

## **2 POPULATION AND HOUSING**

(As adopted and certified in 2000, updated for the 2002–2007, 2006–2013, and 2013 - 2021 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 and in 2008 for the 2008-2013 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 is now getting “on-cycle” with the state housing plan eight year calendar by updating the Element for the 2013–2021 state housing planning period. The updated plan reflects the new housing needs projected by the Sacramento Area Council of Governments (SACOG), the available population and housing data from the 2010 U.S. decennial census, 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.

### **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 2013 General Plan were the U.S. Decennial Census, State Department of Finance, Claritas, DataQuick, and the City Building Department. Claritas and DataQuick are nationally recognized demographic data providers.

To update the plan, additional sources were consulted including the Sacramento Area Council of Governments (SACOG), RealFacts, 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 2013-2021 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, and 2013-2021 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. The City has taken extraordinary efforts to involve the public in the update. The City held a public meeting to receive input from the public and housing advocates on the previous version of the Housing Element, and a Public meeting to review the Draft updates and answer questions prior to holding a Planning Commission meeting. Public hearings will be conducted before the City Planning Commission and City Council. The notices for these meetings and hearings will be published in a local newspaper, , prominently posted at City Hall, on the City web site, and at other public facilities. These notices will be printed in a manner to optimize public participation. The updated Background Report and General Plan documents will be circulated to various service providers, non-profit organizations and housing advocates throughout the area and available on the City Website and at City Hall for review. The City also provided information to REACH, the Neighborhood Associations, and created an

“e-notifier” to allow interested parties to receive email updates as the project progressed or new information became available.

## **2.5 BACKGROUND AND HISTORY**

In 2008, the City of Citrus Heights updated its General Plan Housing Element. The 2008 plan was certified to comply with State housing law on January 6, 2009 by the California State Department of Housing and Community Development.

## **2.6 CURRENT UPDATE**

The City has reviewed the Goals and Policies of the existing Housing Element, any demographic or economic changes since 2008, and revised the background report based on these changes. The City met with stakeholders and housing advocates to review these changes as well as evaluate the progress of the 2008 Housing Element in 2013.

The City met with housing advocates and members of the public and concerns included:

- ▶ This portion will be updated based on the Public Input received.

## **2.7 STATE MANDATE**

In August 2012, City staff met with State of California Housing and Community Development Department (HCD) staff to discuss the expectations the department has for the City’s 2013 revision. City and HCD staff agreed that the element has performed successfully since the last update and that a full revision is not necessary.

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.

## **2.8 FACTORS FOR DEVELOPING HOUSING STRATEGIES**

The City of Citrus Heights Consolidated Plan for 2010 to 2014 has set forth an Affordable Housing Plan that includes 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 2010 – 2014 Consolidated Plan outlines 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 confirms the need.
- ▶ It is 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. This Housing Element update confirms the need.
- ▶ Less than 3% of the City’s current housing stock was constructed in the last 10 years. This update confirms the City’s built out nature.
- ▶ About 23% of renters and 25% of owners pay more than 30% of their income for shelter (rent or house payment plus utilities).
- ▶ Two percent of all owner households and ten 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.
- ▶ There are some neighborhoods in decline (such as Sayonara Drive) which would benefit from public facility improvement and housing rehabilitation funds.
- ▶ It is estimated that median home prices have fallen 50% from the peak in 2005, which has substantially increased affordability, particularly coupled with record low interest rates, however extremely low-income and low-income residents continue to struggle with finding affordable housing.
- ▶ In 2009, when the Consolidated Plan was prepared, the City was experiencing an extremely high rate of foreclosures and bank-owned homes. While the City is experiencing fewer foreclosures currently, there still are many bank-owned homes in the housing market.

## 2.9 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 assists low-income and very-low-income households with health and safety repairs. Activities under this program include:
  - 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 Loans: low and no interest loans of up to \$10,000 made to mobile home and manufactured home owner-occupant households for essential home repairs.
  - Accessibility Grants: grants up to \$5,000 to households with a permanently disabled member to adapt owner-occupied or rental housing for the mobility and safety needs of the disabled. (Note: this grant may be combined with other programs and is predominantly utilized by the City’s senior population.)
- ▶ **HOME funds received through the Sacramento HOME Consortium:** The City is a member of the Sacramento HOME Consortium with the Sacramento Housing and Redevelopment Agency. Through this agreement, the City receives a “fair share” of federal HOME (Housing Investment Partnership Program) funds that are allocated to Sacramento County as an urban county. These funds are directed to be used for first-time home buyer assistance in the City of Citrus Heights.
- ▶ **CDBG Entitlement funds received annually through HUD and City General Revenue Funds for fair housing services:** The Citrus Heights Fair Housing Program seeks to educate and inform residents of the regional resources available to them in regard to housing, disability and employment discrimination services. The City primarily does this through its fair housing fliers, the Web site [www.chfairhousing.net](http://www.chfairhousing.net) and its free educational forums for tenants, landlords and those who have been victim to predatory or discriminatory lending tactics. The City contracts with Sacramento Self Help Housing to provide mediation and counseling for those with a landlord tenant dispute.
- ▶ **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
- ▶ **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:** CAL HOME, Mortgage Credit Certificate, California Housing Finance Agency, Veterans Administration loans, CalPERS, and the Neighborhood Assistance Corporation of America. The City supports the activities of the many lenders within the City that assist households from all economic segments to become homebuyers.
  - ▶ **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.

## **2.10 EVALUATION OF THE CITY'S HOUSING GOALS, OBJECTIVES, POLICIES, AND PROGRAMS IN THE 2011 GENERAL PLAN (HOUSING ELEMENT PORTION UPDATED IN 2008)**

### **PREVIOUS ELEMENT ACCOMPLISHMENTS**

The 2008 Sacramento Area Council of Governments (SACOG) Regional Housing Needs Plan determined that the City's fair share of housing need was a total of 223 units for a variety of income levels (78 Very Low, 20 Low, 10 Moderate, and 154 Above Moderate). According to building permit records, the City had a net production of 52 units during the 2008-2013 Planning Cycle.

The City did not meet the goals and objectives of the 2008–2013 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 2008–2013 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 2008 Housing Element contained five Goals, 21 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 2008 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 2008 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
4	<b>GOAL:</b> To increase homeownership opportunities to ensure a balance of housing and household types. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	To increase homeownership opportunities to ensure a balance of housing and household types.	The City has assisted in increasing homeownership and is working to balance household types. Approximately 57% of homes in the City are owner occupied.	The City has been <b>successful</b> in pursuing this goal.	<b>Continue</b> to support first-time home buyers and strive to create a balance of housing and household types.
4.1	<b>Policy:</b> Support the use of public and private funds to assist first-time home buyers <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	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 been <b>very successful</b> in pursuing this policy.	<b>Continue</b> to support first-time home buyer programs and work with private groups to assist first time home buyers or other buyers at risk.
4.1A	Use City Housing funds to leverage private funds to create home ownership opportunities. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	Create more homeownership opportunities in the City.	The City assisted 117 families with its first-time home buyer program between January 1, 2003 and October 1, 2012.	<b>Successful.</b> The City has assisted numerous persons in need, however, limited funding has created a waiting list for more assistance.	<b>Continue</b> to support home ownership programs
4.1B	Continue to participate in programs that encourage people to own homes close to their workplaces. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	Create opportunities for people to live close to work.	The City has adopted a Mixed Use Ordinance to guide mixed-use development in the City.	<b>Successful.</b> Only 1 mixed-use project, Antelope Commons, on Antelope Road has been approved as of yet.  The City recently adopted the “Vision Plan” for the Antelope Crossing area, encouraging a mix of housing and commercial development at an existing underutilized site.	<b>Continue</b> to encourage development of mixed-use projects and live/work units to provide a variety of housing choices.
4.1C	Develop and distribute housing resource materials to potential homebuyers. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	Keep potential home-buyers informed on opportunities for assistance.	The City has developed a Home-ownership Resource Guide that is in its third printing. Housing resource materials are available on the City’s website and at various City functions, or at City Hall	<b>Successful.</b> The Resource Guide provides valuable information to potential homebuyers.	The City will <b>continue</b> to provide updated information to homebuyers.

Housing Element Policy Review Table					
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4.1D	Use available state and federal funds for the city-wide first-time home buyer assistance program. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	Assist first-time home buyers to purchase homes	The City assisted 117 families with its first time home buyer program between January 1, 2003 and October 1, 2013	<b>Successful.</b> CDBG, HOME, and other private/public partnerships continue to be available. The City remains a CDBG entitlement community, and participates in the Sacramento Home Consortium.	The City will <b>continue</b> to use available funds to assist homebuyers.
4.1E	Create and participate in partnerships that encourage home ownership. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	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.	<b>Successful.</b> Many of these partnerships continue to be very successful and provide assistance to potential home buyers.	The City will <b>continue</b> work to maintain existing partnerships and seek new partnerships as opportunities arise.
4.1F	Explore innovative ways of creating opportunities for increased home ownership. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	Use new methods to provide home ownership opportunities.	The City participates in National Homeownership Week Events to encourage homeownership.	<b>Mostly Successful.</b> Some innovative ideas have been applied.	The City will <b>continue</b> to find innovative ways to increase homeownership.
4.1G	Assist homeowners facing possible foreclosure with technical assistance and support to prevent foreclosure. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	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.	<b>Successful.</b> The City has hosted a foreclosure workshop for residents and offers foreclosure assistance and counseling services.	The City will <b>continue</b> to assist with foreclosure assistance.
4.2	<b>Policy:</b> Assist in the conversion of rental developments to owner occupancy where appropriate. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	Assist in the conversion of rental housing to owner occupied.	The City assisted 117 families with its first-time home buyer program between January 1, 2003 and October 1, 2012.  The City revised the Condominium Conversion Ordinance to assist property owners in the conversion of rental units into for sale units.  The City has purchased and demolished several dilapidated rental units on Sayonara and developed a Sayonara Replacement Housing Plan. The project includes the construction of approximately 26 3- and 4-bedroom ownership units, all of which will house very-low, and low-income households	The City has been <b>somewhat successful</b> at meeting this action. The Condominium Conversion Ordinance aids in converting, rental housing into owner occupied housing.	The City should <b>continue</b> 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
4.2A	Develop a program to allow and encourage conversion of small rental properties to owner occupancy. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	Encourage rental properties to become owner occupied.	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.  The City assisted 117 families with its first-time home buyer program between January 1, 2003 and October 1, 2012.  The City has purchased and demolished several dilapidated rental units on Sayonara and developed a Sayonara Replacement Housing Plan. The project includes the construction of approximately 26 3- and 4-bedroom ownership units, all of which will house very-low, and low-income households.	The City has been <b>somewhat successful</b> at meeting this action.  Potentially, a portion of the first-time home buyers in the City's program have purchased properties that were once small rental properties. Small properties include smaller single family homes and duplexes.  The City has committed to revitalizing the Sayonara neighborhood, converting small four-plex rental units into ownership housing.	The City should <b>continue</b> to develop 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 small rental properties that have been converted to owner occupied housing.
4.2B	Investigate ways to provide ownership of mobile home parks by their residents. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED/State/HCD	Continue to investigate ways to achieve ownership of land in mobile home parks by their residents.	The City Created a Mobile Home Task Force to investigate methods.  The City adopted a Mobile Home Conversion Ordinance to protect mobile home owners.	The City has <b>investigated</b> the issue resulting in the Mobile Home Conversion Ordinance.	The City should <b>continue</b> to investigate innovative ways to provide ownership of mobile home parks by their residents.
5	<b>GOAL:</b> To provide adequate sites for a variety of housing opportunities to serve all residents. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	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.	<b>Successful.</b> 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 <b>continue</b> to ensure they provide adequate sites for various housing opportunities for all residents.
5.1	<b>Policy:</b> 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. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	To provide housing choices available to all segments of the community.	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.  The City has seen a total of 21 secondary dwelling units since 2000 as well as a cluster subdivision, Camden Homes featuring zero-lot line housing.	<b>Successful.</b> The City actively promotes development of various housing types throughout the City.	The City should <b>continue</b> 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
.5.1A	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 <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	Encourage innovative housing types	The City has adopted a zoning code that removes the constraints to development of innovative housing types.  The City has seen a total of 21 secondary dwelling units since 2000 as well as a cluster subdivision, Camden Homes featuring zero-lot line housing.	<b>Successful.</b> Over twenty secondary dwelling units have been constructed since 2000. The Antelope Crossing Visioning Plan encourages the development of housing in an underutilized commercial center. Camden Place on Auburn Boulevard is a successful example of Cluster Housing that preserved a portion of creek habitat and provided 66 new single family homes.	The City should <b>continue</b> to support innovative housing types as permitted by the Zoning Code
.5.2	<b>Policy:</b> Strive to meet the City's fair share housing allocation based on the Regional Housing Needs Assessment. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	To contribute to meeting the Regions Housing Needs.	The City continues to work with SACOG to attempt to meet its fair share of the Regional Housing Need.	The City has been <b>successful</b> in supporting this Policy. The 2008 Housing Element provided adequate land to meet the City's fair share of development.	The City should <b>continue</b> to strive to provide adequate land housing to achieve the RHNA.
.5.2A	Develop an inventory of land suitable within the City for the development of housing for all segments of the community <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	Maintain an inventory of developable land available in the city to encourage housing development on vacant sites.	The City has updated its Vacant Land Inventory to include Vacant, Pending, and Underutilized sited suitable for housing throughout the City.	The City has been <b>somewhat successful</b> in supporting this Policy.	The City should <b>continue</b> to maintain its inventory of land suitable for development in the City. The intent is to provide information to those interested in development in the City. The City should provide additional outreach to encourage housing development, including web, mailing or other media.

Housing Element Policy Review Table					
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5.2B	Prepare an Annual General Plan Progress Report to analyze the City's progress to meet the fair share allocation based on the RHNP. <b>Timing:</b> Annually <b>Responsibility:</b> CED	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 <b>successful</b> in submitting its General Plan Annual Report.	<b>Continue</b> to submit a General Plan Progress Report annually.
5.2C	Establish a housing monitoring program that includes annual review of the following: <ul style="list-style-type: none"> <li>► Inventory of land suitable within the City for the development of housing for all segments of the community.</li> <li>► Proposed and approved residential projects and building permits issued.</li> <li>► Home and apartment vacancies.</li> <li>► Rental and home sales survey and Multiple Listing Service summary.</li> <li>► Infrastructure and public services capacity.</li> </ul> <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	Monitor development factors that effect housing availability and constraints.	The City continually monitors trends in the local housing market through the methods established in this action. The City provides monthly Development Project Updates to provide information regarding number of building permits and entitlements in the process at the given time. 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.	The City has been <b>successful</b> in monitoring changes in the housing market and created innovative methods of tracking changes and providing data to the public.	<b>Modify</b> to read" Continue to implement the housing monitoring program including..." The City should <b>Continue</b> annual review of this data to assist the City in determining the ability of the City to meet its housing needs and goals. It will also evaluate the service capacity of the City in relationship to the housing and infrastructure available.
5.3	<b>Policy:</b> Facilitate mixed use development and redevelopment in appropriate areas. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	Allow mixed use development and redevelopment to occur to revitalize appropriate areas.	The City continues to work with developers to allow mixed use developments and redevelopment throughout the City.	<b>Moderately Successful.</b> The City has permitted one mixed use project on Antelope Road. The Antelope Crossing Visioning Plan encourages the development of housing in an underutilized commercial center The City has been successful in assisting with redevelopment with several projects in the City.	<b>Continue</b> to support and encourage mixed use redevelopment.

Housing Element Policy Review Table					
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5.3A	Implement mixed use development along the City's major corridors. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	Encourage mixed use development along the Auburn Boulevard Corridor.	<p>The City adopted the Boulevard Plan, a specific plan, which encourages mixed use projects along Auburn Boulevard.</p> <p>To date, no mixed use projects on Auburn Boulevard have been implemented, however, the City has successfully adopted the Boulevard Plan to reinvent and encourage redevelopment of mixed use projects along Auburn Boulevard. The Boulevard Plan, adopted in 2005, includes Zoning and Development standards that encourage mixed use development along the corridor. The City is currently constructing \$16-million worth of public improvements along Auburn Boulevard and \$5-million worth of public improvements along Sunrise Boulevard. The City is hopeful that the public improvements will encourage private investment along these corridors in the form of mixed use development.</p> <p>In 2012, the City developed the Antelope Crossing Transformation Project which includes incorporating mixed uses into the Antelope Crossing Area. The City is in the process of incorporating the recommended Zoning Code modifications to support the Antelope Crossing Transformation Plan.</p> <p>The City amended the Zoning Ordinance to allow development of multi-family projects on commercially zoned property.</p> <p>In addition, the 2006 Zoning Code Update included an amendment that allows mixed-use projects or multifamily housing in the LC, SC, GC, and AC Zones.</p> <p>Live/work units are permitted with a MUP in the BP, LC and with a UP in the SC and GC zones and allowed in the Corridor Overlay Zoning Designation.</p>	<b>Somewhat Successful.</b> The City has only approved a single mixed-use development to date, but they have adopted a Specific Plan for Auburn Boulevard and invested in public improvements to facilitate mixed-use development in one of the areas in most need for redevelopment.	<b>Modify</b> to read "Offer incentives for housing and/or mixed use development to occur on underutilized commercially zoned land at densities of 20 units per acre" The City should <b>Continue</b> to implement mixed use development along the City corridors.
5.4	<b>Policy:</b> Support a variety of housing opportunities on vacant or under-utilized lands. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	To allow development of a variety of housing types on the City's inventory of vacant and underutilized lands.	<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.</p>	The City continues to be <b>successful</b> in promoting development on infill, vacant and underutilized land	<b>Continue</b> to support development of vacant and underutilized lands.

Housing Element Policy Review Table					
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5.5	<b>Policy:</b> 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. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	Encourage special needs facilities to be spread throughout the City to avoid over-concentration in any certain area.	The City has been successful in avoiding concentrations of special needs facilities. The City's special needs facilities are well distributed throughout the City.	The City continues to be <b>successful</b> in circumventing over-concentration of these facilities.	<b>Continue</b> to ensure special needs facilities are distributed throughout the City.
6	<b>GOAL:</b> Develop, conserve, and to improve the housing stock to ensure decent accommodations for all segments of the community. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	To develop, to conserve, and to improve the housing stock to ensure decent accommodations for all segments of the community.	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.  The City's Housing Rehab Program completed 174 projects in since 1999.  The City allocated \$2.2 million to modernize 44 affordable housing units housing units owned by the Sacramento Housing and Redevelopment Agency.  The City assisted with the Vintage Oaks Solarization and Improvement project, a LIHTC project with USA Properties. This rehab project improved energy efficiency and installed solar panels resulting in reduced costs for the 241 unit affordable senior complex.	The City has been <b>very successful</b> in conserving and improving the City's aging housing stock.	The City should <b>continue</b> to conserve and improve the housing stock to provide housing for all segments of the community.
6.1	<b>Policy:</b> Encourage the conservation and improvement of existing housing <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	Encourage the development of housing in the City.	The City has successfully allowed for a variety of housing types. Between 2002 and 2012, 340 units have been constructed.  The City's Housing Rehab Program completed 174 projects since 1999.  The City allocated \$2.2 million to modernize 44 affordable housing units housing units owned by the Sacramento Housing and Redevelopment Agency.  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.	The City has been <b>very successful</b> 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 <b>continue</b> to encourage conservation of existing housing.

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
6.1A	Promote the use of administrative remedies to remediate substandard rental units <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	Utilize administrative methods to eliminate substandard rental housing.	The City has an aggressive Code Enforcement Division to ensure code compliance and eliminate substandard rental units to the maximum extent feasible.  The Code Enforcement Division processes over 2,500 code compliance cases annually and over 98% of all code compliance cases are successfully resolved.	The City has been <b>very successful</b> in eliminating and improving substandard housing utilizing administrative procedures outlined in this policy amongst other methods.	The City should <b>continue</b> to use administrative remedies to remediate substandard units.
6.1B	Remove unsafe or dilapidated housing through the Neighborhood Enhancement Program, secure vacant nuisance residential structures and require resolution through the Neighborhood Enhancement Program. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	Remove housing that may pose a health and safety risk to the public including both tenants and neighbors.	From 2008 to 2012, the City's Neighborhood Enhancement Program opened 751 cases involving housing violations. The City, over the same period, also resolved approximately 726 housing enforcement actions (where violations were corrected).  In addition, approximately 23 dwellings required boarding of the structures.	The City has been <b>very successful</b> in enforcing code violations and resolving issues involving dilapidated and unsafe housing.	<b>Modify</b> to "Code Enforcement Program" to reflect updated City organization. The City should <b>continue</b> to utilize the Code Enforcement Program to remove unsafe or dilapidated structures.
6.1C	Offer incentives and financing assistance for affordable housing and housing rehabilitation <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	Provide assistance to lower income households to rehabilitate their homes.	The City's Housing Rehab Program completed 174 housing projects since 1999.  The City has encouraged and induced numerous rehabilitations of multi-family properties since its incorporation.  These include properties involving major moisture intrusion and interior mold growth problems.  The City has invested considerable sums of staff time to enforce housing codes and monitor the corrections.  The City also has issued a \$17 million tax-exempt bond to provide ongoing financing for the rehabilitation of projects in exchange for rent restricted units for the Vintage Oaks Senior community.	The City continues to be <b>successful</b> in promoting rehabilitation of its housing stock.  The City continues to seek funding to assist more families to rehabilitate their homes.	The City should <b>continue</b> to offer incentives and financing assistance for affordable housing and housing rehab.



