units per acre. Another 21.4% of the lands will be medium density residential, up to 20 units per acre and two percent of the lands will be high density, up to 30 units per acre.



Source: City of Citrus Heights Land Use Database

Residential Lands at Build-out by General Plan Designation

Figure 2-15

2.37 LAND INVENTORY

In preparation for the 2021 Housing Element update, all vacant residentially zoned parcels within the City, all residential projects in the pipeline, and underutilized commercially zoned parcels within the Sunrise Tomorrow Specific Plan, Auburn Boulevard Planning Area and Antelope Crossing Plan were inventoried. The 2021 land inventory found a total of 62 acres of vacant residential available land (all of which is entitled for future residential development during the 2021-29 period), with an additional 95 acres of underutilized land currently available for residential development.

VACANT LAND PENDING DEVELOPMENT

In the fall of 2020, the City researched the GIS map database to find all available land for residential development. Of the land available for the development, there are two types that the City has identified: 62 acres worth of vacant parcels with pending developments, and 95 acres of underutilized land. Due to the recent changes to the way in which jurisdictions are allowed to count land toward their RHNA goals, the City has determined that all the remaining vacant parcels with no pending developments cannot be counted as they have been included in the last two Housing Element updates.

There is 62 acres of currently vacant land that has pending development, including the Mitchell Farms Subdivision (260 units), Fair Oaks Senior Apartments (110 units) and Sunrise Pointe Apartments (46 units). Those three projects have been entitled with that number of units each, but taking a conservative approach the City still estimates that the three sites can produce a minimum of 404 units. All three of these developments have construction schedules that will coincide with the 2021-2029 Housing Element period. None of the aforementioned developments were counted toward the 5th cycle RHNA.

UNDERUTILIZED LAND

The City also has a substantial supply of underutilized land in all land use designations scattered throughout the City Limits. Underutilized land - defined as land that is not vacant and has some development potential, is available for land development. The Inventory identifies underutilized land in both residential zones (ADUs) and commercial zones within the Sunrise Tomorrow Specific Plan Area. Although residential development is permitted in all commercial areas throughout the City, the City expects residential development is most likely to occur in the Sunrise Tomorrow Specific Plan Area as the City has begun the Specific Plan process to encourage this type of development in this area. The City currently has a total of 95 acres of underutilized land available for residential development within the Sunrise Tomorrow Plan Area as shown on Table 2-67b.

The City’s built-out nature means that many of its developments have been entitled on underutilized land. Some examples of these projects include the following:

Entitled Residential Projects on Underutilized Land, Citrus Heights 2013 - 2020			
Project Name	Units	Unit Type	Previous Use
Bearpaw Village Townhomes	43	Multifamily	Residential
Country Lane Townhome Apartments	7	Multifamily	Residential
Fair Oaks Senior Apartments	110	Multifamily	Residential
Mariposa Creek Subdivision	15	Single Family	Residential
Mitchell Farms Subdivision	260	Single Family	Commercial
TOTAL	435		

Source: City of Citrus Heights Planning Division

The Sunrise Tomorrow Plan included detailed buildout scenario analysis resulting in up to 1,200 units throughout the 20 year development horizon. The Underutilized inventory included a conservative estimate derived from the existing site conditions to determine the likely number of units to be produced within the Housing Element planning period. Based on the underutilized inventory, 349 units are projected to be accommodated in the Sunrise Mall area.

The Underutilized inventory also involved a review of ADU construction within the City over the last decade. Recent state laws have accelerated ADU construction and between 2018 and 2019, the annual number of ADU permits increased over 100% (6.5 units per year). The increase is continuing in 2020 and is trending to 12 units this calendar year. The city anticipates the annual number of ADUs constructed will continue to increase over the planning period. Based on a conservative estimate, the City expects approximately 12 ADUs to be constructed per year, totaling 100 units over the course of the entire planning period. This will also be accelerated by the City’s Pre-Approved Accessory Dwelling Unit Program (PRADU), as outlined in policy action (25.1C).

Additionally, as ADU permits are issued the city collects information from the property owner including relationship to the future occupant(s) (relative, friend, tenant) and the expected monthly rent. This information assists the city in completing its required housing reports. Information collected has demonstrated that over 70% of the ADUs constructed will be for a family member where little or no rent is collected, which means these units can likely be counted as low or very low-income units.