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6.1D	Work with financial institutions, nonprofit organizations and government agencies to promote housing rehabilitation. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	The City should team with other agencies and private groups to promote housing rehabilitation.	<p>The City provided funding for two multi-family developments between 2002 and 2007 which supported the acquisition and rehab of 600 low income units.</p> <p>In 2009, the City assisted with the Vintage Oaks Solarization and Improvement project, a LIHTC project with USA Properties. This rehab project improved energy efficiency and installed solar panels resulting in reduced costs for the 241 unit affordable senior complex.</p> <p>The City is working with private banks and other lending institutions to create affordable housing opportunities for multi-family properties undergoing foreclosure.</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 approximately 26 3- and 4-bedroom ownership units, all of which will house very-low, and low-income households.</p> <p>The City also works with a non-profit organization, Mercy Housing to manage the City's Housing Rehabilitation Program which spends an average of \$500,000 per year in low interest deferred loans.</p> <p>The City has partnered with the local housing authority (Sacramento Housing and Redevelopment Agency) to completely modernize 44 units of public housing. All the units assisted by this effort are serving persons earning 30% of median income or less.</p>	The City continues to be <b>successful</b> by working with local, state, federal, and non-profit organizations to promote and assist with housing rehabilitation.	The City should <b>continue</b> to develop partnerships to promote housing rehabilitation. The City should increase efforts to pursue partnerships with financial institutions to assist with rehabilitation.
6.1E	Support the efforts of all local service organizations and, schools, and other community groups to provide housing repair assistance, including the Rebuilding Together Program. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	Work with local groups to provide housing repair assistance to citizens of Citrus Heights.	The City has teamed with Rebuilding Together, Mercy Housing and other local organizations to provide housing repair assistance, access improvements, and maintenance to several homeowners.	The City has been <b>successful</b> 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.	<b>Modify</b> to eliminate the reference to "Rebuilding Together Program" to allow flexibility in community partnerships.

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.6.1F	Continue and expand the City's Owner Occupied Rehabilitation Program where feasible. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	Provide assistance to rehabilitate owner occupied housing.	The City has teamed with Rebuilding Together, Mercy Housing and other local organizations to provide housing repair assistance, access improvements, and maintenance to several homeowners.	The City <b>needs improvement</b> as funding for this program is increasingly scarce.	The City should <b>continue</b> to promote its rehabilitation programs and continue to identify funding sources to support this action.
.6.1G	Examine the feasibility of creating a Resale Inspection Program. <b>Timing:</b> July 2015 <b>Responsibility:</b> CED	Examine the feasibility of creating a Resale Inspection Program.	The City has not completed this task. The City considered incorporating this concept as a part of the Green House Gas Reduction Plan, however the program was not considered feasible at that time.	<b>Needs Improvement.</b> The City should complete this task by July 2015	<b>Continue.</b> The City should continue to examine the feasibility of a Resale Inspection Program in conjunction with its Greenhouse Gas Reduction Plan evaluations.
.6.1H	Fund the Senior Housing Emergency Repair Program, or develop a local "handyman" program for seniors. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	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. Since 1999, the City has completed 174 housing rehabilitation loans, including rehabs for seniors in emergency situations. There is currently a waiting list for all rehab services, the City is looking for additional funding sources to support this program.	<b>Needs Improvement.</b> The City should strengthen efforts to increase funding for this program.	<b>Modify</b> to "Continue to provide interest free housing repair loans to senior residents through the City's Owner-Occupied Rehabilitation Program to reflect the City's current program.
.6.1I	Use redevelopment funds to assist in funding and rehabilitating housing. <b>Timing:</b> Ongoing <b>Responsibility:</b> RD/CED	To use redevelopment funds to rehabilitate housing.	Over \$700,000 has been appropriated for rehabilitation of housing. This funding will be available to be utilized to fund the rehabilitation of approximately 18 units in the City.  The City allocated \$2.2 million to modernize 44 affordable housing units housing units owned by the Sacramento Housing and Redevelopment Agency.	<b>Somewhat Successful.</b> The City has appropriated funds and should continue to search for units in need of rehabilitation to implement the use of the funds.	<b>Modify</b> to "Use available funds to assist in rehabilitating housing" to reflect the elimination of Redevelopment by the State.

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.6.1J	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. <b>Timing:</b> Ongoing <b>Responsibility:</b> 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.	The City is <b>successful</b> in implementing this policy action and uses the funds collected from these fees to improve code enforcement activities.	The City should <b>continue</b> to use funds from the Housing Stock Fee and Abandoned Vehicle Abatement Program to strengthen code enforcement activities.
.6.1K	Use a system of cumulative and substantial fines to gain compliance from the owners of nuisance properties. <b>Timing:</b> Ongoing <b>Responsibility:</b> 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 \$80,000 in fines are issued annually.	<b>Successful.</b> The City has been able to use the fine system in the Zoning Ordinance to gain compliance from nuisance properties.	The City should <b>continue</b> to implement the Zoning Ordinance.
.6.1L	Work with community based organizations to create self-help housing in the City <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	Work with Habitat for Humanity to provide an opportunity for citizens to participate in self-help housing.	The City has attempted to create partnerships to create self-help housing, however, no projects have come to fruition.	<b>Needs Improvement.</b> The City has been unable to work with community based organizations to create self-help housing in the City.	The City should <b>continue</b> to outreach to community based organizations to implement self-help housing in the City.
.6.1M	Seek new ownership opportunities to redevelop existing problematic housing developments. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	To provide opportunities to work with new owners or to find new owners to redevelop problematic housing developments.	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 approximately 26 3- and 4-bedroom ownership units, all of which will house very-low, and low-income households.	<b>Somewhat Successful.</b> The City is in the process of identifying additional funding sources to construct the replacement housing identified in the Replacement Housing Plan. The demise of Redevelopment has limited funding options for this effort.	The City should <b>continue</b> to seek new ownership opportunities for problematic housing developments, similar to Sayonara Drive.

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6.1N	Encourage the use of Green Building practices for the revitalization or redevelopment of the existing housing stock. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	To encourage redevelopment of housing stock to utilize Green Building and other sustainable practices as part of the development.	<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 GGRP includes policies that encourage green building, including a measure requiring all new City funded construction to achieve LEED certification. The City is currently drafting a resolution for City Council review to implement this measure.</p> <p>The City partnered with SMUD to conduct a Neighborhood Home Performance program focused on the CHASE neighborhood to conduct energy efficient home rehabs. 18 energy assessments were done and two home performance retrofits completed.</p>	<b>Successful.</b> The City was the first in the County to adopt a community-wide GGRP focused on incentive based energy efficiency improvements. The City is continuing to identify funding sources to implement the GGRP.	The City should <b>continue</b> to encourage green building by leading by example and encouraging green building practices.
6.1O	Seek grants and other funding mechanisms to assist in redevelopment of existing housing stock. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	Seek funding assistance to redevelop existing housing stock.	The City has applied for numerous housing related grants to rehabilitate existing housing stock.	<b>Somewhat successful.</b> The City has applied for grants and will continue to apply for additional grant funding.	The City should <b>continue</b> to identify and pursue grant funding for redevelopment of existing housing stock.
6.2	<b>Policy:</b> Promote construction of housing types with a variety of prices, styles, and designs. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	Promote development of a variety of housing types, styles, and designs to meet the needs of various segments of the community.	The City has successfully promoted development of a variety of single family housing choices in the community. The downturn of the economy has limited housing development over the last several years.	<b>Somewhat successful.</b> 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 <b>continue</b> 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.

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.6.2A	Promote the development of mixed-use housing including clustered, live-work and above-retail uses in appropriate zones <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	Amend the Zoning Ordinance to allow for mixed-use housing types.	The City incorporated amendments addressing mixed use projects into the Zoning Ordinance in November 2006.	<b>Somewhat Successful.</b> Although the Zoning Code has allowed mixed use development since 2006, only one mixed use development was entitled prior to the crash of the housing market.	The City should <b>continue</b> to promote development of mixed-use projects as allowed by the Zoning Ordinance.
.6.2B	Continue streamlining the review process to minimize any constraints on or disincentives to housing development. <b>Timing:</b> Annually <b>Responsibility:</b> CED/FD	To ensure the review process does not negatively impact housing development.	The City strives to excel in the review process to ensure accurate and timely response to development proposals. The City constantly evaluates the development review process, makes adjustments where necessary and welcomes feedback from decision makers and private entities.	The City has been <b>successful</b> in streamlining the process for project applicants. The constant monitoring and ability to adapt to changes make development review successful for the City.	The City should <b>continue</b> to adapt to changes in technology and adjust to feedback to make improvements where appropriate.
.6.2C	Promote quality design by offering flexible housing development standards. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	To allow flexible housing development standards to allow quality design.	The City incorporated flexible Design Guidelines into the Zoning Code which was adopted in November 2006.	The City has been <b>successful</b> in promoting quality design and allowing flexibility based on the Design Guidelines.	The City should <b>Continue</b> to promote quality design and implement the Design Guidelines contained in the Zoning Ordinance.
.6.2D	Use Redevelopment Funds to assist in developing a variety of housing types Timing: Ongoing Responsibility: CED/RD	The City should use redevelopment 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.	The City has invested over \$6.2 million to revitalize the Sayonara Neighborhood. This funding was comprised of a mixture of Redevelopment, EDI, CDBG, Neighborhood Stabilization, and Stormwater Funds. This includes the development of a neighborhood park and community center.  The City has acquired and demolished 15 substandard multi-family structures on Sayonara Drive. The City's replacement housing plan calls for the future construction of approximately 26 3- and 4-bedroom ownership units, all of which will house very-low, and low-income households.  The City is in the process of identifying a funding replacement for redevelopment to implement the Replacement Housing Plan.	<b>Somewhat Successful.</b> The City has taken the initial steps to develop new housing types. The City is in the process of identifying alternative funding sources to replace Redevelopment funds.	<b>Modify</b> to "Use available funding to assist in developing a variety of housing types" to reflect the elimination of Redevelopment by the State

Housing Element Policy Review Table					
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.6.2E	Encourage and offer incentives to developments that include Green practices including LEED™ Certification and/or Photovoltaic Systems. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	The City should encourage sustainable developments including developments that are LEED™ Certified or that utilized Solar Energy.	<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 GGRP includes policies that encourage green building, including a measure requiring all new City funded construction to achieve LEED certification. The City is currently drafting a resolution for City Council review to implement this measure.</p> <p>The City partnered with SMUD to conduct a Neighborhood Home Performance program focused on the CHASE neighborhood to conduct energy efficient home rehabs. 18 energy assessments were done and two home performance retrofits completed.</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><b>Successful.</b> The City was the first in the County to adopt a community-wide GGRP focused on incentive based energy efficiency improvements.</p> <p>The City's flat permit fee for residential solar installation has encouraged additional solar installations.</p>	The City should <b>continue</b> to encourage green building by leading by example and encouraging green building practices.
.6.2F	Encourage and offer incentives to developments that promote Universal Housing. <b>Timing:</b> July 2013 <b>Responsibility:</b> CED	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 2011, the City conducted the Green Planning Academy which included a class session focused on mobility around the home including the importance of Universal Design.	<b>Needs Improvement.</b> The City should consider including Universal Design practices within the Zoning Code.	The City should <b>continue</b> to promote Universal Design.

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.6.3	<b>Policy:</b> Promote improvements and rehabilitation to enhance the quality of multi-family developments. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	<p>The City should promote rehabilitation of older multi-family developments to enhance the quality and ensure longevity of their use.</p>	<p>In 2008 the City assisted with the issuance of tax-exempt multi-family housing revenue bonds by the California Statewide Communities Development Authority (“CSCDA”) for the purpose of allowing Capital Valley Investments (“CVI”) to finance the acquisition and rehabilitation of a multi-family residential housing facility to be named Arborelle Apartments. The project acquired and rehabilitated Sundance Apartments, a 179-unit multi-family housing complex located at 8007 Sunrise Boulevard.</p> <p>The City allocated \$2.2 million to modernize 44 affordable housing units housing units owned by the Sacramento Housing and Redevelopment Agency.</p> <p>In 2009, the City assisted with the Vintage Oaks Solarization and Improvement project, a LIHTC project with USA Properties. This rehab project improved energy efficiency and installed solar panels resulting in reduced costs for the 241 unit affordable senior complex.</p>	<p>The City has been <b>successful</b> in rehabilitating or working with other agencies to rehabilitate multi-family developments throughout the City.</p>	<p>The City should <b>continue</b> to promote rehabilitation of multi-family developments and work with outside agencies, where appropriate, to aid in the rehabilitation.</p>
.6.3A	<p>Investigate the feasibility of establishing a rental inspection program.</p> <b>Timing:</b> July 2015 <b>Responsibility:</b> CED	<p>Examine the feasibility of establishing a rental inspection program to examine rental units for health and safety compliance.</p>	<p>The City inspects over 100 rentals annually through Code Enforcement and Building Inspection. The City considered the feasibility of creating a formalized program in 2011 as part of its Greenhouse Gas Reduction Plan; however, the program was not feasible.</p>	<p><b>Somewhat Successful.</b>          The City has provided this service and it has been successful.</p>	<p><b>Continue.</b> The City should continue to inspect rental properties to ensure they meet code requirements. The City should examine the feasibility of this program again as part of its evaluation of the effectiveness of the GGRP.</p>
.6.3B	<p>Work with the local housing authority (Sacramento) to enhance the quality and appearance of public housing in the City.</p> <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	<p>Work with SHRA to improve the quality and appearance of existing and proposed public housing in the City.</p>	<p>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.</p> <p>The City allocated \$2.2 million to modernize 44 affordable housing units housing units owned by the Sacramento Housing and Redevelopment Agency.</p>	<p>The City has been <b>moderately successful</b> in this action. The City should continue to work with SHRA to request funds to revitalize the exiting public housing.</p>	<p>The City should <b>continue</b> to work with SHRA to request funds to revitalize the exiting public housing</p>

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
.6.4	<b>Policy:</b> Promote high-quality multi-family developments that include appropriate design, scale, and amenities. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	Promote well designed multi-family developments appropriate for the location of the site.	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. Most recently, Camden Place and Sunrise Lofts were developed based on the design guidelines and are available at affordable rates.	The City has been <b>moderately successfully</b> in promoting the production of new multi-family developments that are well designed by implementing the design guidelines in the Zoning Code.	The City should <b>continue</b> 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.
.6.4A	Implement the Design Guidelines within the Zoning Ordinance <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	Implement Design Guidelines to guide Residential Development.	In November 2006, the City adopted Design Guidelines as part of the Zoning Code. The Guidelines 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. Most recently, Camden Place and Sunrise Lofts were developed based on the design guidelines and are available at affordable rates.	<b>Successful.</b> Policy action completed.	The City should <b>continue</b> to implement the Design Guidelines.
.6.5	<b>Policy:</b> 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 <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	To conserve the City's supply of mobile homes.	The City Council adopted a resolution on May 8, 2002 to encourage mobile home park residents to organize into resident associations. The City Council created the Mobile Home Task Force to provide recommendation on this issue. Based on the feedback from the taskforce, the City Council recommended the use of long term leases to aid in conservation of the City's stock of mobile homes. Adopted Mobile home Conversion Ordinance to limit and protect mobile homes from conversion to market rate subdivisions. Conducted over 80 rehabilitation projects within existing mobile home parks.	The City has <b>strived</b> to conserve this important form of housing.	The City should <b>continue</b> to conserve these units as an important part of the City's housing stock.
.6.5A	Pursue the use of local, state, and federal funds to make physical improvements to existing mobile home parks. <b>Timing:</b> Annually <b>Responsibility:</b> CED	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 <b>unsuccessful</b> in obtaining funding for this policy action.	The City should <b>continue</b> to pursue funding to make improvements to the existing mobile home parks in the City.



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#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
.6.5B	Continue to offer Community Development Block Grant (CDBG) funds to rehabilitate mobile and manufactured homes. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	Offer CDBG funds to rehabilitate mobile and manufactured homes.	Received and distributed CalHome funds for rehabilitation of existing mobile home parks. Over 80 mobile homes have been rehabilitated using City Funds.	The City has been <b>successful</b> in using funds to make improvements to existing mobile home parks.	The City should <b>continue</b> to use available funds to rehabilitate mobile and manufactured homes.
.6.5C	Continue to fund the emergency repair program for lower income owners of mobile homes and manufactured homes. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	Continue to fund emergency repairs for lower income owners of mobile and manufactured homes.	Received and distributed CalHome funds for rehabilitation of existing mobile home parks. Over 80 mobile homes have been rehabilitated using City Funds.	The City has been <b>successful</b> in using funds to make improvements to existing mobile home parks.	The City should <b>continue</b> to use available funds to rehabilitate mobile and manufactured homes and provide for emergency repairs as necessary.
.6.5D	Investigate the feasibility of converting mobile home parks to resident owned or similar ownership <b>Timing:</b> Annually <b>Responsibility:</b> CED/CA	Determine if it is feasible to convert mobile homes to condominium ownership to promote the conversion from rental housing to owner occupied.	The City offered financing assistance to Lake View Mobile Home park to investigate the feasibility of acquiring the property to become resident owned.  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 was <b>not successful</b> in their effort to facilitate the conversion to resident ownership.	The City should <b>continue</b> to work with mobile home residents to explore various ownership scenarios.
.6.5E	E. Redevelop / Rehabilitate existing deteriorated mobile home parks or manufactured homes. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	Encourage redevelopment of existing mobile home parks and manufactured homes that are deteriorated or need repairs.	Received and distributed CalHome funds for rehabilitation of existing mobile home parks. Over 80 mobile homes have been rehabilitated using City Funds.	The City has been <b>successful</b> in using funds to make improvements to existing mobile home parks.	The City should <b>continue</b> to use available funds to rehabilitate mobile and manufactured homes and provide for emergency repairs as necessary.
.7	<b>GOAL:</b> To conserve currently assisted units to ensure availability of housing for lower income households. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	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.  Despite the City's efforts, Fairways II has converted 71 previously affordable units to market rate	The City has been <b>moderately successful</b> in reaching this goal. It is important the City remains committed to the preservation of housing through innovative means.	<b>Continue.</b> Preservation of existing affordable housing remains crucial.

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
7.1	<b>Policy:</b> Pursue all available strategies and procedures to preserve government-assisted units that are at-risk of conversion to market rate. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	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.  Despite the City's efforts, Fairways II has converted 71 previously affordable units to market rate. Fairways II ownership elected not to renew SHRA issued bonds.	The City has been <b>fair</b> in reaching this goal. It is important the City remains committed to the preservation of housing through innovative means.	<b>Continue.</b> Preservation of existing affordable housing remains crucial. The City should continue to monitor at-risk units and intervene where feasible.
7.1A	Annually review the status of housing projects whose government restrictions are expiring or near expiration to determine the need for intervention. <b>Timing:</b> Annually <b>Responsibility:</b> CED	Review housing projects who are subject to expiring restrictions and determine the need for intervention to prevent expiration.	The City has annually reviewed housing projects to determine the best method to preserve affordable housing.  The City has worked closely with several of the subject property owners to intervene where appropriate.	The City has done <b>fair</b> in implementing this action. Despite City efforts, the Fairways II expired.	The City should <b>Continue</b> to review the status of housing projects subject to expiration.
7.1B	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. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED/SHRA	The City should work with agencies to evaluate the City's options to preserve at-risk units	The City has met with representatives from these agencies to discuss this issue. The City has been able to preserve affordable units of concern.	The City has been <b>moderately successful</b> in pursuing this Policy Action. The City should work with the representatives closely as additional units become at-risk.	The City should <b>continue</b> to work with these agencies to preserve affordable housing that is at-risk.
7.1C	Work with nonprofit housing organizations, SHRA, and other agencies to help purchase complexes where the owner wishes convert to market rate. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED/SHRA	The City should work with agencies to help purchase affordable projects that wish to convert to market rate.	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.	The City has been <b>successful</b> in working with these agencies.	The City should <b>continue</b> to work with available agencies as units become at-risk.

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
7.1D	If preservation of an “at-risk” development cannot be accomplished, work with the owners to ensure proper federal notification and moving assistance is provided. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	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.	The City has worked with SHRA to ensure the conversion of a formerly affordable complex, Fairways II, followed the federal requirements.	The City has been <b>successful</b> in working with SHRA to provide the necessary information to owners proposing conversion.	The City should <b>continue</b> to work with SHRA to provide this service and meet this Policy Action.
7.1E	Use CDBG, Redevelopment funds 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. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	Use available funds to rehabilitate substandard units and help projects to maintain their status as low-income housing.	<p>In 2008 the City assisted with the issuance of tax-exempt multi-family housing revenue bonds by the California Statewide Communities Development Authority (“CSCDA”) for the purpose of allowing Capital Valley Investments (“CVI”) to finance the acquisition and rehabilitation of a multi-family residential housing facility to be named Arborelle Apartments. The project acquired and rehabilitated Sundance Apartments, a 179-unit multi-family housing complex located at 8007 Sunrise Boulevard.</p> <p>In 2009, the City assisted with the Vintage Oaks Solarization and Improvement project, a LIHTC project with USA Properties. This rehab project improved energy efficiency and installed solar panels resulting in reduced costs for the 241 unit affordable senior complex. This also extended the affordability restrictions for the complex.</p> <p>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 approximately 26 3- and 4-bedroom ownership units, all of which will house very-low, and low-income households.</p>	The City has been <b>successful</b> in using funds to provide affordable housing or rehabilitate existing affordable housing to replace units that are at risk	<b>Modify</b> to eliminate the reference to “Redevelopment funds” to reflect the elimination of Redevelopment Agencies by the State.

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
7.1F	Continue to implement strategies to redevelop Sayonara Drive (Sunrise to Lialana) <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	To develop a plan to redevelop Sayonara Drive.	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 adopted the Sayonara Replacement Housing Plan. The City's Replacement Housing Plan calls for the future construction of approximately 26 3- and 4-bedroom ownership units, all of which will house very-low, and low-income households.	<b>Successful.</b> The City has begun the redevelopment process to revitalize the Sayonara Drive area.	The City should <b>continue</b> to redevelop the Sayonara neighborhood .
8	<b>GOAL:</b> Ensure housing opportunities for all segments of the community. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	The City should ensure all segments of the community have a housing choice.	The City is committed to serving all segments of the community. The City dedicates a substantial portion of the available federal funds to the most needy.	<b>Successful.</b> The City continues to serve the housing needs of all segments of the community.	<b>Continue.</b> The City should continue to serve the housing needs for all segments of the community.
8.1	<b>Policy:</b> Pursue necessary resources for the development, maintenance, and preservation of emergency housing, transitional housing, and housing to accommodate other special needs. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	Develop resources to maintain and preserve housing for special housing needs.	The City utilized Housing Mitigation funds to assist with the acquisition of the Citrus Heights Domestic Violence Center. In 2009, the City updated the Zoning Code to clarify that Transitional and Supportive Housing are considered residential uses and treated as such. In addition, the City amended both the Zoning Code and the Boulevard Plan to ensure Emergency Shelters have adequate sites available for future development.	The City has been <b>successful</b> in providing resources for development of housing for those with special needs.	The City should <b>continue</b> to work to meet the needs of all types of special needs housing.
8.1A	Enforce Code requirements to ensure that housing is accessible to the disabled <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	Ensure that housing is accessible to the disabled.	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.	<b>Successful.</b> The City continues to excel in ensuring housing is accessible to the disabled.	The City should <b>continue</b> to work to meet the needs of disabled housing.
8.1C	B. Consider development of Universal/Adaptable Design Guidelines for disabled and aging populations. <b>Timing:</b> July 2013 <b>Responsibility:</b> CED	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.	<b>Needs Improvement.</b> Although the City encourages Universal Housing/Adaptable Design, the City has not adopted these guidelines.	The City should <b>continue</b> to support universal/adaptable design and consider updating the Zoning Code to include these features.

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#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
8.2	<b>Policy:</b> Endeavor to meet the housing needs of homeless persons. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	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 continually funds the Sacramento County Department of Human Assistance to provide emergency shelter and other support services.</p> <p>The City dedicates close to a quarter of the available human services portion of the CDBG annual entitlement funds towards funding the County's Homeless Continuum of Care.</p> <p>The City amended the Zoning Ordinance to allow emergency shelters to be permitted by right.</p>	The City has been <b>very successful</b> in achieving this policy.	The City should <b>continue</b> to support the housing needs of homeless persons.
8.2A	Work with other jurisdictions to assess need for transitional housing and develop plans to address this problem <b>Timing:</b> Ongoing <b>Responsibility:</b> CED/Other Cities	Evaluate homeless needs on a regional basis to determine a solution to the homeless problem	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.	<b>Successful.</b> 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.  The issue of transitional housing continues to be an issue of importance throughout the City and County.	The City should <b>continue</b> to support the transitional housing needs of community and region.
8.2B	Continue to work with the Sacramento County Department of Housing Assistance to provide emergency shelters and other support services. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	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. While the idea of a Joint Powers Authority for the region has been considered, the idea is currently on hold. 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 <b>successful</b> by providing funds to the Sacramento County Department of Housing Assistance to provide homeless shelters and support services for the homeless population.	<b>Modify</b> to "Continue to work with Sacramento Steps Forward..." to reflect programmatic changes. The City should continue to work closely with Sacramento County to provide these services.
8.2C	Provide CDBG funds and other resources as available to help finance the City's fair share of homeless services. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED/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 County's Homeless Continuum of Care.	<b>Successful.</b> The City continues to contribute funds to support the City's fair share of the homeless population.	<b>Continue.</b> The City should continue work with Sacramento County DHA to determine the City's fair share of homeless population and provide funding accordingly.

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
8.3	<b>Policy:</b> Support and co-operate with regional and community-based organizations in the delivery of special needs housing resources. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	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.	The City has been <b>successful</b> in providing resources for development of housing for those with special needs.	The City should <b>continue</b> to support organizations that aid in the delivery of housing to serve those with special needs.
8.3A	Support SHRA efforts to provide housing assistance within the community. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED/SHRA	Work with SHRA to provide housing assistance in the City.	The City allocated \$2.2 million to modernize 44 affordable housing units owned by the Sacramento Housing and Redevelopment Agency. The City continues to have a great working relationship with SHRA.	<b>Successful.</b> The City has worked with SHRA to continue to provide assistance with the community.	The City should <b>continue</b> to work with SHRA to assist with housing needs in the community.
8.3B	Enforce Federal and State anti-discrimination laws. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED/FH	Enforce Federal and State anti-discrimination laws.	Until the end of 2012, the Human Rights and Fair Housing Commission provided this service. The City is currently in the process of incorporating these services into the City's Housing and Grants Division roles and responsibilities.	<b>Somewhat Successful.</b> The City has ended its partnership with the Human Rights and Fair Housing Commission and the City's Housing and Grants Division will continue to ensure anti-discrimination laws are enforced.	The City should <b>continue</b> to enforce Federal and State anti-discrimination laws.
8.3C	Continue to fund and support the Human Rights and Fair Housing Commission. <b>Timing:</b> Annually <b>Responsibility:</b> CED/FH	Continue to fund and support the Human Rights and Fair Housing Commission.	The City is currently in the process of incorporating these services into the City's Housing and Grants Division roles and responsibilities.	<b>Somewhat Successful.</b> The City will provide services previously provided by the Human Rights and Fair Housing Commission.	<b>Modify</b> to "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" to reflect the City's programmatic changes to The City should <b>continue</b> this partnership through funding and other support.

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#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
8.4	<b>Policy:</b> Assess the City's housing needs and its progress towards meeting its housing goals. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	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.	<b>Successful.</b> The City reviews the progress towards meeting its housing goals regularly.	The City should <b>continue</b> to monitor its progress towards meeting its housing goals.
8.4A	Conduct annual review as part of the submittal of the Annual Report to HCD as required by law <b>Timing:</b> Annually <b>Responsibility:</b> CED	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.	<b>Successful.</b> The City has consistently submitted the information required by law.	<b>Continue.</b> The City should continue to submit annual reports as required by law..
8.4B	Seek grant funding to implement housing programs. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	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.  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 internal resources (Housing Trust funds) as well as State and Federal funding resources in addressing these needs.	<b>Somewhat Successful.</b> The City has had mixed success in receiving grant funds.	The City should <b>continue</b> to seek grant funding for housing programs.
8.4C	Ensure existing affordable housing developments are meeting their rent and income restrictions. <b>Timing:</b> Annually <b>Responsibility:</b> CED	The City should monitor affordable housing developments to ensure they are meeting their rent and income restrictions.	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.  The City monitors its rehab and first time home buyer loans to verify occupancy and income requirements.	<b>Successful.</b> The City's agreement with SHRA ensures monitoring and enforcement of affordable requirements.	<b>Continue.</b> 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.

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
8.4D	<b>NEW ACTION</b>  Monitor market conditions to determine the effect of density and land costs on development of affordable housing. <b>Timing:</b> Bi-Annually <b>Responsibility:</b> CED	Ensure market conditions continue to allow for the production of affordable housing.	<b>NEW ACTION</b>   	<b>NEW ACTION</b>   	<b>Addition.</b> The City should bi-annually monitor market conditions to ensure the market continues to allow affordable housing.
8.5	<b>Policy:</b> 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. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	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.	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.  The City has several developments oriented towards special needs, including over 600 elderly residential care or assisted living beds.  In 2008, the City approved the Sunrise Senior Care Assisted living community, however, construction has not started.	The City has been <b>successful</b> in promoting a variety of housing types to offer numerous choices to encourage residents to stay in the City as their needs change.	<b>Continue</b> to support a variety of housing designs to allow residents the opportunity to stay in Citrus Heights as their housing needs change.
8.5A	Review the City's available land inventory annually to ensure that sufficient land is designated for an appropriate range of housing types. <b>Timing:</b> Annually <b>Responsibility:</b> CED	Review the land available in the City to ensure land is available to a range of housing types.	In 2012, the City prepared a Vacant, Pending, and Underutilized land inventory.	<b>Successful.</b> The City has a variety of land use types and projects available to create a range of housing types.	The City should <b>continue</b> to monitor the available land to ensure sufficient land is available for a range of housing choices.
8.6	<b>Policy:</b> Enforce local, state, and federal laws prohibiting discrimination in housing. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	Ensure discrimination in housing does not occur by enforcing local, state, and federal laws	The City is currently in the process of incorporating these services into the City's Housing and Grants Division roles and responsibilities.	<b>Successful.</b> 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 <b>continue</b> to enforce laws prohibiting housing discrimination.



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#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
8.6A	Continue to fund the Human Rights and Fair Housing Agency to support of its efforts to prevent housing discrimination. <b>Timing:</b> Annually <b>Responsibility:</b> CED/CC	Continue to fund the Human Rights and Fair Housing agency to assist in preventing housing discrimination.	The City is currently in the process of incorporating these services into the City's Housing and Grants Division roles and responsibilities.	<b>Successful.</b> The City's partnerships with these agencies have helped lower the risk of discrimination in the City's housing stock.	<b>Modify</b> to "Continue to educate residents on the fair housing resources available to them in the community, and provide public funding to these organizations where appropriate" to reflect the programmatic changes to the City program.
8.7	<b>Policy:</b> Minimize government constraints on the production of housing to the extent feasible, while meeting public facility and service needs. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	Minimize constraints that would impede the construction of housing while maintaining appropriate review and service needs of the City.	The City has spent considerable amounts of time to minimize constraints and improve the development review process. By establishing the Interdepartmental Development Review Committee and updating the Zoning Ordinance the City has removed constraints to development of housing.	<b>Successful.</b> 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 <b>continue</b> to conduct reviews of government constraints to the production of housing.
8.7A	Continue to staff the Interdepartmental Development Review Committee to ensure timely processing of development applications. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	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.	<b>Successful.</b> The Committee continues to provide valuable input to staff and applicants on a regular basis.	The City should <b>continue</b> staffing the IDRC to provide valuable input to project applicants and ensure timely processing of housing projects.
8.7B	Continue to make development decisions at the lowest level possible (e.g., staff approvals) in order to expedite development decision making. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	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.	<b>Successful.</b> Staff level approvals have aided in expediting development approvals.	The City should <b>continue</b> to implement the review authority requirements identified in the Zoning Ordinance.

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
8.7C	Continue to use density bonuses, City Redevelopment funds, federal funds and other available resources to promote housing opportunities, especially for low-income persons and those with special needs. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED/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 is in the process of developing material to distribute to non-profits and developers informing them about the opportunities the City has available.	<b>Somewhat Successful.</b> The City continues to be able to offer incentives for development of housing opportunities for persons with special needs and low income.	Modify to eliminate “Redevelopment Funds” to reflect the elimination of Redevelopment by the State.  The City should <b>continue</b> to use available resources to promote housing opportunities. The City should use the material they are developing to encourage developers to utilize these resources.
8.7D	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 the Human Rights and Fair Housing Agency, housing advocates, building trade organizations, Chamber of Commerce, and other private interests in making this assessment. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	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.	The City has been <b>successful</b> in beginning the review of development fees, and should complete this task as soon as possible.	<b>Modify</b> to eliminate “such as the Human Rights and Fair Housing Agency” to reflect current programmatic changes in the City. The City should <b>continue</b> to evaluate all development fees to ensure they are fair and necessary and so they do not impede development.
8.7E	Establish Council policy on fee waivers and deferrals for future development. <b>Timing:</b> July 2013 <b>Responsibility:</b> CM/CED	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 is in the process of developing an Economic Development Incentive Fund that will consider options for future fee waivers and deferrals.	The City has been <b>successful</b> in waiving or deferring fees where appropriate.	The City should <b>continue</b> to review fee waivers and deferrals where appropriate. The City should establish a policy for fee waivers.

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
8.7F	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. <b>Timing:</b> Ongoing <b>Responsibility:</b> SACOG City Manager CED	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 <b>successful</b> in working with outside agencies to determine how fees impact housing production.	The City should <b>continue</b> to monitor fee increases and provide feedback or adjustment where required.
8.7C	Research the access to services, facilities, and transportation for special needs populations, including the adequacy of major streets and sidewalks. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED/GS	Research the accessibility of facilities, services, and transportation for special needs populations.	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. The City completed the Draft ADA Transition Plan in 2012, and will be holding public hearings on the plan in 2013.	The City has been <b>successful</b> in ensuring access is available for persons with special needs.	<b>Continue</b> to ensure special need populations have access to services, facilities, and transportation.
8.8	<b>Policy:</b> Use City redevelopment funds to create housing to help meet the needs of the community. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED/RD	Use redevelopment funds to meet the housing needs of the community.	The City has used redevelopment funds to meet the needs of the community on a regular basis. The City is in the process of identifying alternatives to Redevelopment as a funding source for housing purposes. The City's Successor Agency is currently working with the State DOF to reinstate funding from the former Redevelopment Agency's set aside fund.	<b>Needs Improvement.</b> The City has used the redevelopment funds to improve housing conditions throughout the City. The elimination of redevelopment will greatly limit the City's ability to create city funded housing.	<b>Modify</b> to "Create housing to meet the needs of the community" to reflect the elimination of Redevelopment by the State
8.8A	Use City Redevelopment "Set Aside" funds and Low Income Housing funds for low and moderate-income housing projects. <b>Timing:</b> Ongoing <b>Responsibility:</b> RD/CED/CC	Use City Redevelopment "Set Aside" funds and Low Income Housing funds for low and moderate-income housing projects.	The City participates in the Sacramento County Continuum of Care, making an annual contribution of its CDBG funds to the Continuum.  The City is in the process of identifying alternatives to Redevelopment as a funding source for housing purposes. The City's Successor Agency is currently working with the State DOF to reinstate funding from the former Redevelopment Agency's set aside fund.	<b>Successful.</b> The City has successfully teamed with the Continuum of Care to assist with low and moderate-income projects.	<b>Modify</b> to "Leverage available funding to obtain Federal, State, or other funds for low and moderate income housing projects" to reflect the elimination of Redevelopment.

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
8.8B	Develop a Five-Year Plan to identify specific projects and priorities for City Redevelopment “Set Aside” funds and Low Income Housing Funds. <b>Timing:</b> July 2008 <b>Responsibility:</b> RD/CED/CC	Develop a Five-Year Plan to identify specific projects and priorities for City Redevelopment “Set Aside” funds and Low Income Housing Funds.	The City Developed a Five-Year Plan to identify specific projects and priorities for City Redevelopment “Set Aside” funds and Low Income Housing Funds.	<b>Somewhat successful.</b> The City completed this Policy Action; however, Redevelopment has been eliminated by the State.	<b>Delete</b> to reflect the elimination of Redevelopment, no longer necessitating the Five-Year Plan.
0	<b>Goal:</b> 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). 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.</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>	<b>Somewhat Successful.</b> The City has adopted the framework necessary to achieve GHG reductions and is in the beginning stages of implementing the GGRP.	The City should <b>continue</b> to support energy conservation through appropriate design and construction.
0.1	<b>Policy:</b> Encourage new buildings to maximize solar access to promote passive solar energy use, natural ventilation, effective use of daylight, and onsite solar generation <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	Encourage the use of renewable energy for buildings	In 2012, the City adopted a flat fee for photovoltaic installations for residential development to lower installation costs as well as streamline the process.	The City has been <b>successful</b> in encouraging alternative energy.	The City should <b>continue</b> to support the use of alternative energy and appropriate design features that are energy efficient.
0.1.A	Amend the Zoning Code to include standards for building construction and siting that promote energy conservation <b>Timing:</b> July 2013 <b>Responsibility:</b> CED	Update the Zoning Code to encourage energy efficiency in new construction	The City will be undergoing a Zoning Code Update as part of the Citrus Heights Urban Greening Strategy (CHUGS). The Zoning Code update will address energy conservation where appropriate.	The City has been <b>successful</b> , by obtaining the CHUGS grant to help fund the Zoning Code update.	The City should <b>continue</b> to update the Zoning Code as technologies change or increased funding becomes available.

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
.1	<b>Goal:</b> 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.</p>	The City has been <b>successful</b> in encouraging alternative energy.	The City should <b>continue</b> to support the use of alternative energy and appropriate design features that are energy efficient.
.1.1	<b>Policy:</b> Require energy-efficient site and building design in new construction <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	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.</p>	The City has been <b>successful</b> in encouraging energy efficient design.	The City should <b>continue</b> to ensure new development complies with energy regulation such as Title 24 and Cal-Green.
.1.1.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). <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	Explore grant opportunities to support energy efficiency.	<p>The City partnered with SMUD to conduct a Neighborhood Home Performance program focused on the CHASE neighborhood to conduct energy efficient home rehabs. 18 energy assessments were done and two home performance retrofits completed.</p> <p>The City participated and received funding from the CoolCalifornia Challenge, a program intended on encouraging energy efficiency throughout the state.</p>	<b>Somewhat Successful.</b> The City was successful in working with SMUD. The City will continue to identify grant funding for this purpose.	<b>Continue.</b> The City will continue to identify and apply for funding to support energy efficiency.

Housing Element Policy Review Table					
#	Goal/Policy/Action	Objective	Result	Evaluation	Continue / Modify / Delete / Addition
.1.1.B	Consider ordinances that would require energy audits, solar access, insulation, solar retrofit, and solar water heating. <b>Timing:</b> July 2014 <b>Responsibility:</b> CED	Consider ordinances that will require energy audits	The City has not implemented this policy at this time. The City will consider ordinances in the future to support this policy.	<b>Needs Improvement.</b> The City has not had the opportunity to implement this new policy.	The City should <b>continue</b> to consider ordinances that encourage energy efficiency, particularly in existing buildings.
.1.2	<b>Policy:</b> Provide financial incentives to maximize energy conservation and the use of clean and renewable energy <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	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.	<b>Somewhat successful.</b> 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 <b>continue</b> to support financial incentives for renewables and energy conservation.
.1.3	<b>Policy:</b> Retrofit existing buildings using low maintenance, durable building materials and high efficiency energy systems and appliances. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED	Retrofit existing buildings with sustainable materials and energy sources.	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.  The City has conducted energy efficient remodels on the City Hall campus including solar power generation.	<b>Somewhat successful.</b> The City has been successful in applying this policy to municipal operations but unsuccessful community-wide.	The City should <b>continue</b> to retrofit existing buildings with sustainable materials and energy sources.
.1.4	<b>Policy:</b> Reduce energy consumption supporting municipal operations. <b>Timing:</b> Ongoing <b>Responsibility:</b> CED/GSD	Reduce municipal energy consumption	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.  The City has conducted energy efficient remodels on the City Hall campus including solar power generation.	<b>Successful.</b> The City has taken steps to reduce municipal energy demand through improved building design and renewable energy.	<b>Continue.</b> 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.

## 2.11 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, the State Department of Finance, Sacramento Area Council of Governments (SACOG), City documents, Claritas, DataQuick and other conventional data sources.

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

## 2.12 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.

<b>TABLE 2-1: Population Trends-Sacramento and Neighboring Counties</b>						
<b>County</b>	<b>Census year</b>				<b>Change (1980 - 2010)</b>	
	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>Number</b>	<b>Percent</b>
<b>Sacramento</b>	<b>783,381</b>	<b>1,019,075</b>	<b>1,223,499</b>	<b>1,418,788</b>	<b>635,407</b>	<b>81.11%</b>
Placer	117,247	170,452	248,399	348,432	231,185	197.18%
Yolo	113,374	134,263	168,660	200,849	87,475	77.16%
El Dorado	85,812	124,730	156,299	181,058	95,246	110.99%
Sutter	52,246	63,543	78,930	94,737	42,491	81.33%
Yuba	49,733	56,280	60,219	72,155	22,422	45.08%
<b>TOTAL</b>	<b>1,201,793</b>	<b>1,568,343</b>	<b>1,936,006</b>	<b>2,316,019</b>	<b>1,114,226</b>	<b>92.71%</b>

Source: US Census

TABLE 2-2: Population Trends-Surrounding Cities						
City	1980	1990	2000	2010	Change (1980 - 2010) <sup>(3)</sup>	
					Number	Percent
Sacramento	275,741	339,365	407,018	466,488	190,747	69.18%
<b>Citrus Heights<sup>(1)</sup></b>	<b>63,848</b>	<b>82,045</b>	<b>85,071</b>	<b>83,301</b>	<b>19,453</b>	30.47%
Roseville	24,347	44,685	79,921	118,788	94,441	387.90%
Rancho Cordova	--	51,322	53,605	64,776	13,454	26.21%
Elk Grove <sup>(2)</sup>	--	33,348	72,685	153,015	119,667	358.84%
Folsom	11,003	29,802	51,884	72,203	61,200	556.21%
West Sacramento	24,482	28,898	31,615	48,744	24,262	99.10%

Source: US Census, Rancho Cordova Needs Assessment

(1) 1980 and 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 twenty 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.