General Plan Designation	Permitted DUA		Area	Permissible Units		Expected Units ¹
	Min.	Max.	Acres	Min.	Max.	Number
Vacant land, residential						
Very Low	1	4	0	0	0	0
Low Density	5	8	0	0		0
Medium Density	9	20	62	404	416	404
High Density	21	30	0	0	0	0
TOTAL VACANT RESIDENTIAL			62	404	416	404

Note:

¹ Based upon case by case review of vacant parcels.

Source: City of Citrus Heights Vacant, Pending and Underutilized Land Inventory 2020

Table 2-65b: Summary of Underutilized Land for Residential Development, City of Citrus Heights						
General Plan Designation	Permitted DUA		Area	Permissible Units		Expected Units¹
	Min.	Max.	Acres	Min.	Max.	Number
Underutilized Land projects						
Very Low ²	1	4	N/A	N/A	N/A	50
Low Density	5	8	0	0	0	50
Medium Density	9	20	95	174	600	174
High Density	21	30	95	175	600	175
TOTAL PENDING RESIDENTIAL			N/A	349	1,200	449

Note:

- 1 Based on case by case review of residential properties for site constraints and zoning conditions
- 2 Assuming 12 units per year for ADUs built on low-density residential parcels

BANKED LAND

The aforementioned combination of pending projects on vacant land as well as underutilized land should yield approximately 853 units over the course of the 2021-2029 Housing Element period, a third of which are assumed to fall into the low or very low-income category based on allowed density. However, the City has a few other sites available for future development that it is not including in its RHNA count for this cycle. Due to the possibility that pending projects or underutilized land does not develop according to our projections, the City has included three areas in its banked land inventory for no-net-loss purposes. These include the Auburn Boulevard Specific Plan Area (135 units), the Antelope Crossing Special Planning Area (67 units), and the Bear Paw Town Homes development (25 units). These three areas can potentially allow for an additional 227 units should any of the other vacant or underutilized parcels fall through.

SUMMARY OF VACANT, UNDERUTILIZED, AND BANKED LAND

The City of Citrus Heights fair share of regional housing needs is 697 housing units for the 2021-2029 planning period, which is achievable given the suitable vacant and underutilized acreage and pipeline projects. Based on the Inventory, the City can potentially accommodate 404 units on vacant land and 449 on underutilized land. Combining vacant and underutilized land and pending projects, the City can accommodate 853 units, thereby exceeding the RHNA allocation by approximately 156 units as shown on Table 2-67d. The RHNA also requires the City to accommodate 132 Very Low and 79 Low income qualifying units. The City's *UCLA Applied Management Research Project: City of Citrus Heights Affordability Analysis* (Appendix B) analyzed the production of affordable housing in Citrus Heights and determined that a density equal to or higher than RD-20 units can result in affordable housing for Low and Very Low income. The Citrus Heights Vacant, Pending and

Underutilized Inventory identifies potential for 286 units on vacant, pending, or underutilized RD-20 land or higher exceeding the RHNA allotment for Low and Very Low.

Table 2-65c: Summary of Potential Units Vacant, Pending, and Underutilized Lands			
	Total Units Under 20 du/a	Total Units 20 du/a or Greater	TOTAL Units
Vacant Land	250	154	404
Underutilized Land	100	349	449
TOTAL	350	503	853

OTHER CONSTRAINTS

Without knowing the actual housing assistance programs that will be available and/or the levels of funding, it is not possible to predict what the actual split of potential units will be between the various income categories. However, these sites can be developed with a range of housing types to meet the needs of all economic segments of the community consistent with the housing need estimates and quantified objectives contained in this Section.

Due to the built-out characteristic of the City, adequate public services and facilities are either available at all potential housing sites or improvements would be minimal.

Although the City of Citrus Heights is mostly built-out, natural and biological resources remain scattered within the City’s boundaries. Generally, the City’s biological resources can be found in the Cripple Creek and Arcade Creek riparian areas. These corridors have been designated with flood and natural stream overlay zones adopted to preserve environmental resources and to protect other public interests, such as safety. The flood and natural stream overlay zones are cumulatively considered a minor constraint on housing.

Citrus Heights allows for a variety of housing types in the zoning. For example, mobile homes are allowed in the RD 1–7 zoning categories or the very low and low density residential General Plan designations. Accessory dwelling units are also allowed by conditional use permit in RD 1–7 zones. In addition, other residential units are permitted in a variety of zones, such as: condominiums are allowed by development plan review in RD 1–30, single room occupancy (SROs) are conditionally permitted in RD 10–30 and townhouse or cluster developments are permitted in RD 10–30 with development plan review. Emergency Shelters are permitted in the general commercial zone, based on development standards and locations requirements; otherwise, a use permit must be approved by the City Council. Social rehabilitation centers are conditionally permitted in RD 1–30, business and professional office, limited commercial and general commercial zones.