TABLE 2-3: Population Trends				
Year	Population	Persons	Interval change	
			Percent	Annual
CITY OF CITRUS HEIGHTS <sup>(1)</sup>				
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%
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%

Source: 1980-2000, US Census

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

## 2.13 POPULATION BY RACE AND ETHNICITY

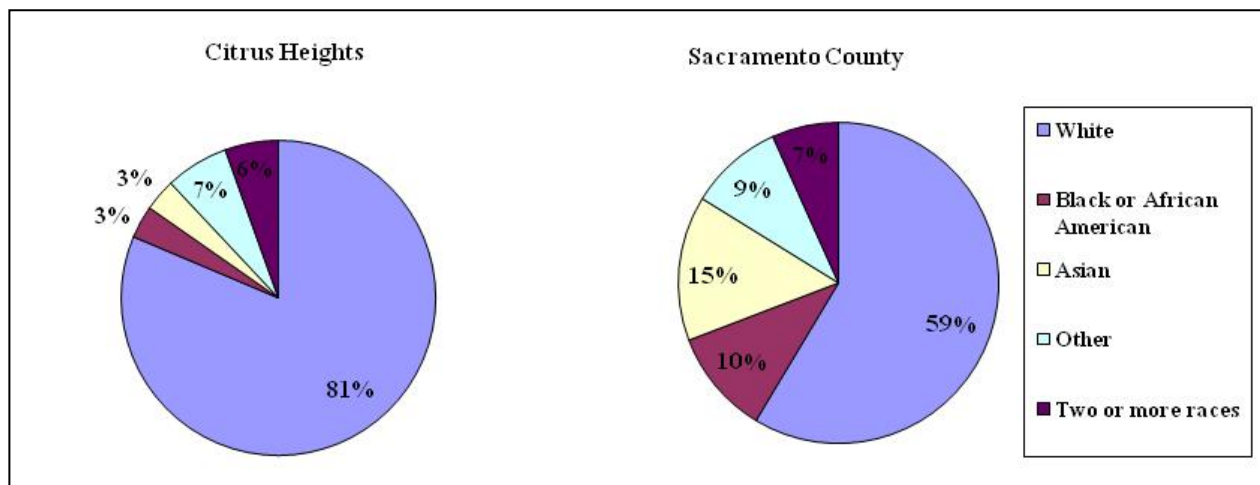
The US Decennial Census reports that in the year 2010, 81% of the population of Citrus Heights identified as “White,” while in the County overall, 59% did. The remaining 19% of the City’s population identified as “Black or African-American,” “Asian,” other race, or reported two or more races in roughly equal proportions. Forty-one percent of the County’s population is split evenly among “Black or African-American,” “Asian,” and other single race. Six percent reported two or more races. Only 10% of the City’s population describe themselves as “Hispanic,” 7% of the population as “Mexican.” The County’s population identifies 16% and 12% respectively.

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.

<b>TABLE 2-4: Population by Race and Hispanic Origin, 2010</b>		
<b>Race(1)</b>	<b>Citrus Heights</b>	<b>Sacramento County</b>
White	66,856	815,151
Black or African American	2,751	147,058
American Indian and Alaskan Native	753	14,308
Asian	2,714	203,211
Native Hawaiian and Other Pacific Islander	363	13,858
Some other race	5,348	131,691
Two or more races	4,516	93,511
		-
<b>Total population</b>	<b>83,301</b>	<b>1,418,788</b>
<b>Hispanic or Latino</b>		
Hispanic or Latino (any race)	13,734	306,196
Not Hispanic or Latino	69,567	1,112,592
<b>Total population</b>	<b>83,301</b>	<b>1,418,788</b>

Source: US Decennial Census 2010

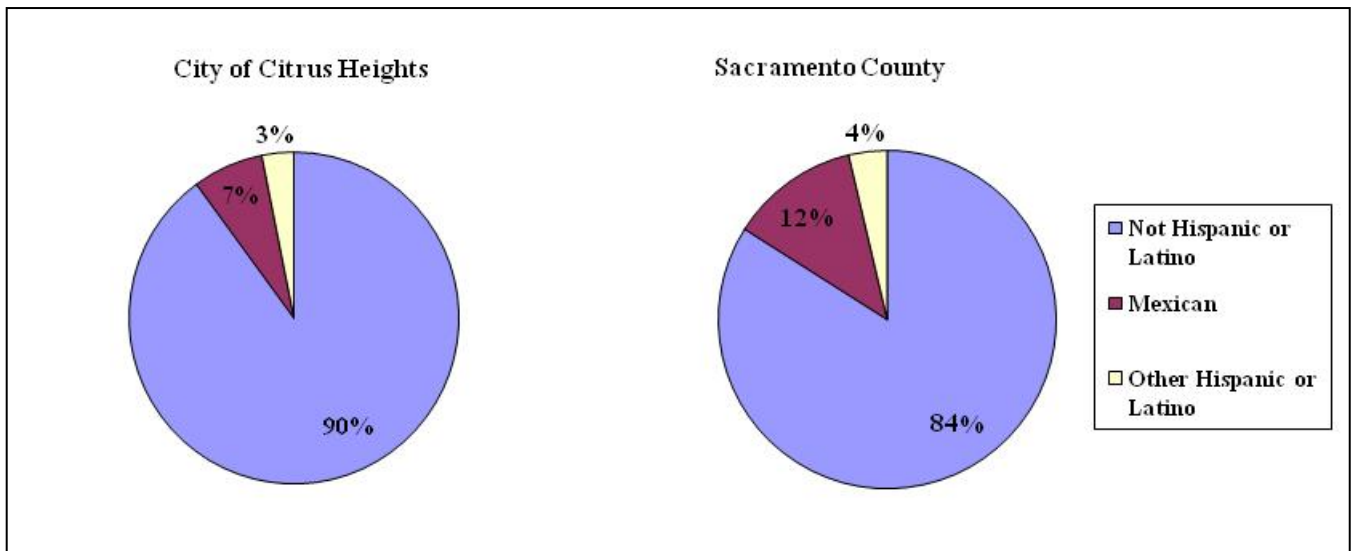
(1) Race categories include only those reporting only one race.



Source: US Census

**Population by Race, 2010.**

**Figure 2-1**



Source: US Census

**Population by Hispanic Origin, 2010.**

**Figure 2-2**

## 2.14 POPULATION BY AGE TRENDS

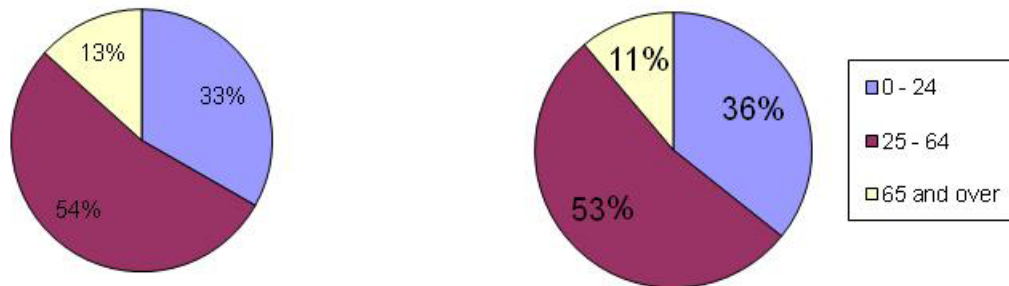
Between the years 1980 and 2010, the median age in Citrus Heights increased 8.4 years. The 2010 median age, 36.6 years, indicates a gradually aging population in the City of Citrus Heights. This trend reflects the same trend found nation-wide as life expectancies increase. The City's current (2010) population is predominantly working age (25–64 y.o.), but there are less older persons than there are those with children; 13% of households in the City include persons 65 years old or older, 26% with persons 18 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 2010		
Age (years)	Citrus Heights	Sacramento County
Under 5	5,563	101,063
5 - 9	5,031	98,112
10 - 14	5,244	99,820
15 - 19	5,656	105,680
20 - 24	6,227	101,908
25-29	6,677	107,922
30-34	5,932	98,724
35-39	5,254	95,195
40-44	5,159	95,640
45-49	5,927	102,072
50-54	5,920	98,464
55 - 59	5,046	85,332
60 - 64	4,580	70,305
65-69	3,163	47,404
70-74	2,503	35,891
75-79	2,160	29,328
80-84	1,627	22,865
85 - 89	1,112	15,341
90 and Over	520	7,722
<b>Total</b>	<b>83,301</b>	<b>1,418,788</b>

Source: US Census

City of Citrus Heights

Sacramento County



Source: US Census

## Population by Age 2000

**Figure 2-3**

TABLE 2-5b: City of Citrus Heights, Median Age by Year				
1980	1990	2000	2010	30 year change
28.3	31.7	34.9	36.7	8.4

Source: U.S. Census

## 2.15 COMMUTING PATTERNS

According to the 2010 Census, most Citrus Heights' residents traveled 30 to 34 minutes to work. Another 15.7% 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 2010, a strong majority, 74.1%, of the Citrus Heights residents worked within Sacramento County, 25.8% worked outside of the county. A very small portion, 0.1% or 49 employees, worked outside of the State.

<b>TABLE 2-6: Commuting Patterns - City of Citrus Heights -2000 - 2010</b>						
	<b>2000</b>		<b>2010</b>		<b>10-Year Change</b>	
	Number	Percent	Number	Percent	Number	Change
Worked inside the City of Citrus Heights	6,298	15.3%	6,976	17.5%	678.00	2%
Worked Outside the City of Citrus Heights	34,854	84.7%	32,820	82.5%	-2034.00	-2%
Source: US Census						

<b>TABLE 2-7: Commuting Patterns - City of Citrus Heights - 2000 - 2010</b>						
	<b>2000</b>		<b>2010</b>		<b>10-Year Change</b>	
	Number	Percent	Number	Percent	Number	Percent
Worked inside Sacramento County	30,599	74.4%	29,473	74.1%	-1126	-0.3%
Worked Outside Sacramento County	10,358	25.2%	10,274	25.8%	-84	0.6%
Worked Outside California	195	0.5%	49	0.1%	-146	-0.4%

Source:US Census

## 2.16 EMPLOYMENT PATTERNS

According to the 2010 Census, 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 (18.7%) and Educational, Health, and Social services (21.0%).

The majority of residents work for private institutions (77.5%) and a fair share of citizens are government workers (16.5%).

## 2.17 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 2010**

Industry Type	Number	Percentage
Agricultural, forestry, fishing and hunting, mining	445	1.2%
Construction	2,767	7.3%
Manufacturing	1,222	3.2%
Wholesale Trade	742	2.0%
Retail Trade	7,049	18.7%
Transportation, warehousing, and utilities	958	2.5%
Information	797	2.1%
Finance, insurance, real estate, rental and leasing	3,599	9.5%
Professional, scientific, management, administration	3,892	10.3%
Educational, health, and social services	7,938	21.0%
Arts, entertainment, recreation, and services	3,576	9.5%
Other service	2,482	6.6%
Public Administration	2,311	6.1%
TOTAL	37,778	100.0%

Source: US Census

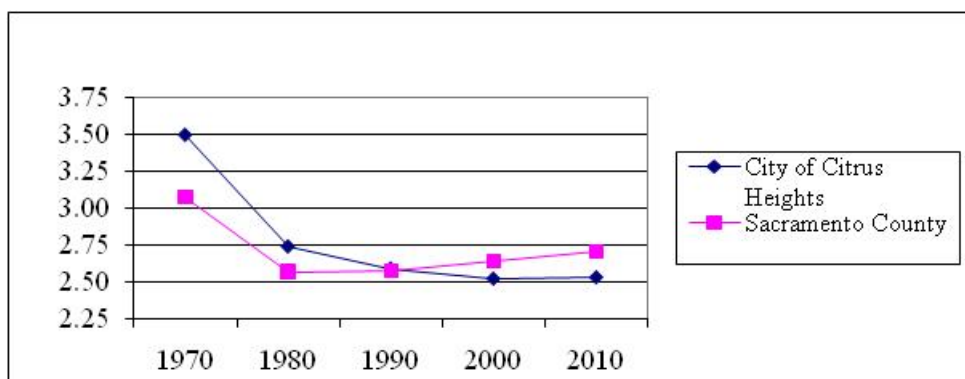
**Table 2-8b Employment by Industry 2010**

CLASS OF WORKER	Number	Percentage
Private wage and salary workers	29,268	77.5%
Government workers	6,231	16.5%
Self-employed workers in own not incorporated business	2,279	6.0%
Unpaid family workers	0	0.0%
TOTAL	37,778	100.0%

Source: US Census

<b>Table 2-9: Persons per Household</b>					
	1970	1980	1990	2000	2010
City of Citrus Heights	3.50	2.74	2.59	2.52	2.53
Sacramento County	3.08	2.57	2.58	2.64	2.71

Source: US 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.

In the last twenty years, the trend towards smaller households has slowed; county-wide household size has even begun to increase. While the City once had households larger than the County as a whole by nearly one-half person, the City was identical to the County in 1990, and currently has slightly smaller households.

## 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		
		persons	percent	annual
CITY OF CITRUS HEIGHTS				
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%
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%

Source: 1970-2010, US 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 60.7% of all households in 2010, much more than the “large” households with five or more persons. Small households were the fastest growing household size between 1980 and 2010, increasing from 50.8% in 1980 to 60.9% in 1990.

In 2010, over half of the households in Citrus Heights are 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		2000		2010		Number	
	Number	Percent	Number	Percent	Change	Change	Number	Percent	Number	Percent	Change*	Percent Change*
<b>CITY OF CITRUS HEIGHTS</b>												
1 Person	4,079	17.6%	6,979	22.1%	2,900	71.1%	9,006	26.9%	8,860	27.1%	4,781	117.2%
2 Person	7,694	33.2%	10,814	34.3%	3,120	40.6%	11,383	34.0%	10,978	33.6%	3,284	42.7%
3-4 Person	8,946	38.6%	10,722	34.0%	1,776	19.9%	9,783	29.2%	9,427	28.8%	481	5.4%
5+ Person	2,457	10.6%	3,058	9.7%	601	24.5%	3,306	9.9%	3,421	10.5%	964	39.2%
Total	23,176	100.0%	31,573	100.0%	8,397	36.2%	33,478	100.0%	32,686	100.0%	9,510	41.0%
<b>SACRAMENTO COUNTY</b>												
1 Person	74,789	25.0%	99,436	25.2%	24,647	33.0%	120,985	26.7%	133,426	26.0%	58,637	78.4%
2 Person	100,481	33.5%	130,623	33.0%	30,142	30.0%	143,307	31.6%	156,087	30.4%	55,606	55.3%
3-4 Person	95,172	31.7%	123,303	31.2%	27,582	29.0%	134,459	29.6%	154,506	30.1%	59,334	62.3%
5+ Person	29,363	9.8%	41,795	10.6%	12,432	42.3%	54,851	12.1%	69,926	13.6%	40,563	138.1%
Total	299,805	100.0%	395,157	100.0%	95,352	31.8%	453,602	100.0%	513,945	100.0%	214,140	71.4%

\* Change from 1980 to 2010

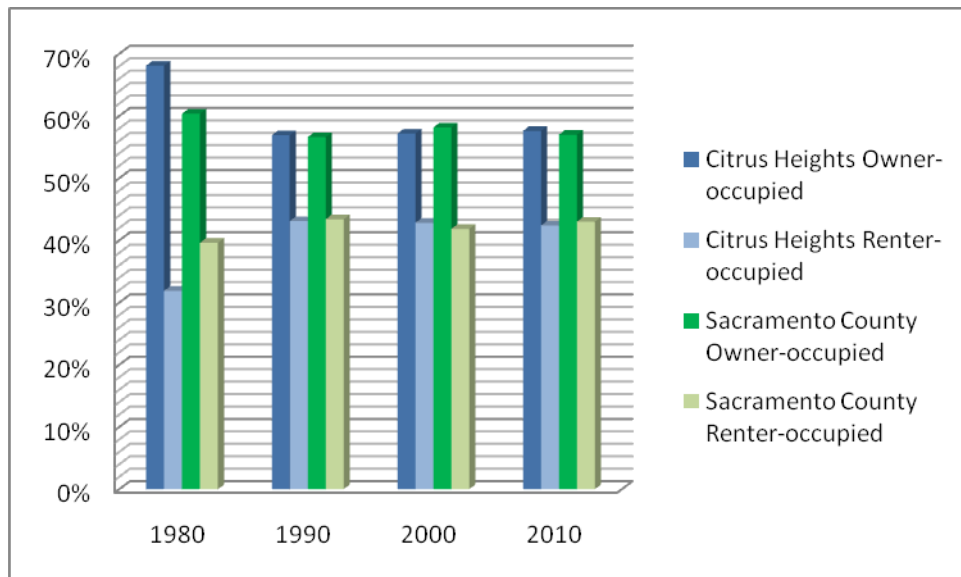
Source: US Census



## 2.18 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. This trend has continued to the present.

(Note: The US Decennial 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

**Tenure – Housing Units**

**Figure 2-5**

TABLE 2-12: Tenure by Housing Unit						
Year	Owner-occupied units	percent	Renter-occupied units	percent	Total	
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	
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	

Source: US Census

## 2.19 HOUSEHOLD INCOME CHARACTERISTICS

According to the Census, the City of Citrus Heights median household income is higher than the City of Sacramento. However, some other suburban areas are higher in median income. For example, nearby Fair Oaks CDP had a median income of \$70,518, compared to \$52,466 for the City of Citrus Heights. Additionally, Placer County, Folsom, Orangevale, Carmichael, and Roseville had median household incomes higher than Citrus Heights. On the other hand, North Highlands had a median income less than the City of Citrus Heights.

Between 2000 and 2010 the median household income in the City of Citrus Heights increased from \$43,859 to \$52,466. At the same time, the median household income in Sacramento County increased from \$43,816 to \$54,459.

The proportion of households in Citrus Heights with incomes less than \$20,000 have been decreasing since 1980, while the proportion of households with incomes greater than \$50,000 have been increasing. For example, households with incomes less than \$15,000 decreased from 9.9% in 2000 to 8.5% in 2010. On the other hand, households with incomes between \$50,000 and \$74,999 decreased slightly from 22.8% to 22.1% in the ten years between 2000 and 2010.

Approximately 50.4 percent of the households have incomes between \$50,000 and \$99,999, which is a large increase since 2000 and potentially reflects the creation of two income households in Citrus Heights. In addition, nearly nine percent of the households have incomes less than \$15,000 and most likely these households have relatively limited housing choices.

**Table 2-13 Median Household Income Trends -Surrounding Areas 1990 - 2010**

Area	Median Household Income 1990	Median Household Income 2000	Median Household Income 2010
Sacramento County	\$32,297	\$43,816	\$54,459
<b>Citrus Heights</b>	<b>\$35,780</b>	<b>\$43,859</b>	<b>\$52,466</b>
North Highlands CDP	\$27,035	\$32,278	\$40,915
City of Sacramento	\$28,183	\$37,049	\$48,826
Carmichael CDP	\$34,537	\$47,041	\$52,316
Placer County	\$37,601	\$57,535	\$72,069
Orangevale CDP	\$39,442	\$53,371	\$69,342
Roseville city	\$39,975	\$57,367	\$72,857
Folsom city	\$46,726	\$73,175	\$91,669
Rancho Cordova	\$32,780	\$40,095	\$53,899
Fair Oaks CDP	\$47,168	\$63,252	\$70,518

Source: US Census

**Table 2-14 Median Household Income Trends**

Year	City of Citrus Heights	Sacramento County
1970	\$10,199	\$10,566
1980	\$23,462	\$17,390
1990	\$35,780	\$32,291
2000	\$43,859	\$43,816
2010	\$52,466	\$54,519

Source: US Census

**Table 2-15 Household Income - City of Citrus Heights**

Income Ranges	2000		2010	
	Number	Percent	Number	Percent
Less than \$10,000	1,849	5.5%	936	2.8%
\$10,000-\$14,999	1,805	5.4%	1,880	5.7%
\$15,000 to \$24,999	4,035	12.1%	3,492	10.5%
\$25,000 to \$34,999	4,912	14.7%	3,325	10.0%
\$35,000 to \$49,999	6,471	19.3%	6,840	20.6%
\$50,000 to \$74,999	7,644	22.8%	7,316	22.1%
\$75,000 to \$99,999	3,936	11.8%	5,225	15.8%
\$100,000 to \$149,999 2	2,089	6.2%	2,799	8.4%
\$150,000 to \$199,999	425	1.3%	865	2.6%
\$200,000 or more	291	0.9%	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 2010 HUD Area Median Income (AMI) and household income tables, it is estimated that 18.1% of all households in Citrus Heights are Extremely Low Income, 26.6% of all households in Citrus Heights are Very Low income. An additional 22.8% are Low income and 17.9% have incomes between 80 and 120% of AMI which categorizes them as Moderate income. The remaining 14.5% of the households in Citrus Heights are classified as having Above Moderate income.

<b>Table 2-16 Households by 2010 HUD Income Categories - Citrus Heights</b>			
<b>2010 HUD Median Income: \$76,100 (Four-Person household)</b>			
<b>Income Category</b>	<b>Income Range</b>	<b>Number</b>	<b>Percent</b>
Extremely Low	Less than \$22,850	6008	18.1%
Very Low	\$22,851 to \$38,050	8830	26.6%
Low	\$38,051 to \$60,900	7576	22.8%
Moderate	\$60,901 to \$87,515	5948	17.9%
Above Moderate	Greater than \$87,515	4823	14.5%
Source: Estimated number of households by income per US Census interpolated into HUD income groups			

## EXTREMELY LOW INCOME RESIDENTS

In 2010, approximately 6,008 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 \$22,850). Seventy-three 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.

<b>Table 2-17: Extremely Low Income Households</b>			
	<b>% Renters</b>	<b>% Owners</b>	<b>% Total ELI Households</b>
Percentage with Any Housing Problem	19.6%	22.6%	9.2%
Percentage Cost Burden 30-50%	11.2%	13.6%	1.4%
Percentage Cost Burden >50%	8.4%	8.97%	7.8%

Source: SACOG CHAS 2005-2009

Overpayment continues to be a problem facing ELI residents in the City. Over 83% 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). Recently, the City teamed with the Citrus Heights Domestic Violence Intervention Center to provide transitional housing for victims of domestic violence.

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 858 units that are restricted to tenants earning less than 80 percent of the median income.

## **2.20 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.).

## **2.21 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 eightyyear period that coincides with the state mandated eight year local housing plan revision cycle (revisions due in the Sacramento region in 2013). The most recent RHNP (covering the period 2013-2021) was adopted in September 2012.

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))

## **2.22 BASIC CONSTRUCTION NEEDS, 2013-2021**

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.

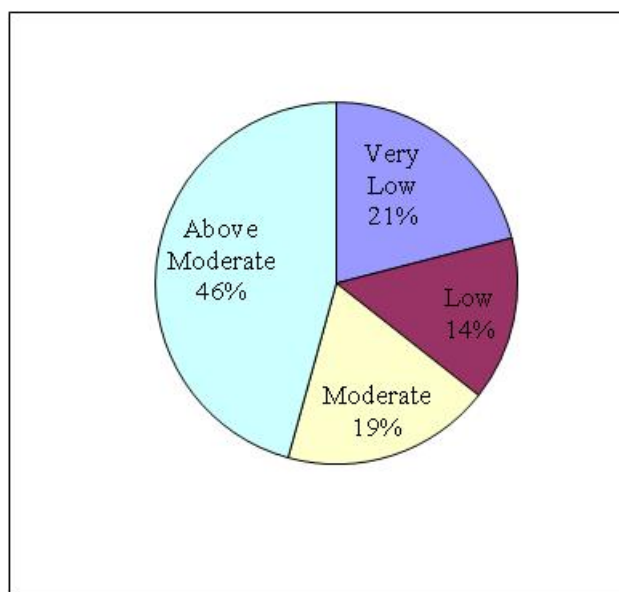
Actual local housing needs and housing production may exceed the basic new construction need as determined in the RHNP. It should be noted that SACOG has estimated the minimum regional need for housing, not the maximum amount of housing to be built in a community.

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 2013 to 2021 is 696 total housing units: 146 units for very low income households, 102 units for low income households, 130 units for moderate income households and 318 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 2013-2021			
Income Group	% AMFI bracket	Total Housing Units	Per year
Very Low	50% or less	146	18
Low	greater than 50% up to 80%	102	13
Moderate	greater than 80% up to 120%	130	16
Above Moderate	over 120%	318	40
TOTAL		696	87

Source: SACOG RHNA 2013-2021



Source: SACOG RHNA 2013-2021

## City of Citrus Heights Basic Construction Needs

Figure 2-6

### 2.23 NEED FOR REPLACEMENT HOUSING

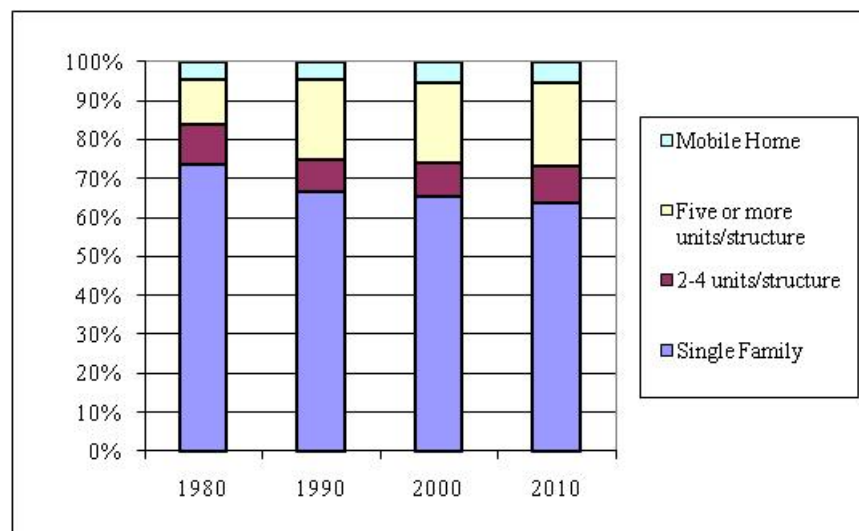
According to Building Permit Records, there have been 33 residential demolitions between 2008 and 2013, an average of 6 housing units per year that need replacement. The City has leveraged a variety of funding sources in support of Policy 27.1F – “Continue to implement strategies to redevelop Sayonara Drive (Sunrise to Lialana)”. The City has purchased and demolished 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 plan currently calls for ownership housing, but this may change depending on funding availability. This replacement housing project was put on hold due to the elimination of Redevelopment; however the City plans to explore project funding options in the coming year.

## 2.24 EXISTING HOUSING CHARACTERISTICS AND CONDITIONS

The City of Citrus Heights has approximately two-thirds of its housing units in single family structures. 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%) and mobile homes (5%). Over the last twenty 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).

<b>TABLE 2-19: Housing Units by Type-City of Citrus Heights</b>								
	<b>1980</b>		<b>1990</b>		<b>2000</b>		<b>2010</b>	
<b>Unit Type</b>	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Single Family	17,928	73.5%	22,193	66.7%	22,879	65.5%	23,006	63.7%
2-4 units/structure	2,519	10.3%	2,779	8.4%	3,023	8.7%	3,468	9.6%
Five or more units/structure	2,809	11.5%	6,788	20.4%	7,140	20.4%	7,768	21.5%
Mobile Home	1,132	4.6%	1,509	4.5%	1,856	5.3%	1,876	5.2%
Other					23	0.1%	0	
<b>TOTALS</b>	<b>24,388</b>	<b>100.0%</b>	<b>33,269</b>	<b>100.0%</b>	<b>34,921</b>	<b>100.0%</b>	<b>36,118</b>	<b>100.0%</b>

Source: US Census



Source: US Census

**Housing Units by Type-City of Citrus Heights**

**Figure 2-7**

### AGE OF HOUSING STOCK

Thirty-six percent of the Citrus Heights housing stock was built in one decade (1970 to 1979). Another 22.7% was built between 1980 and 1989, which results in a median age of nearly 30 years.

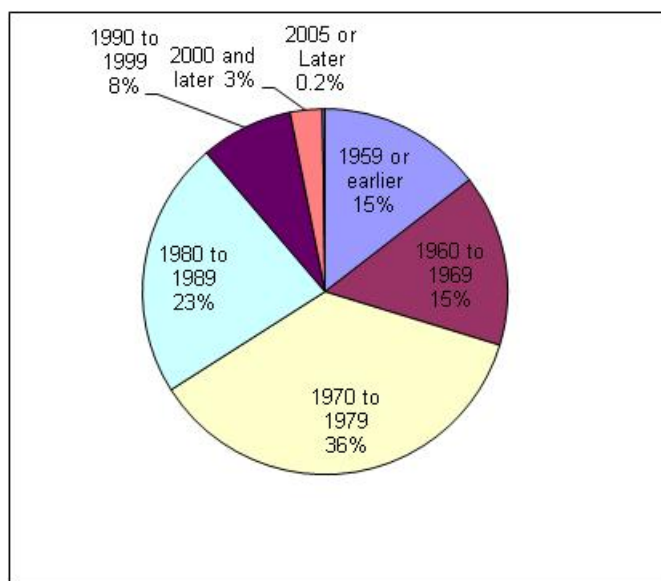
Owner occupied housing units have out-paced multi-family development in every decade, except in the 1980s. Approximately 5,559 rental occupied housing units were built between 1980 and 1989, compared to 3,957 owner



occupied housing units. The number of multi-family development units constructed has continued to decrease in the mid-2000s, with only eighteen multi-family units constructed between 2008 and 2013.

<b>Table 2-20: Age of Housing Stock 2010</b>	
<b>Year Structure Built</b>	<b>Housing Units</b>
2005 or later	84
2000 to 2004	1,023
1990 to 1999	2,946
1980 to 1989	8,187
1970 to 1979	13,053
1960 to 1969	5,474
1950 to 1959	3,300
1940 to 1949	1,062
1939 or earlier	861
<b>Total</b>	<b>35,990</b>

Source: US Census



Source: US Census

## Age of Housing-City of Citrus Heights, 2010

Figure 2-8

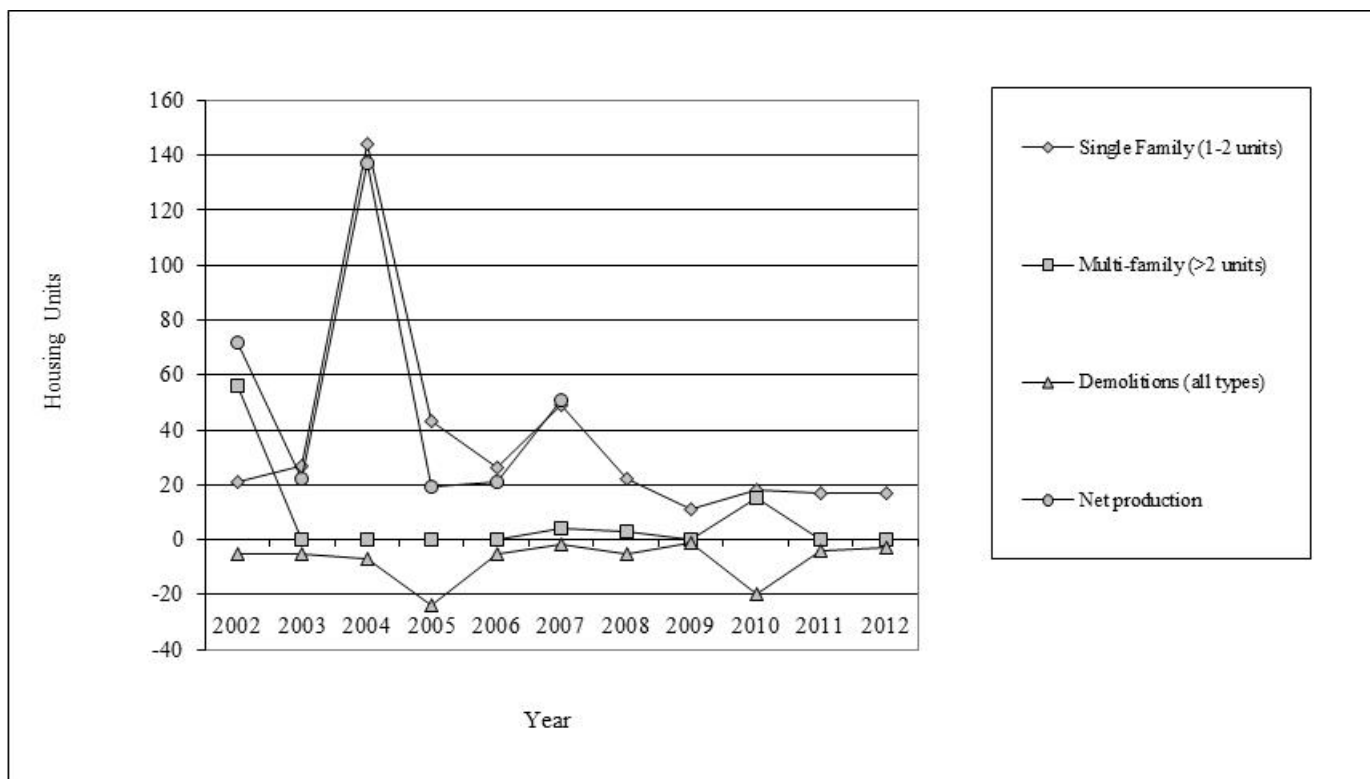
## 2.25 HISTORIC RESIDENTIAL CONSTRUCTION TRENDS

According to the City of Citrus Heights Building Department, building permits were finalized for a total of 473 new dwelling units since 2002. During that same period, 81 housing units were demolished for a net gain of 392 units. This equals an average of approximately 36 new units a year for this 10 year period.

Of the new units built in the City from 2002–2012, 84% were standard single family units. Between 2002 and 2012, most of the new residential development occurred in two subdivisions, Ryland Homes in Stock Ranch (96 units) which was constructed primarily in 2004 and Camden Place (63 units) primarily constructed between 2008 and 2012.

Table 2-21: Residential Construction Trends -- City of Citrus Heights													
Structure type	Number of Units Per Year											10 Year	10 Year
	200 2	200 3	200 4	200 5	200 6	200 7	200 8	200 9	201 0	201 1	201 2	Total	Avg
Single Family (1-2 units)	21	27	144	43	26	49	22	11	18	17	17	395	36
Multi-family (>2 units)	56	0	0	0	0	4	3	0	15	0	0	78	7
Demolitions (all types)	-5	-5	-7	-24	-5	-2	-5	-1	-20	-4	-3	-81	-7
Net production	72	22	137	19	21	51	20	10	13	13	14	392	36

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 329 additional housing units to be built in the coming years

The units are divided into 169 single family units and 160 condominiums. 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 283 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 January 2013):

<b>Table 2-22: Residential Projects</b>		
<b>Entitled Projects</b>		
<b>Project Name</b>	<b>Units</b>	<b>Unit Type</b>
Cook Parcel Map	2	Single Family
Mariposa Ridge	9	Single Family
Khoklan Parcel Map	2	Single Family
Bull Parcel Map	3	Single Family
Hungate Parcel Map	3	Single Family
Briggs/Kastell Parcel Map	2	Single Family
De Piazza Parcel Map	2	Single Family
Muschetto Subdivision	46	Single Family
Beaver Parcel Map	3	Single Family
Legend Homes	10	Single Family
Antelope Commons	10	Single Family
Calvin Crossing	3	Single Family
Citrus Place Subdivision	8	Single Family
Oak Grove Estates Subdivision	14	Single Family
Mariposa Residential	46	Single Family
Fountain Place	160	Condominium
Pease Subdivision Map	5	Single Family
Petrosyan Parcel Map	2	Single Family
Tucker Parcel Map	2	Single Family
Miller Parcel Map	2	Single Family
Vitmer Parcel Map	2	Single Family
Feister Parcel Map	2	Single Family
<b>TOTAL</b>	<b>338</b>	

Source: City of Citrus Heights Planning Division

## 2.26 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. More recently average household size has increased from 2.52 in 2000 to 2.69 in 2010 persons per household. The increase in household size is largely attributed to the downturn in the economy between the mid-2000's and the present.

Although the City's relatively small family households, in 2010 there were 910 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, 104 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 2010, none of the housing stock lacked complete plumbing facilities in Citrus Heights and only 0.5% in Sacramento County.

<b>Table 2-23 Overcrowded Households 2010</b>				
<b>Household Type</b>	<b>Overcrowded (1.01 - 1.50 persons per Room)</b>		<b>Severely Overcrowded (1.50 + persons per Room)</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Owner	322	35.4%	27	26.0%
Renter	588	64.6%	77	74.0%
TOTAL	910	100.0%	104	100.0%

Source: US Census

<b>Table 2-24: Indication of Substandard Housing Units 2010</b>				
<b>CITY OF CITRUS HEIGHTS</b>		<b>INDICATOR TYPE</b>	<b>SACRAMENTO COUNTY</b>	
<b>Number</b>	<b>Percent</b>		<b>Number</b>	<b>Percent</b>
1,014	3.0%	Overcrowded	15,280	3.4%
-	0.0%	Lack Complete Plumbing	2,206	0.5%
521	1.6%	Units Built Before 1939	28,944	6.4%

Source: US Census

## 2.27 CONDITION OF THE HOUSING STOCK

Over 88 percent of the homes in the City of Citrus Heights were constructed prior to 1989. Thirty-six percent 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, 861 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. 180 homes have participated in the program since 1999.

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. As such, the City should continue to provide funding to provide essential repair assistance to homeowners.

## 2.28 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 reports an overall vacancy rate of 6.8% of housing units in 2010. This is a 2.7% decrease from 2000. This level of vacancy is largely associated with the downturn in the economy and high number of bank owned or foreclosed homes. Owner occupied units have increased to a 2.7% vacancy rate.

The current annual vacancy rate for apartments is are 5.6%. Over the last four years (2008–2012), the annual vacancy rate has decreased 1.5%.

Meanwhile, rental rates have remained flat or even decreased. Average rents for all unit types and sizes peaked in 2008 at \$864/month, fell to a low of \$817/month in 2010 and have only risen 1.3% in the last two years from \$817/month to \$828/month. (Real Facts, 2012)

<b>TABLE 2-25-A: City of Citrus Heights, Vacant Housing Units</b>			
	1990 <sup>(1)</sup>	2000	2010
Occupied housing units	31,573	33,478	32,686
Vacant housing units*	1,696	1,419	2,389
Total housing units	33,269	34,897	35,075
Percent vacant	5.1%	4.1%	6.8%

\*not adjusted for seasonal, recreational, or occasional use

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

Source: US Census

<b>TABLE 2-25-B: City of Citrus Heights, Vacancy rates by tenure</b>			
	1990 <sup>(1)</sup>	2000	2010
Owner-occupied	0.8%	1.0%	2.7%
Renter-occupied	8.8%	4.2%	7.8%

\*not adjusted for seasonal, recreational, or occasional use

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

Table 2-26 Vacancy Rate Trends - City of Citrus Heights	
Year	Vacancy (%)
2000	7.4
2001	3.8
2002	4.6
2003	5.6
2004	7.5
2005	6.5
2006	7.4
2007	6.7
2008	7.1
2009	7.9
2010	5.9
2011	5.5
2012	5.6

Source: Real Facts August 2012

## 2.29 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 2010 Census reports the City Population of citizens aged 65 and over is 11,014 or 13% of the City's total. Approximately 20% 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 2000 Census statistics 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 2,979 seniors with an inability to go outside the home or self-care limitation or roughly 27% 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. The vacancy rate for senior units is only 3.6%. 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	Number of Units	Average Rent*	Average Vacancy %
Studio	106	\$ 597	3.6
1BR/1BA	645	\$ 708	
2BR/1BA	119	\$ 910	
2BR/2BA	62	\$ 782	
TOTAL	932	\$ 749	

Source: Citrus Heights Apartment Survey 2012

\*Crosswood Oaks and Merrill Gardens 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 786 elderly residential care or assisted living beds in the City throughout 74 facilities. Major residential care facilities include: Gardens at Citrus Heights (56 beds), Merrill Gardens (99 beds), and Sun Oak Villa (78 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. 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 2005, the average rent for mobile home park space was \$394 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 October 2012, the City partnered with Sacramento Regional Transit District (RT) to begin operation of a dial-a-ride shuttle that offers curb-to-curb service for residents including trips to local hospitals. The shuttle has space for two wheelchairs. . 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 2010 Census, 8,057 persons or 16% 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, 6,804 persons or 39% of persons 65 years and over have a disability.

<b>Table 2-28: Disability Status, City of Citrus Heights–2010</b>						
	<b>Age 5–64</b>	<b>% of City 5–64</b>	<b>Age 65+</b>	<b>% of City 65 +</b>	<b>Total</b>	<b>% of City</b>
With a Disability	8,057	12%	4,293	39%	12,350	16%
Without a Disability	58,786	88%	6,804	61%	65,590	84%
<b>TOTAL</b>	<b>66,843</b>	<b>100%</b>	<b>11,097</b>	<b>100%</b>	<b>77,940</b>	<b>100%</b>
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 2007 American Community Survey, approximately 5,513 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. Alta California Regional Center assists persons with developmental disabilities, including infants at risk and their families who live in their 10 county service area. According to Alta, a total of 675 Citrus Heights residents are considered developmentally disabled, with the largest age group being 23-54.

<b>Table 2-29 Citrus Heights Developmentally Disabled Population</b>						
<b>Age Range</b>	<b>0 to 14</b>	<b>15 to 22</b>	<b>23 to 54</b>	<b>55 to 64</b>	<b>65 plus</b>	<b>Total</b>
Number	200	93	315	50	17	675

Source: Alta California Regional <http://altaregional.org/index.cfm>

According to the Department of Social Services there are 73 beds at 13 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 9 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. 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.

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.

## **SINGLE PARENT HOUSEHOLDS WITH CHILDREN**

The 2010 Census counted 4,348 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 2010, 11.7% of all family households were in poverty, and 23.1% 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 1,902 children throughout 40 infant centers, school age child day care or day care centers. Specifically, there is a capacity for 272 children in infant centers (24 - hour non-medical care and supervision), 226 children in school age child day care (older than five years and in the first grade) and 1,364 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.