Residential Zone	Single Family	Multi-family	Mobile Home	Accessory Dwellings
RD 1-2	Permitted	Prohibited	Permitted	Permitted
RD 3-4	Permitted	Prohibited	Permitted	Permitted
RD 5-7	Permitted	Prohibited	Permitted	Permitted
RD 10	Permitted	DRP	Prohibited	Permitted
RD 15-30	Permitted	DRP	Prohibited	Permitted
Mobile Home	Permitted	Prohibited	Permitted	Prohibited
O (Recreation)	Conditional Use	Prohibited	Conditional Use	Prohibited

Note:

* Design Review Permit is required at either staff level review or with Planning Commission Review.

Source: Citrus Heights Zoning Code

2.38 QUANTIFIED OBJECTIVES

To attain the State housing goal, the City established the number of housing units that can be built in the 2021-2029 planning period by income group and housing unit type (i.e., construction, rehabilitation, conservation/preservation). According to the City’s records, planned activities and recent market trends, Citrus Heights expects to achieve 1,308 housing units that will be constructed, rehabilitated or conserved. For approximately 310 of the 1,308 units, the City will order and facilitate major repairs over the next eight years. The majority of units conserved are projected to serve Very Low and Low income groups.

To meet the City’s quantified objectives, the City has taken several steps to ensure that affordable housing will be developed. The City has a Housing and Grants division with a dedicated staff whose duties include managing the City’s federal housing and community development funds, undertaking the primary workload of planning for affordable housing, developing and implementing City housing programs, and serving as a resource for developers, residents, and City staff with regards to housing.

Table 2-67: Quantified Objectives, City of Citrus Heights 2021 – 2029					
Income Category	RHNA Requirement	New Construction	Rehabilitation*	Conservation¹	Total Proposed
Extremely Low Income	66	71	50	65	186
Very Low Income	66	72	50	35	157
Low Income	79	143	60	45	248
Moderate Income	144	158	60	0	218
Above Moderate Income	342	409	90	0	499
TOTAL	697	853	310	145	1,308

Note:

1 – Numbers based on anticipated rental inspections and housing choice vouchers

*City building records indicate approximately 30 remodel/additions are performed per year.

The City has also begun creating partnerships with local housing advocates and developers of affordable housing. The City’s Housing Division meets personally with those wishing to develop affordable housing, and guide developers through the development process with the City. The City Council considers fee waivers and deferrals for affordable housing, and permits the conversion of some commercial properties into high density residential use and the development of mixed uses in transitionally zoned areas.

The City participates in the County-wide Emergency Housing Committee which has developed a 10-Year Plan to deal with homelessness and other forms of special housing needs. This Committee develops an annual and long-range strategic plan to combat homelessness and provide supportive services to dependent housing subgroups.

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Acronyms

Sacramento Area Council of Governments (SACOG)
Community Development Block Grant (CDBG)
Department of Housing and Urban Development (HUD)
Capital Valley Investments (“CVI”)
Community Reinvestment Act (CRA)
Sacramento Housing and Redevelopment Agency (SHRA)
Interdepartmental Development Review Committee (IDRC)
California Department of Finance (DOF)
Area Median Incomes (AMI)
Single Room Occupancy (SRO)
Regional Housing Needs Plan (RHNP)
California Statewide Communities Development Authority (CSCDA)
Sacramento Housing and Redevelopment Agency (SHRA)
Community Development Department (HCD)
Sacramento (County)
Sacramento Municipal Utilities District (SMUD)
Fair Market Rent (FMR)
Environmental impact report (EIR)
Affordable Housing Programs (AHP)
Sacramento Area Sewer District (Formally CSD-1)
Public Housing Authority (PHA)
Extremely Low Income (ELI)
Low Income Housing Tax Credit Program (LIHTC)
California Tax Credit Allocation Committee (CTCAC)
Internal Revenue Service (IRS)
California Housing Finance Agency (CHFA)
Access to the Community through Education, Integration & Training (ACE-IT II)
Woman Escaping a Violent Environment (WEAVE)
Department of Human Assistance (DHA)
Transitional Living and Community Support (TLCS)

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