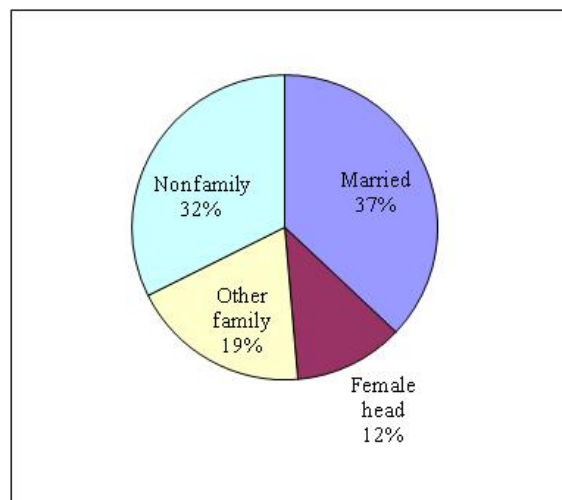
### **Estimate of Need:**

- ▶ Number of Single Parent Households below Poverty Level (2011 ACS): 1,143

**TABLE 2-30: Household Type and Presence of Children**

Family households				
Married-couple family	13,898	37%		
With own children under 18 y.o.			5,388	14%
Without own children under 18 y.o.			8,510	23%
Female householder, no husband present	4,348	12%		
With own children under 18 y.o.			2,066	6%
Without own children under 18 y.o.			2,282	6%
Other family households	7,123	19%	7,123	19%
Nonfamily households	12,144	32%	11,831	32%
Total households	37,513	100%	37,200	100%

Source: US Census



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 2010 Census indicated that 6.4% of owner occupied households in Citrus Heights have five or more members, which is equal to 2000. Thirteen percent of the renter households have five or more persons, a significant increase from 6.5% in 2000.

<b>Table 2-31 Tenure by Persons in Unit - City of Citrus Heights 2010</b>				
<b>Persons in Unit</b>	<b>Owner Households</b>		<b>Renter Households</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
1 Person	4,821	23.3%	5,169	34.9%
2 Persons	6,488	38.9%	3,800	25.6%
3 Persons	2,994	17.1%	2,468	16.6%
4 Persons	2,510	14.2%	1,463	9.9%
5+ Persons	1,529	6.4%	1,923	13.0%
<b>Total</b>	<b>18,342</b>	<b>100.0%</b>	<b>14,823</b>	<b>100.0%</b>

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 6.4% of the owner households and 13% of the renter households were large families, while 20.3% of the ownership units were four or more bedrooms. On the other hand, there appears to be a deficit of larger rental units (only 3.3% 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:

<b>Table 2-32 Tenure by bedroom size - City of Citrus Heights</b>				
<b>Bedrooms in Unit</b>	<b>2010 Owner Households</b>		<b>Renter Households</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Studio	118	0.6%	400	2.7%
One Bedroom	216	1.2%	4,591	31.0%
Two Bedroom	2,563	14.0%	5,123	34.6%
Three Bedroom	11,725	63.9%	4,219	28.5%
Four Bedroom	3,105	16.9%	434	2.9%
Five or more Bedrooms	615	3.4%	56	0.4%
<b>Total</b>	<b>18,342</b>	<b>100.0%</b>	<b>14,823</b>	<b>100.0%</b>

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	211	1.2%	753	5.1%
1.50 or More Persons	49	0.3%	0	0.0%
Total	18,342	100.0%	14,823	100.0%

Source: US Census

**Estimate of Need:**

- ▶ 2010 Households: 33,165
- ▶ 2010 Proportion of Renter Households: 44.7%
- ▶ 2010 Proportion of Large Household Renters (5+ person): 13%
- ▶ 2010 Proportion of Low Income Households (<\$60,900): 67.5%
- ▶  $33,165 \times 44.7\% \times 6.13\% \times 67.5\% = 613$  Households

In 2010, there were 490 rental occupied housing units that were four bedrooms or larger and this number has decreased from 759 over the last ten years, largely attributed to the crash of the housing market in the mid-200's. 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 Employment Development Department, total farm employment in the Sacramento MSA is expected to increase from 8,900 workers in 2000 to 9,200 workers in 2012.

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.

**Table 2-34 Farm Employment Sacramento MSA**

Employment Type	2000	2012	Numeric Change	Percent Change
Farm Activities	8900	9200	300	3%

Source: Employment Development Department - Labor Market Information Division - August 2012 Benchmark

**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. 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 maintains a count of persons who identify with the City of Citrus Heights during calendar year 2011. Current estimates support a homeless population originating in Citrus Heights as 80 persons. The City accepts this figure as its "fair share." Based on the current (2011) shelter population, with an assumed level of Citrus Heights originating homeless persons at 5.5% of total homeless persons, there are 540 homeless persons in shelters from the City per week.

<b>Table 2-35: Homeless Shelter Population on January 2011</b>						
Type of Shelter	Sacramento County			City of Citrus Heights Estimate		
	Individuals	Families	Total	Individuals	Families	Total
Emergency Shelter	287	297	584	16	16	32
Transitional Housing	510	309	819	28	17	45
<b>TOTAL</b>	<b>797</b>	<b>606</b>	<b>1,403</b>	<b>44</b>	<b>33</b>	<b>77</b>
Weekly (x7 days)	5,579	4,242	9,821	307	233	556
Source: Department of Human Assistance/Sacramento Steps Forward, 2011						

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 2011 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.

<b>Table 2-36: Needs of Homeless Individuals and Families-Sacramento County</b>					
<b>Homeless Category</b>		<b>Estimated Need</b>	<b>Current Inventory</b>	<b>County Unmet Need/Gap</b>	<b>City Unmet Need/Gap (5.5 %)</b>
<i>Individuals</i>					
Beds	Emergency Shelter	681	589	92	5
	Transitional Housing	1462	1098	364	20
	Permanent Supportive Housing	3540	1470	2070	114
	Total	5683	3157	2526	139
<i>Subpopulations</i>					
		<b>Total</b>	<b>Sheltered</b>	<b>Unsheltered</b>	
Beds	Severely Mentally Ill	619	310	309	17
	Chronic Substance Abuse	967	590	377	21
	Veterans	297	116	181	10
	Persons with HIV/AIDS	50	20	30	2
	Victims of Domestic Violence	516	199	317	17
	Youth (under 18 years of age)	27	7	20	1

Source: Sacramento Steps Forward 2012, SHRA Consolidated Plan (DRAFT), 2011 Homeless Count

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 will 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 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.

<b>Table 2-37: Emergency Shelter Facilities and Beds for the Homeless, Sacramento County</b>			
<b>Organization</b>	<b>Program Name</b>	<b>Beds</b>	<b>Target Population</b>
Frances House	Emergency Hotel Vouchers	16	Households with Children
Interfaith Network	Family Promise Center	11	Households with Children
Loaves and Fishes	Sister Noras Place	13	Single Females
Sacramento Area Emergency Housing Center	Family Shelter	55	Households with Children
Sacramento Area Emergency Housing Center	Motel Voucher Program	48	Households with Children
Sacramento Area Emergency Housing Center	Winter Overflow Shelter	22	Households with Children
Sacramento Area Emergency Housing Center	Women's Refuge	10	Single Females
Sacramento Self Help Housing	Cathedral/ Downtown Housing	5	Single Females and Households with Children
Sacramento Self Help Housing	T-3 Program	10	Single Male and Female
Sacramento Self Help Housing	T-3 Program	1	Single Male and Female
Salvation Army	Salvation Army Veteran's	13	Single Male (Veteran)
St. John's Shelter	Emergency Shelter Program	112	Single Female and Households with Children
The Salvation Army	Interim Care Program	28	Single Male and Female
The Salvation Army	Lodge Program	65	Single Male and Female
Transitional Living and Community Support	Carol's Place	22	Single Male and Female
Traveler's Aid	Emergency Motel Vouchers for Families	10	Households with Children
Union Gospel Mission	Emergency Shelter	84	Single Male
Volunteers of America	Bannon Street Family Emergency Shelter	62	Households with Children
Volunteers of America	North A Street Emergency Shelter	80	Single Male
Volunteers of America	Open Arms	12	Single Male and Female (HIV)
Volunteers of America	Winter Sanctuary	100	Single Male and Female
Volunteers of America	Winter Shelter Program	28	Single Male
WIND	Youth Center	12	Youth Male and Female
Women Escaping A Violent Environment	Emergency Shelter Program	54	Single Female and Households with Children (Domestic Violence)
<b>TOTAL</b>		<b>873</b>	

Sacramento Steps Forward 2012

**Table 2-38:  
Homeless Transitional and Permanent Housing Opportunities, Sacramento County**

<b>Organization Name</b>	<b>Transitional Housing Programs</b>	<b>Beds</b>	<b>Target Population</b>
Clean and Sober	New Life	80	Single Male and Female
Lutheran Social Services	Connections	18	Single Male and Female and Households with Children
Lutheran Social Services	Transitional Housing Program For Families	35	Households with Children
Lutheran Social Services	Transitional Housing Program For Youth	20	Single Male and Female and Households with Children
Resources For Independent Living	Transitional Living Center	6	Single Male and Female
Sacramento Area Emergency Housing Center	Extended Shelter Program	6	Single Female
Sacramento Children's Home	Sacramento Crisis Nursery	4	Households with Children
Sacramento Cottage Housing	Quinn Cottages	70	Single Male and Female and Households with Children
The Salvation Army	Transitional Living Program	105	Households with Children
Transitional Living and Community Support	MICA	9	Households with Children
Transitional Living and Community Support	Palmer Apartments	48	Single Male and Female
Traveler's Aid	Families Beyond Transition	52	Households with Children
Vietnam Veterans of California	GDP Sacramento Veterans Resource Center	30	Single Male (Veteran)
Vietnam Veterans of California	GDP Women's Transitional Housing	6	Single Female Households with Children (Veteran)
Vietnam Veterans of California	GPD - Behavioral Health Center	22	Single Male (Veteran)
Volunteers of America	Adolfo THP-Plus Housing For Foster Youth	58	Single Male and Female and Households with Children
Volunteers of America	Adolfo Transitional Housing for Foster Youth (HUD)	10	Single Male and Female
Volunteers of America	Independent Living and Readiness Program	100	Single Male and Female
Volunteers of America	Mather Community Campus	313	Single Male and Female and Households with Children
Waking The Village	Tubman House	19	Single Male and Female and Households with Children
	<b>TOTAL</b>	<b>1011</b>	

Source: Sacramento Steps Forward 2012

The City does not currently contain emergency shelters and the motel voucher program is impacted, which implies an unmet need for homeless services in the area. 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 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 2-39:  
Permanent Housing Opportunities Targeted to the Very Low Income and/or Formerly Homeless  
Individuals and Families, Sacramento County**

<b>Organization Name</b>	<b>Program Name</b>	<b>Beds/Units</b>	<b>Target Population</b>
Department of Veteran's Affairs	VASH Vouchers	160	Single Male and Female and Households with Children (Veteran)
Lutheran Social Services	Achieving Community Change Together	33	Single Male and Female
Lutheran Social Services	Adolfo PSH Program	26	Single Male and Female and Households with Children
Lutheran Social Services	Mutual Housing At the Highlands	66	Single Male and Female
Lutheran Social Services	Saybrook Permanent Supportive Housing Project	177	Single Male and Female and Households with Children
Mercy Housing	Ardenaire Apartments	22	Single Male and Female
Mercy Housing	Budget Inn	74	Single Male and Female
Mercy Housing	The King Project	80	Single Male and Female
Sacramento Area Emergency Housing Center	Casa Serenes	30	Single Male and Female and Households with Children
Sacramento Area Emergency Housing Center	Casas De Esperanza	18	Single Male and Female
Sacramento Area Emergency Housing Center	Home At Last	22	Single Male and Female
Sacramento Area Emergency Housing Center	Omega Permanent Supportive Housing Project	57	Single Male and Female and Households with Children
Sacramento Area Emergency Housing Center	Omega Expansion	21	Households with Children
Sacramento Cottage Housing Inc.	McClellan Park Permanent Supportive Housing	284	Households with Children
Sacramento County Department of Human Assistance	Shelter Plus Care	895	Single Male and Female and Households with Children
Sacramento Self Help Housing	Friendship Housing	24	Single Male and Female
Sacramento Self Help Housing	Friendship Housing Expansion	40	Single Male and Female
Shasta Hotel Cooperative	Shasta Hotel SRA	18	Single Male and Female
St. John's	Program For Women and Children	30	Households with Children
St. John's	Program For Women and Children (Non-HUD)	4	Single Male and Female and Households with Children
St. John's	Program For Women and Children (Non-HUD)	27	Single Male and Female and Households with Children
Transitional Living and Community Support	DREAM Permanent Housing Program	43	Single Male and Female
Transitional Living and Community Support	Folsom Oaks	18	Single Male and Female
Transitional Living and Community Support	PACT Permanent housing Program (PPHP)	8	Single Male and Female
Transitional Living and Community Support	T Street Co-op	9	Single Male and Female (HIV)
Transitional Living and Community Support	Widening Opportunities For Rehabilitation and Knowledge	25	Single Male and Female and Households with Children

Organization Name	Program Name	Beds/Units	Target Population
Transitional Living and Community Support	WISH Permanent Housing Program	20	Single Male and Female
Turning Point Community Programs	Pathways	32	Single Male and Female and Households with Children
Turning Point Community Programs	Pathways	8	Single Male and Female and Households with Children
Turning Point Community Programs	YWCA	11	Single Female
Volunteers of America	Coming Home	88	Households with Children (Veteran)
Volunteers of America	NOVA House Permanent Supportive Housing Project	12	Single Male and Female
Volunteers of America	.	12	Single Male and Female
	TOTAL	2394	

Source: Sacramento Steps Forward 2012

## 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 (June 2012) median sales prices for a single family home within the City is \$157,157.

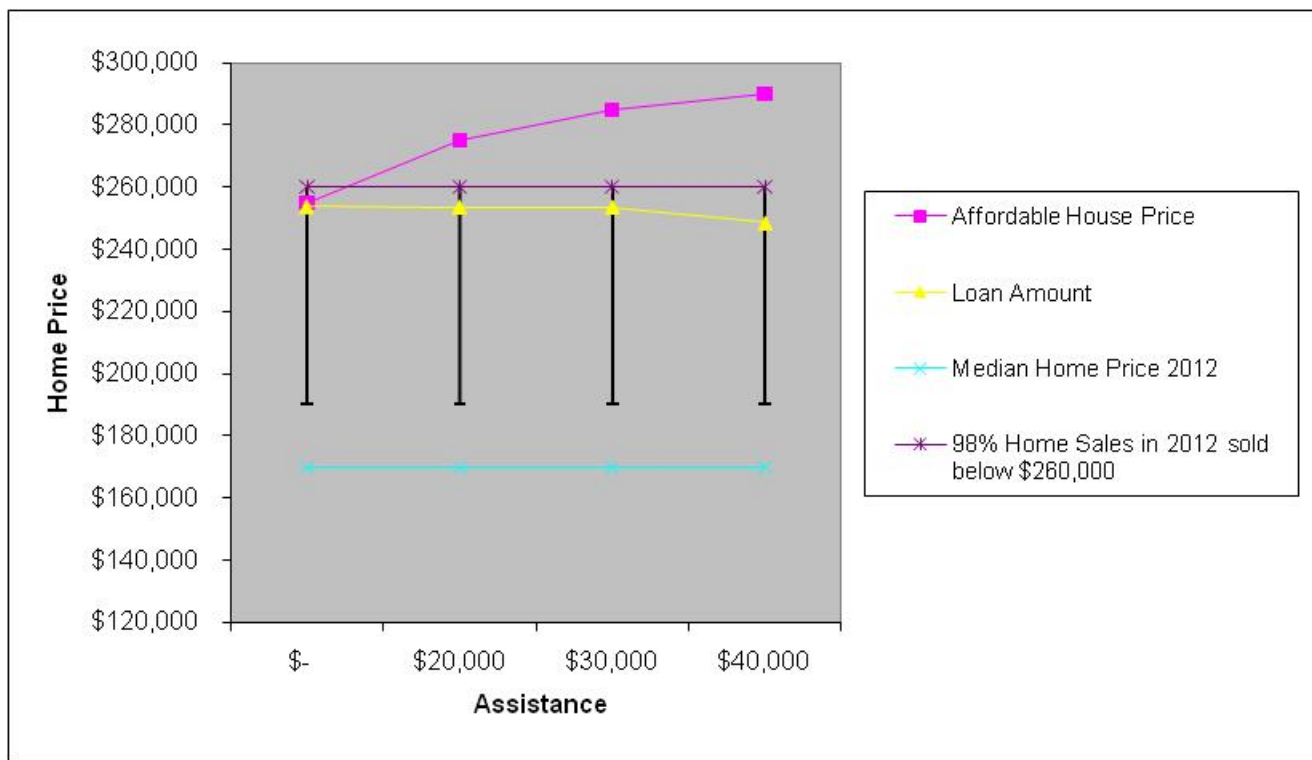
Currently, a family in Citrus Heights earning the annual median income of \$60,880 can afford a home priced at \$255,000. (This assumes an interest rate of 4%, 3% closing costs, 3.5% down, and a 30-35% payment to income ratio.) Thus, at current median prices, a family at median income can afford to buy a home in the City. The City's first-time homebuyer program offers up to \$55,000 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. 98% of all homes sold in the region were sold for under \$280,000 in 2012 ensuring availability of housing for all income levels, with or without City assistance.

**TABLE 2-40: First Time Home Buyer Assistance, City of Citrus Heights**

	City Assistance Level			
	\$0	\$20,000	\$30,000	\$40,000
Home Price	\$255,000	\$275,000	\$285,000	\$290,000
Estimated Closing Costs	\$7,650	\$8,250	\$8,550	\$8,700
Borrower's Portion <sup>1</sup>	-\$8,925	-\$9,625	-\$9,975	-\$10,150
Loan Amount	\$253,725	\$253,625	\$253,575	\$248,550
Principal and Interest <sup>2</sup>	\$1,211	\$1,211	\$1,211	\$1,187
Property Taxes per month <sup>3</sup>	\$266	\$286	\$297	\$302
Home Owner's Insurance <sup>4</sup>	\$50	\$50	\$55	\$60
Mortgage Insurance <sup>5</sup>	\$211	\$211	\$211	\$207
Total Estimated Payment	\$1,738	\$1,759	\$1,774	\$1,756
Monthly Income <sup>6</sup>	\$5,073	\$5,073	\$5,073	\$5,073
Housing Ratio <sup>7</sup>	34.27%	34.66%	34.96%	34.61%
<b>Assumptions:</b> 1.) 3.5% of Purchase Price 2.) Fixed Interest Rate, Amortized for 30 years 4% 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 (\$60,880) 7.) Goal of approx. 30-35% Maximum Source: NeighborWorks Home Ownership Center Sacramento				



Source: Source: Neighbor Works Home Ownership Center Sacramento

**First Time Home Buyer Assistance, City of Citrus Heights**

**Figure 2-11**

## 2.30 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 2002 and 2006. In 2006 the housing market began a rapid decline associated with the global economy. By 2012, prices fell as much as 50% from the peak in 2005/2006. Currently prices have leveled out and are remaining relatively flat.

With the most affordable homes in Citrus Heights in “the 260s,” 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 \$260,000 (using an interest rate of 4% and standard underwriting criteria).

**TABLE 2-41: Median Sales Price of Single Family Homes by Zip Codes, City of Citrus Heights <sup>1</sup>**

	2007	2008	2009	2010	2011	2012 (3)	5-Year Change	12 mos Change
Sacramento Metro	339,975	219,000	194,125	180,563	165,000	169,900	-50%	3%
Citrus Heights - 95610 <sup>(1)</sup>	322,000	230,500	194,125	186,250	165,000	169,750	-47%	3%
Citrus Heights - 95621 <sup>(1)</sup>	289,000	194,500	168,250	165,150	142,025	144,563	-50%	2%
City average <sup>2</sup>	305,500	212,500	181,188	175,700	153,513	157,157	-49%	2%
(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 June 2012								
Source: Sacramento Association of Realtors								

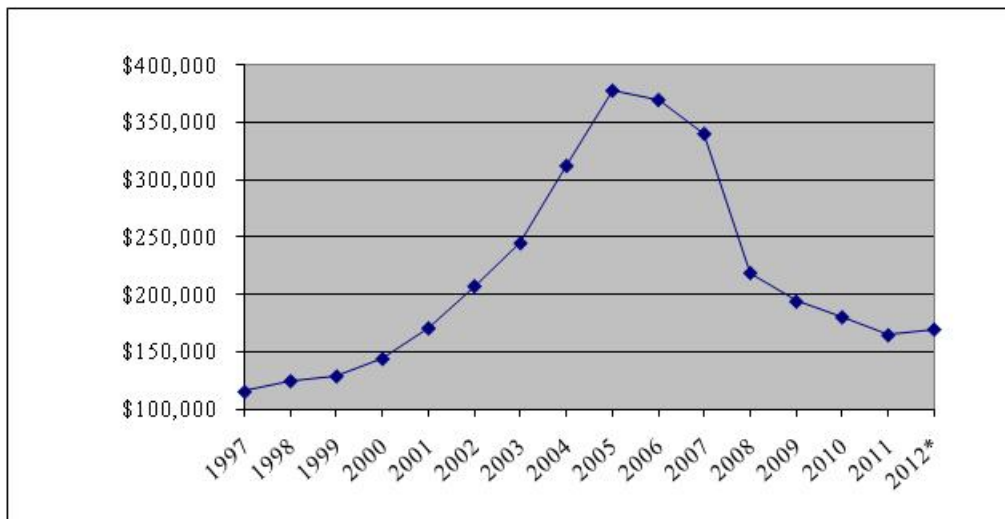
**TABLE 2-42: Median Sales Price for Single Family Homes  
Sacramento County-1997-2012**

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*	\$169,900

\* Data is for 6 months of sales until June 2012

Source: Sacramento Association of Realtors





Source: California Association of Realtors (CAR)

**Median Sales Price for Single Family Homes, Sacramento Region – 1997-2012**

**Figure 2-12**

**Table 2-43 Affordability Levels based on Income**

Home Price	Income Levels			
	Very Low (<50%) AMI	Low (50- 80% AMI)	Median (80- 120%AMI)	Moderate (>120% AMI)
	<b>\$160,000</b>	<b>\$255,000</b>	<b>\$320,000</b>	<b>\$390,000</b>
Estimated Closing Costs	\$4,800	\$7,650	\$9,600	\$11,700
Borrower's Portion <sup>1</sup>	-\$5,600	-\$8,925	-\$11,200	-\$13,650
Loan Amount	\$159,200	\$253,725	\$318,400	\$388,050
Principal and Interest <sup>2</sup>	\$760	\$1,211	\$1,520	\$1,853
Property Taxes per month <sup>3</sup>	\$167	\$266	\$333	\$406
Home Owner's Insurance <sup>4</sup>	\$50	\$50	\$50	\$55
Mortgage Insurance <sup>5</sup>	\$133	\$211	\$265	\$323
Total Estimated Payment	\$1,109	\$1,738	\$2,169	\$2,637
Monthly Income <sup>6</sup>	\$3,170	\$5,008	\$6,341	\$7,610
Housing Ratio <sup>7</sup>	35.00%	34.71%	34.20%	34.65%
<b>Assumptions:</b> 1.) 3.5% of Purchase Price 2.) Fixed Interest Rate, Amortized for 30 years 4% 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 (\$76,100) 7.) Goal of approx. 35% Maximum Source: NeighborWorks Sacramento				

## RENTAL UNITS

According to Real Facts (2012), rental rates for apartments in Citrus Heights range from \$610 a month over \$1,100 a month for luxury three bedroom, 2.5 bath apartments. Market rate one bedroom units rent for \$748 a month. Rent for a two bedroom unit ranges from \$834 to \$936 a month, and three bedroom apartments rent for over \$1,000 a month.

Using estimates of utility costs and typical unit sizes for families at 22–26% of income going toward housing, most low-income families can afford rentals in the City of Citrus Heights (see Table 2-44).

There are 858 government subsidized apartment units in the City of Citrus for families and for senior citizens.

**Table 2-44 Multi-Family Affordability Levels based on Income**

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	\$ 42,650	\$ 3,554	Studio	\$ 610.00	\$ 156.00	\$ 766.00	22%
2	48,750	4,063	1/1	748.00	177.00	925.00	23%
3	54,850	4,571	2/1	834.00	203.00	1,037.00	23%
4	60,900	5,075	2/2	936.00	203.00	1,139.00	22%
5	65,800	5,483	3/2	1,177.00	228.00	1,405.00	26%
6	70,650	5,888	3/2	1,177.00	228.00	1,405.00	24%

(1) HUD Income Limits, 2012

(2) Real Facts, August 2012

(3) SHRA Allowance for Tenant Paid Utilities (Electric) and services - 4/1/2011

## 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. This analysis “Producing Affordable Housing in Citrus Heights – An alternative to the default density” is 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 at historic lows
2. Recent market rate development is affordable to lower incomes at densities under 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 2010 Census, 48.2% of renter-occupied households were in overpayment situations in 2010, while 38.7% of owner-occupied households were overpaying for shelter in the City of Citrus Heights. In Sacramento County in 2010, 38.6% of households were overpaying for shelter; 45.3% of renter occupied households were overpaying, while 20.2% 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 2010 Census, 13,164 of the lower income households in the city are overpaying for shelter. Subsequently, 54% of the lower income renter households are overpaying for shelter, while only 46% of the lower income owner households are overpaying for shelter.

**Table 2-45:  
Shelter Costs as a Percentage of Household Income, City of Citrus Heights, 2010**

Tenure	Total Units <sup>1</sup>	30%–34.9%		35%+		Over 30%	
		Number	Percent	Number	Percent	Number	Percent
Owner(2)	13,753	2,262	16.4%	5,323	38.7%	7,585	55.2%
Renter	14,823	1,437	9.7%	5,702	38.5%	7,139	48.2%
<b>All</b>	<b>28,576</b>	<b>3,699</b>	<b>12.9%</b>	<b>11,025</b>	<b>38.6%</b>	<b>14,724</b>	<b>51.5%</b>
Note:							
1 Reported for selected units only.							
2 Only Households with Mortgages							
Source: US Census							

**Table 2-46:  
Shelter Costs as a Percentage of Household Income, Sacramento County, 2010**

Tenure	Total Units <sup>1</sup>	30%–34.9%		35%+		Over 30%	
		Number	Percent	Number	Percent	Number	Percent
Owner(2)	225,690	26,653	11.8%	45,549	20.2%	72,202	32.0%
Renter	220,149	20,534	9.3%	79,174	36.0%	99,708	45.3%
<b>All</b>	<b>445,839</b>	<b>47,187</b>	<b>10.6%</b>	<b>124,723</b>	<b>28.0%</b>	<b>171,910</b>	<b>38.6%</b>
Note: 1 Reported for selected units only. 2 Only Households with Mortgages Source: US Census							

**Table 2-47:  
Overpayment for Lower Income Households - City of Citrus Heights-2010**

Household Type	Lower Income Households (<80% of AMI)		Lower Income Households Overpaying (<80% of AMI)	
	Number	Percent	Number	Percent
Owners	10,117	46%	6,118	46%
Renters	11,694	54%	7,046	54%
<b>TOTAL</b>	<b>21,811</b>		<b>13,164</b>	
Source: Estimates based on US Census				

## 2.31 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 2002–2006 and 2007–2011 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.

## 2.32 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 858 public assisted units were ascertained in the City in 2013. 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. One complex, John Adams Manor, aids the developmentally disabled.

<b>Table 2-48: Affordable Rental Units Inventory-City of Citrus Heights</b>				
<b>Name of Project</b>	<b>Address of Project</b>	<b>Targeted Income Groups</b>	<b>Target Population</b>	<b>Number of Assisted Units</b>
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
Hidden Oaks	5981 DeVecchi Avenue	Low	General	63
Arborelle Apartments	8007 Sunrise Boulevard	Low	General	177
Vintage Oaks	7340 Stock Ranch Road	Very Low and Low	Senior	240
Normandy Park	Madison Avenue/Mariposa Avenue	Very Low and Low	Senior	92
John Adams Manor	8005 Alta Vista Lane	Very Low	Disabled	27
<b>TOTAL</b>				<b>858</b>
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 but one of the affordable properties are “at-risk” through the expiration of affordability terms, while the remaining John Adams Manor is “at-risk” through the expiration of a Section 8 contract.

**Table 2-49:  
Affordable Rental Units Inventory Conversion Risk-City of Citrus Heights**

Name of Project	Type of Assistance	Expiration Year	Month	Type of Conversion Risk
Huntington Square	CHFA	2024		Restriction Expiration
Greenback Manor	LIHTC/Bonds	2028		Restriction Expiration
Hidden Oaks	Bonds	2029		Restriction Expiration
Normandy Park	LIHTC/Bonds	2030		Restriction Expiration
John Adams Manor	HUD Section 202	2048		Section 8 Expiration
The Renaissance	LIHTC/Bonds	2056		Restriction Expiration
Arborelle Apartments	LIHTC	2062		Restriction Expiration
Vintage Oaks	LIHTC/Bonds	2064		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 2008 Housing Element update, two properties were considered “at-risk,” The first property at-risk of losing affordable housing units are the 27 units of the 50 unit John Adams Manor. In addition, the Fairways II bond matured in 2012. After the qualified project period, the project owner may terminate the regulatory agreement if: the bond has matured, or the bond is pre-paid and retired. The owner may also continue under the regulatory agreement and renew the bond. The Fairways II bond matured and the owner did not elect to have the bond renewed. This resulted in a loss of 27 units for the City.

The non-profit owners of President John Adams Manor (Eskaton) renewed the affordability of the units with HUD upon expiration in 2008. The regulatory agreement was renewed for a period of 40 years and 27 affordable units were preserved. After the completion of the 2008 Housing Element update, the City approved the issuance of tax-exempt multi-family housing revenue bonds by the California Statewide Communities Development Authority (“CSCDA”) for the purpose of allowing Capital Valley Investments (“CVI”) to finance the acquisition and rehabilitation of a multi-family residential housing facility to be named Arborelle Apartments. The project acquired and rehabilitated Sundance Apartments, a 179-unit multi-family housing complex located at 8007 Sunrise Boulevard. The 179-units in the Project consist of 57 one-bedroom units and 120 two-bedroom units, and 2 units set aside for property management. The project rent restricted 100% of the units with 6 one-bedroom units

and 12 two-bedroom units set aside for very low-income tenants earning 50% or less of the Area Median Income, and 51 one-bedroom units and 108 two-bedroom units set aside for low-income tenants earning 60% or less of the Area Median Income. Arborelle is now subject to a regulatory agreement and available to low and very low incomes through 2062.

Since the preparation of the 2008 Housing Element update the City also approved the issuance of multifamily housing bonds by the Association of Bay Area Governments (ABAG) Financing Authority in order for USA Properties Fund to acquire and rehabilitate Vintage Oaks Senior Apartments. The project acquired and rehabilitated Vintage Oaks Apartments, a 241-unit senior housing complex located at 7340 Stock Ranch Road. The 241-units in the Project consist of 192 one-bedroom units and 48 two-bedroom units, and 1 unit set aside for property management. The project rent restricted 100% of the units with 120 one-bedroom units set aside for very low-income tenants earning 50% or less of the Area Median Income, and 72 one-bedroom units and 48 two-bedroom units set aside for low-income tenants earning 60% or less of the Area Median Income. With the new financing a new regulatory agreement was recorded and the affordability restriction was renewed for a term of 55 years, effectively extending the term of affordability for an additional 15 years.

While the City lost affordable housing rental units with the maturation of Fairways II bonds, there was a net increase in available affordable housing available to Citrus Heights residents with the acquisition and rehabilitation of both Arborelle Apartments and Vintage Oaks Senior Apartments. In addition, no “at-risk” units have been identified as expiring within the next ten years.

<b>Table 2-50: Inventory of “At-risk” units in the Ten Year Period</b>						
Expiring Year	At-risk Project(s)	Level of Risk	Number of Units			
			General	Elderly	Disabled	Total
2013	None	None	0	0	0	0
2014	None	None	0	0	0	0
2015	None	None	0	0	0	0
2016	None	None	0	0	0	0
2017	None	None	0	0	0	0
<b>Within five years</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
2018	None	None	0	0	0	0
2019	None	None	0	0	0	0
2020	None	None	0	0	0	0
2021	None	None	0	0	0	0
2022	None	None	0	0	0	0
<b>Within the next 5 years</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL ten year “at-risk” units</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Source: City of Citrus Heights						



## 2.33 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.

1. 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.

<b>Table 2-51: Estimated Acquisition/Rehabilitation Costs – City of Citrus Heights</b>	
<b>Fee/Cost Type</b>	<b>Cost Per Unit</b>
Acquisition	\$65,000.00
Rehabilitation	\$20,000.00
Financing/Other	\$25,000.00
<b>TOTAL COST PER UNIT</b>	<b>\$110,000.00</b>
Source: Mercy Housing	

2. 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.

<b>Table 2-52: Estimated Per Unit Replacement Cost–City of Citrus Heights</b>	
<b>Fee/Cost Type</b>	<b>Cost Per Unit</b>
Land Acquisition	\$15,000.00
Construction	\$100,000.00
Site Development	\$25,000.00
Fees/Permits/Exaction	\$40,000.00
Financing/Other	\$45,000.00
<b>TOTAL COST PER UNIT</b>	<b>\$225,000.00</b>
Source: Mercy Housing	

3. **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.

<b>Table 2-53: Estimated Per Unit Rental Subsidy Cost–City of Citrus Heights</b>				
<b>Bedroom Type</b>	<b>Avg. Restricted Rent*</b>	<b>Avg. Market Rent</b>	<b>Difference (\$)</b>	<b>Per Unit Rental Subsidy Per Year</b>
One Bedroom	\$837	\$925	\$88	\$1,056
Two Bedroom	\$1,021	\$1,037	\$16	\$192
Average	\$929	\$981	\$52	\$624
Note: * Based on HUD Fair Market Value (FMR) and SHRA Allowance for Tenant Paid Utilities and Services Eff 04/1/2011 - Assuming Electric Utilities				

No 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.

<b>Table 2-54: Comparison of Preservation Costs–City of Citrus Heights</b>			
<b>Preservation Type</b>	<b>Number of Units</b>	<b>Cost Per Unit/Year</b>	<b>Total Cost</b>
Acquisition/Rehabilitation	0	\$110,000	0
Replacement	0	\$225,000	0
Rental Subsidies	0	\$1,128	0
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. See the Appendix B for a list of non-profits that have the capacity to manage and acquire affordable housing developments.

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. The City has joined with the County through a consortium agreement. Due to recent significant funding cuts, City's annual share of HOME funds is \$150,000 per year, whereas in 2008 it was \$300,000 annually.
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.

SHRA manages 163 conventional housing units and approximately 400 Section 8 certificates or vouchers in Citrus Heights.

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 \$570,000 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.

## **2.34 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.

## **2.35 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, 10,549 units (32%) 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.

## **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 with a Use Permit. 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. Typical Plan Review time frames for first plan check range between 10 and 15 business days.

## **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**

Current estimates indicate that there 7,600 farm activities employees in the Sacramento PMSA. Given the built out nature of the City, 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.

## **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.

## **SECONDARY DWELLING UNITS**

Secondary dwelling units are permitted by right in all residential zoning districts except MH and O. Secondary units are required to meet the development standards outlined in the Zoning Ordinance. Over twenty secondary dwelling units have been constructed since 2003.

## **MIXED USE PROJECTS**

Mixed use projects are permitted in the LC, SC, GC, and AC zones. Since the 2006 update of the Zoning Code, one project, Antelope Commons, a mixed-use office/residential project, has been approved. The City adopted the Boulevard Plan in 2005 including development standards that encourage mixed use development along the corridor. The City has invested over \$16-million in public improvements along Auburn Boulevard to encourage private investment and redevelopment of this older commercial area. The City also developed the Antelope Crossing Transformation Plan which includes guidelines that are supportive of mixed use and residential units within an existing commercial center. 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.

## **2.36 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 81 acres of residential vacant land in the City of Citrus Heights. 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 3% in 2012. This is a 3.3% decrease from 2007. This level of vacancy 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 7.9% in 2009 to 3.6% in 2012, continuing a trend toward a “balanced market”.

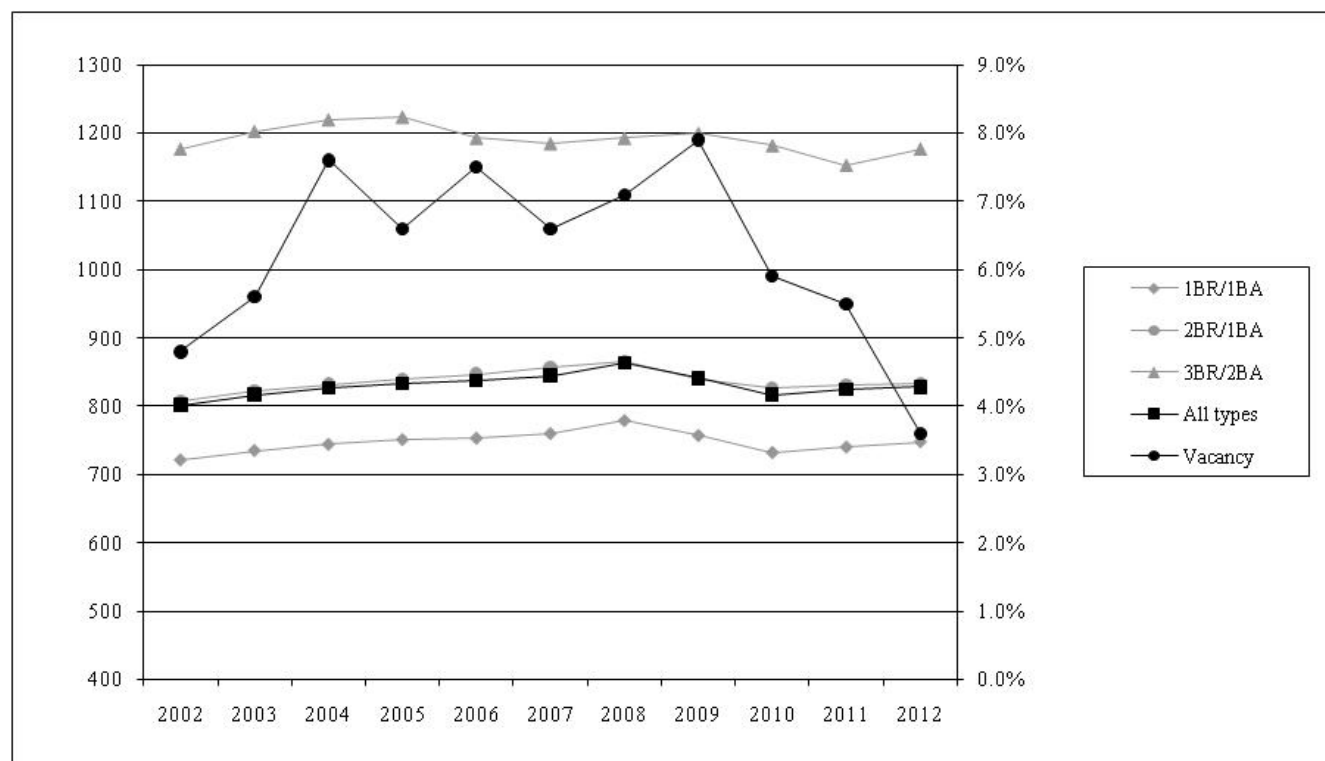
Over the last seven years (2005–2012) annual apartment vacancy rates have remained between 3.6 and 7.9%.

Despite lower vacancy rates, rents have remained flat. Average rents for all unit types and sizes have decreased 4.2% in the last four years, from \$864.00/month to \$828.00/month; and less than 1% over the last year from \$824 in 2011. (Real Facts, 2012)

**TABLE 2-55: Multifamily Vacancy and Price-City of Citrus Heights**

Average Rents Bedroom	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
1BR/1BA	721	735	744	751	753	760	779	757	732	740	748
2BR/1BA	807	823	832	839	847	857	866	840	827	831	834
3BR/2BA	1177	1203	1220	1224	1193	1185	1193	1200	1182	1153	1177
All types	802	817	827	833	837	845	864	841	817	824	828
Vacancy	4.8%	5.6%	7.6%	6.6%	7.5%	6.6%	7.1%	7.9%	5.9%	5.5%	3.6%

Source: Real Facts 2012



Source: Real Facts 2012

## 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 Sacramento County a check of February 2012 listings on Loopnet.com revealed that vacant low density and medium zoned property within the County as being listed at between \$19,000 and \$36,000 per acre.

Loopnet's February 2012 listings included a variety of vacant multifamily zoned land (15-20 du/ac), ranging in size from 0.46 acre to 5.5 acres, with asking prices between \$102,000 and \$174,240 per acre. These price points are representative of the region's significant downturn in the residential real estate market. A comparison of asking prices during the prior planning period indicates multifamily zoned land was in the \$380,000 to \$1.3 million per acre range (Sacramento Housing Element 2008-2013, pg 7-51). Current land values (September 2012) in Citrus Heights are difficult to determine due to the current state of the housing market and current economic downturn. Assigning a value to land is difficult or impossible in today's market due to the volatility of the housing market. Numerous variables in the housing market and historically low interest rates makes it nearly impossible to determine land values in the State.

The land area in the City of Citrus Heights is over 98% built out. Available vacant residential land will become more scarce over time, especially, considering the lack of annexation opportunities. Most likely, the cost of vacant land will eventually increase in the City of Citrus Heights. However, as a general rule, if the land cost component in the City of Citrus Heights remains within 35%, then the availability of land should 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:

### **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.

# SEWER

The City is served by the Sacramento Area Sewer District (Formally CSD-1). 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.

# 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 upon the quality of material and size of the home being constructed. The following table compares construction costs from 1990 to 2012 and shows current trends in the cost of construction in the other regions of California, excluding San Francisco and Los Angeles.

TABLE 2-56: Construction Costs Per Square Foot-California

Residential Dwellings, Type V (Wood Framed)	1990	1994	1998	2002	2012
Average quality	\$47.66	51.04	57.43	65.28	113.10
Good quality	67.49	73.23	78.87	89.63	122.07

Source: International Code Council Building Valuation Data - August 2012

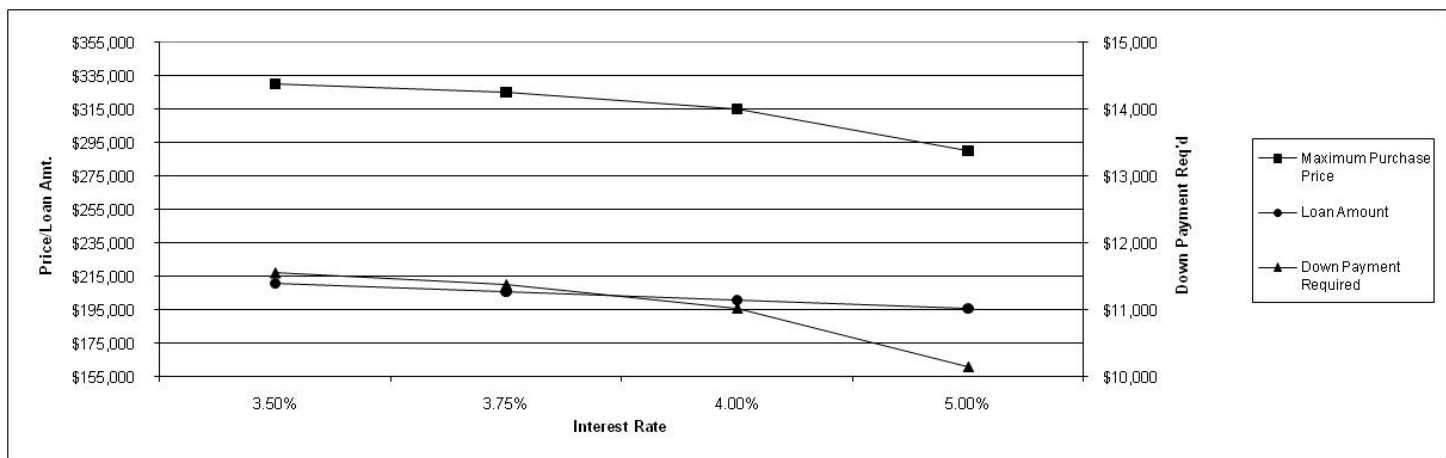
Construction costs have risen dramatically in the last seventeen years. Since 2002, costs have increased 58%.

## 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.

As discussed in the housing affordability section of the community profile, housing prices have dropped over 50% from the 2005 peak. Recently, median sales prices have stabilized and remain relatively flat at \$169,900. As Table 2-57 shows, the current median sales price, combined with record low interest rates have enabled the area median income family to afford median priced homes in Citrus Heights. As interest rates rise, affordable loan amounts decrease, down payment increases, and the maximum purchase price decreases. If interest rates climb extensively, and home prices increase dramatically, households may find themselves priced out of the market.

<b>TABLE 2-57: Effects of Interest Rates on Housing Affordability</b>			
<b>Interest Rate</b>	<b>Maximum Purchase Price</b>	<b>Down Payment Required</b>	<b>Loan Amount</b>
3.50%	\$ 330,000	\$ 11,550	\$ 210,700
3.75%	325,000	11,375	205,800
4.00%	315,000	11,025	200,900
5.00%	290,000	10,150	196,000
<b>Assumptions:</b>			
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 (\$76,100)			
7.) Goal of approx. 30-35% Maximum			
<b>Source:</b> NeighborWorks HomeOwnership Center Sacramento			



**Effects of Interest Rates on Housing Affordability, City of Citrus Heights**

**Figure 2-14**

## 2.37 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. The residential land use zones and their respective maximum densities are shown in the following table.

**Table 2-58:  
Residential Land Use Zones and Densities-City of Citrus Heights**

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 survey, 81 acres of vacant land, 53 acres of pending development and 247 acres of underutilized land is designated in various zones and lot sizes.

**Table 2-59:  
Residential Development Standards–City of Citrus Heights**

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%	40-60%	40-60%	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.

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.

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.

## **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 presubmittal 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.



**Table 2-60: 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	-	-	-
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	-	-
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 2-61:  
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 2-62:  
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	
<b>ESTIMATED TOTAL PROCESSING TIME</b>	<b>4 to 8 weeks</b>	<b>3 to 6 months</b>
Source: City of Citrus Heights Zoning Code, City Staff		

## SECOND 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. This section provides guidelines for applicants considering adding a second dwelling unit 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.

Between July 1, 2003 and June 2012, 21 secondary dwelling units have been constructed. Although second units are not produced in high volumes, they serve an important role in affordable housing and housing for changing family needs. In 2012, the City conducted a second unit survey to determine various statistics about the second

units that have been constructed in Citrus Heights. The Survey demonstrated that the majority of the second units are either rented at affordable levels or provide a source of housing for a relative or family member at no cost, resulting in an important source of affordable housing. There has been a continual demand for these units and , it does not appear that the Second Dwelling Unit section of the Zoning Code constrains the development of these units. Criteria for second units include:

- ▶ Maximum Height Limit of 20 feet
- ▶ Floor Area shall not exceed 60% of the primary dwelling unit or 1,200 square feet, whichever is less
- ▶ Limited to two bedrooms maximum
- ▶ Storage Area or Garage up to 400 square feet maximum, not included in the floor area calculations
- ▶ One off-street parking space required

## **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.

## **CODE ENFORCEMENT**

The City of Citrus Heights conducts a Code Enforcement Program, which addresses concerns of housing stock preservation and blight. 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.

## 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.

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).

<b>Table 2-63: Citrus Heights Street Standards</b>		
<b>Street Type</b>	<b>Required Right-of-way</b>	<b>Required Pavement Width</b>
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

## 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 \$1,434 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 \$22,160. The City charges Park Impact fees which are used to finance park and recreation facilities.

**Table 2-64: Development Fee Comparison**

Development Impact Fee Type <sup>A</sup>	Citrus Heights	Roseville	Folsom	Rocklin	County of Sacramento <sup>6</sup>
<b>Building Permit Fees</b>	\$2,479	\$1,918	\$3,150	\$4,971 <sup>11</sup>	\$5,506
<b>Road Impact Fee</b>	\$1,434 <sup>1</sup>	\$6,421 <sup>8</sup>	\$7,347	\$4,100 <sup>12</sup>	\$4,257
<b>Water Connection</b>	\$6,927 <sup>3</sup>	\$7,328 <sup>9</sup>	\$3,023	\$16,206 <sup>13</sup>	\$4,440
<b>Sewer Connection</b>	\$5,300 <sup>2</sup>	\$7,021	\$3,765 <sup>10</sup>	\$9,481 <sup>14</sup>	\$5,200 <sup>5</sup>
<b>Schools</b>	\$4,280	\$4,976	\$12,560	\$6,400	\$4,280
<b>Fire</b>	\$1,568 <sup>4</sup>	0	\$977	\$273	\$1,824
<b>Police</b>	0	0	\$540	0	0
<b>Recreation/ and Parks</b>	\$1,078	\$3,007	\$2,994	\$5,138 <sup>15</sup>	\$1,775
<b>Drainage</b>	1,894 <sup>7</sup>	\$251	\$933	\$119	\$ 2,020
<b>Total</b>	<b>\$24,960</b>	<b>\$30,922</b>	<b>\$35,289</b>	<b>\$46,688</b>	<b>\$29,302</b>

**A-** Assumes 2,000 SF Single Family in infill location

**1** – For Majority of City, small section 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** – NOTES

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 are vary when compared to other nearby cities .. For example, Citrus Heights imposed a fee of \$11,133 for a rezone, while Rocklin and Sacramento County imposed \$11,434 and \$26,341, 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 and updated the current schedule in 2006.

## **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.

In addition, the City has a supply of sewer credits it can apply toward development, on a case by case basis, which helps reduce the fees associated with sewer connections.

**Table 2-65: Planning Fee Comparison**

<b>Planning Application Fee Type</b>	<b>Citrus Heights</b>	<b>Roseville</b>	<b>Folsom</b>	<b>Rocklin</b>	<b>Sacramento County</b>
<b>General Plan Amendment</b>	\$11,133	Full Cost	\$3,706-\$7,411	\$11,434	\$26,341
<b>Rezone</b>	\$7,069	Full Cost	\$2,540-\$5,073	\$9,846	\$22,595
<b>Variance</b>	\$4,287	\$2,463	\$1,426	\$5,036	\$5,986
<b>Development Plan Review</b>	\$5,238	\$5,599	\$7,756+\$388/acre	\$13,475	\$3,032
<b>Conditional Use Permit</b>	\$5,329	\$4,943	\$5,029	\$5,133-\$13,252	\$3,500
<b>Development Agreement</b>	Full Cost	Full Cost	Full Cost	\$11,761-\$28,178	\$15,310

## 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:

<b>Table 2-66: Development Plan Review Procedures-City of Citrus Heights</b>	
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	Planning Commission
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 and Economic 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.

## **2.38 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 CO<sub>2</sub>e 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.

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.
- ▶ In cooperation with SMUD, PG&E, the California Energy Commission, and other public utilities, subject all municipal buildings to an energy audit and perform practical energy conservation alterations on municipal buildings. Such alterations may include modifying automatic heating and cooling systems, lighting, and installation of natural ventilation and solar hot water systems.
  - In 2001 and 2004, the City conducted two audits through SMUD and reviewed their findings and suggestions for energy efficiency.
  - Any and all equipment that has needed to be replaced has been replaced with as efficient a unit or system as cost would allow.
  - Major changes to existing buildings have and will be worked into future campus overhaul projects.
- ▶ 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 has amended its Zoning Code to encourage energy conserving design. The City intends on updating the Zoning Ordinance as technology and energy efficiency change.
- ▶ 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.

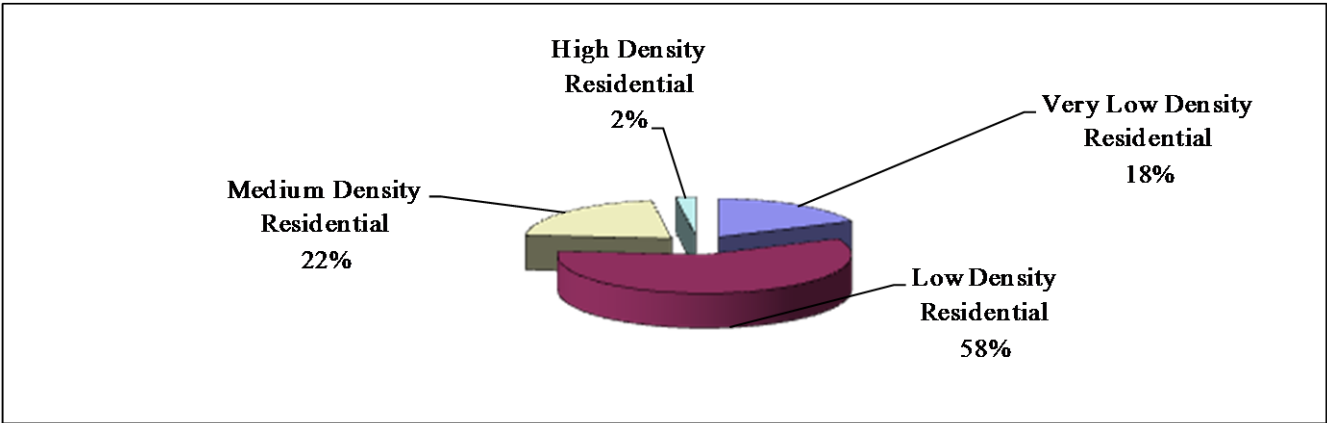
The City of Citrus Heights General Plan encourages development of mixed use project along the City’s corridors and the Zoning Ordinance allows development of residential units in commercial zones. Encouraging mixed uses allows an emphasis on pedestrian design and allows citizens to live close to their 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.”

# 2.39 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

# 2.40 LAND INVENTORY

In preparation for the 2012 Housing Element update, all vacant residentially zoned parcels within the City, all residential projects in the pipeline, and underutilized commercially zoned parcels within the Auburn Boulevard Planning Area and Antelope Crossing Planning were inventoried. The 2013 land inventory found a total of 81 acres of vacant residential available land, 53.3acres of land currently in the pipeline, and 247.6 acres of underutilized land currently available for residential development.

## VACANT LAND

In the fall of 2012, the City researched the GIS map database to find all available land for residential development. Approximately seventy-eight acres of vacant land are available in residentially zoned parcels, 4.9 acres of which is land zoned RD-20 or above as shown on Table 2-67a. The zoning ordinance allows for residential development to occur in commercially zoned properties, however, the land inventory does not account for commercially zoned land except for areas targeting mixed-use or residential development - Auburn Boulevard and Antelope Crossing – See Underutilized Land, below.

The City currently has a total of 78.4 acres of vacant land available for residential development within the City's current limits. The vacant land is scattered throughout the City and no vacant land was found zoned for mobile home parks.

If all available land was developed to the maximum permissible density, the City could produce an additional 548 units. History has shown that lots tend to be developed at approximately 50% of the maximum permissible density. The calculation of the units that can be produced from available land has been adjusted accordingly. The adjusted total, or the total expected units to be developed on vacant land is 173.

A total of 37.1 acres of vacant land were identified in the very low density residential areas throughout 35 lots, resulting in an average lot size just over one acre. Also, the 31 lots in low density residential average approximately one acre and the average size of the remaining 10 medium density parcels is 0.49 acres.

A minimal amount of vacant land (4.98 acres) is available in medium and high density zoned areas (RD-20, SPA). At the expected density of development, this land can produce 25 units.

The City allows the residential housing in commercial zones at densities of up to 20 units per acre. This allows for higher density developments, which typically are lower cost and serve lower income households.

## UNDERUTILIZED LAND

The City 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 (usually has some sort of residential structure or residential accessory structure) and commercial zones within the Auburn Boulevard Special Planning Area and the Antelope Crossing Planning 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 Auburn Boulevard and Antelope Crossing areas as the City has invested in Public Improvements and regulatory changes to encourage this type of development in these areas.

The City currently has a total of 248 acres of underutilized land available for residential development within the City's current limits including 158 acres of which is within the Auburn Boulevard (112 acres) and Antelope Crossing (46 acres) as shown on Table 2-67b. The remaining 90 acres of the underutilized land is zoned residential.

The Underutilized inventory involved a case by case review of all residentially zoned properties to determine realistic capacity of each parcel. The Auburn Boulevard Plan and the Antelope Crossing Transformation Plan included detailed buildout scenario analysis resulting in build out yields for each plan. The Underutilized inventory included a conservative estimate derived from the planning area build out scenarios to determine the likely number of units to be produced within the Housing Element planning period. Based on the underutilized inventory, 396 units can be accommodated on underutilized land throughout the City.

**Table 2-67a:  
Summary of Vacant Land for Residential Development-City of Citrus Heights**

General Plan Designation	Permitted DUA		Area	Permissible Units		Expected Units <sup>1</sup>
	Min.	Max.	Acres	Min.	Max.	Number
Vacant land, residential						
Very Low	1	4	37.1	43	129	58
Low Density	5	8	36.4	176	279	90
Medium Density	9	20	4.9	39	140	25
High Density	21	30	0	0	0	0
<b>TOTAL VACANT RESIDENTIAL</b>			<b>78.4</b>	<b>258</b>	<b>548</b>	<b>173</b>
Note: <sup>1</sup> Based upon case by case review of vacant parcels. Source: City of Citrus Heights Vacant, Pending and Underutilized Land Inventory 2013						

**Table 2-67b:  
Summary of Underutilized Land for Residential Development-City of Citrus Heights**

General Plan Designation	Permitted DUA		Area	Permissible Units		Expected Units <sup>1</sup>
	Min.	Max.	Acres	Min.	Max.	Number
Underutilized Land projects						
Very Low	1	4	46.2	44	180	58
Low Density	5	8	13.4	66	106	10
Medium Density	9	20	23.7	169	479	33
High Density	21	30	6.26	131	187	93
General Commercial <sup>2</sup>	1	20	158	158	3,160	202
<b>TOTAL PENDING RESIDENTIAL</b>			<b>247.56</b>	<b>568</b>	<b>4,112</b>	<b>396</b>
Note: 1 Based on case by case review of residential properties for site constraints and zoning conditions 2 Only includes Auburn Boulevard Planning Area and Antelope Crossing Areas. Based on conservative estimate of unit yields in planning period, based on Auburn Boulevard Plan and Antelope Crossing Transformation Plan Source: City of Citrus Heights Vacant, Pending, and Underutilized Land Inventory 2013						

**Table 2-67c:  
Summary of Pending Projects for Residential Development-City of Citrus Heights**

General Plan Designation	Permitted DUA		Area	Permissible Units		Expected Units <sup>1</sup>
	Min.	Max.	Acres	Min.	Max.	Number
Pending residential projects						
Very Low	1	4	.5	1	2	1
Low Density	5	8	38.8	188	292	132
Medium Density	9	20	12.96	116	259	140
High Density	21	30	0	0	0	0
General Commercial	1	20	.98	1	19	10
<b>TOTAL PENDING RESIDENTIAL</b>			<b>53.2</b>	<b>306</b>	<b>57</b>	<b>283</b>
Note: <sup>1</sup> Based on default density identified in Vacant, Pending, and Underutilized Land Inventory 2013, should the project expire or not be approved. Source: City of Citrus Heights Vacant, Pending, and Underutilized Land Inventory 2013						

## PENDING DEVELOPMENT PROJECTS

2000 through 2007 saw a boom of residential development projects throughout the Region and State. Although the peak of this building boom was in 2005, numerous development projects were approved in the City from 2006

through 2007. Several legislative bills have extended the life of these pending projects, so some projects that were approved in 2006 or 2007 are still pending projects.

Over 53 acres of residential development has been approved or is in the process of being reviewed, and are considered pipeline projects. These pipeline projects result in 329 new residential units of various densities, or 283 units based on the default density.

The Vacant, Pending, and Underutilized Land Inventory includes the pipeline projects the City has reviewed. The default density for these pending projects includes a total of 283 units, 140 of which are located on property zoned RD-20 or higher as shown on Table 2-67c.

The City has several properties in the Vacant and Pending and Underutilized Inventory located within the RD-20 zoning district, 160 (140 Default) of which are part of Fountain Place, a 12.8± acre multi-family development located on Stock Ranch Road (Pending Project DD). Fountain Place can provide 160 (140 Default) units of RD-20 zoned land which would accommodate nearly half of the requirement of Low and Very Low income housing for the planning period. Although this project is entitled, the project applicant has decided to not exercise his right to purchase the property.

In addition to Fountain Place, a 3.87 acre parcel located on Sunrise Blvd (Underutilized ParcelA) is zoned RD-30 which also serves to accommodate 93 units of Low to Very Low income, thus, combined with Fountain Place, these parcels provide nearly 95 percent of the RHNA allocation. Several other smaller parcels zoned RD-20 or higher exist which may provide additional opportunities to provide affordable housing, however, it is unknown if size constraints will limit the density of the housing on the smaller parcels.

Although it is possible for the City to absorb a substantial portion of its RHNA allocation of 696 units, with its pending projects, the City has conducted additional review for Pending Projects. The City is concerned that some of the pending projects may never materialize or the project approval may expire prior to construction being started. 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 potential densities, should a replacement project be required, and assigned a default density for all pending projects.

## **SUMMARY OF VACANT AND UNDERUTILIZED LAND AND PENDING PROJECTS**

The City of Citrus Height's fair share of regional housing needs is 696 housing units for the 2013-2021 planning period, which is achievable given the suitable vacant and underutilized acreage and pipeline projects. Based on the Inventory, the City can potentially accommodate 173 units on vacant land and 396 on underutilized land. In addition, 19 residential projects are in the pipeline producing at least 283 units. Combining vacant and

underutilized land and pending projects, the City can accommodate 852 units, thereby exceeding the RHNA allocation by approximately 156 units as shown on Table 2-67d. The RHNA also requires the City to accommodate 146 Very Low and 102 Low income qualifying units. The City’s *Producing Affordable Housing in Citrus Heights – An alternative to the “Default Density”* (Appendix A) 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 453 units on vacant, pending, or underutilized RD-20 land or higher exceeding the RHNA allotment for Low and Very Low.

**Table 2-67d: Summary of Vacant and Underutilized Land and Pending Projects**

<b>Summary of Potential Units Vacant, Pending, and Underutilized Lands</b>			
	<b>Total Units Under RD20</b>	<b>Total Units RD20 or Greater</b>	<b>TOTAL Units</b>
Vacant Land	155	18	173
Pending Projects	143	140	283
Underutilized Land	101	295	396
<b>TOTAL</b>	399	453	852

## 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.

**Table 2-68:  
Permitted Residential Uses by Zone – City of Citrus Heights**

Residential Zone	Single Family	Multi-family	Mobile Home	Accessory Dwellings
RD 1-2	Permitted	Prohibited	Permitted	Conditional Use
RD 3-4	Permitted	Prohibited	Permitted	Conditional Use
RD 5-7	Permitted	Prohibited	Permitted	Conditional Use
RD 10	Permitted	DPR *	Prohibited	Prohibited
RD 15-30	Permitted	DPR *	Prohibited	Prohibited
Mobile Home	Permitted	Prohibited	Permitted	Prohibited
O (Recreation)	Conditional Use	Prohibited	Conditional Use	Prohibited
Note: * Development Plan Review is required at either staff level review or with Planning Commission Review. Source: Citrus Heights Zoning Code				

## 2.41 QUANTIFIED OBJECTIVES

To attain the State housing goal, the City established the number of housing units that can be built in the 2013-2021 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 894 housing units that will be constructed, rehabilitated or conserved. For approxi over 300 of the 894 units, the City will order and facilitate major repairs over the next eight years. The vast 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 person, the Development Specialist. The duties of this staff person 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 2-69:  
Quantified Objectives – 2007–2013 – City of Citrus Heights**

Income Category	RHNA Requirement	New Construction	Rehabilitation	Conservation	Total Proposed
Extremely Low Income	73	20	58	24	102
Very Low Income	73	20	112	24	156
Low Income	102	12	112	24	148
Moderate Income	130	130	40	0	170
Above Moderate Income	318	158	160	0	318
<b>TOTAL</b>	<b>696</b>	<b>340</b>	<b>482</b>	<b>72</b>	<b>894</b>

Note:

\* City building records indicate approximately 40 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 Development Specialist will meet personally with those wishing to develop affordable housing, and guide developers through the development process with the City. The City Council will consider 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.