



Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The 2017 Action Plan is a one-year plan to address the community development and low-income housing needs in the City of Citrus Heights. It covers the third year of implementation of the five-year Consolidated Plan. Both the Consolidated Plan and the Action Plan are implemented by City housing staff. The City received \$589,469 in 2017 funds from Housing and Urban Development for the Community Development Block Grant (CDBG) program. The City also plans to meet its community development and housing needs using the City's First Time Homebuyer and Housing Repair Programs.

City staff encouraged citizen participation throughout the Action Plan process. This included consulting local organizations, holding public meetings, and encouraging public comment during the public review period. Using research and input from the public, City staff formulated the objectives and outcomes that are briefly described below.

2. Summarize the objectives and outcomes identified in the Plan

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

Objectives

- Assist community-based organizations with financing that allows them to provide a new or expanded services to target-income residents, especially seniors, youth, and the homeless.
- Provide a housing repair program that addresses the quality and affordability of ownership housing stock for target-income households.
- Remove barriers to accessibility throughout the City, especially those barriers identified as a priority identified by the city's General Services Department.

Outcomes

The City's housing outcomes for this planning period will utilize prior-year funding to offer housing repairs, which will make loans to low-income eligible homeowners living in a conventional home needing health-and-safety-related repairs. The City will continue to offer a First Time Homebuyer Program, which will provide a low-interest loan to eligible households looking to purchase their first home in the City of Citrus Heights. The First Time Homebuyer Program is funded by Home Consortium funds and loan repayments. The City will also fund public improvements, including a citywide ADA-compliant curb ramp installation project to assist disabled residents.

The City received applications from eight eligible organizations for public service programs. On October 13, 2016 City council will review funding recommendations and hear public hearing, on November 10th City council will provide final funding recommendations and approve the 2017 Action Plan.

- Campus Life Connection, which offers educational and social development to elementary and middle age children, providing an after-school experience that moves students in a positive direction.
- Meals on Wheels by ACC, which offers daily hot or frozen meals to homebound seniors or seniors in a congregate setting.

- Sacramento Self-Help Housing, which offers housing counseling to homeless residents and those at risk of homelessness. Self-Help Housing also offers Navigator Services, which provides outreach services to those who are currently homeless or in immediate danger of becoming homeless. The Navigator will partner with the Citrus Heights Police Department to locate and identify clients.
- Tenants' rights and fair housing advice, mediation, and investigation through a partnership with Sacramento Self-Help Housing and Project Sentinel.
- Sunrise Christian Food Ministry, which offers ongoing emergency food to low-income persons.
- Terra Nova Counseling, which offers a Juvenile Diversion and Education Program providing individual and/or family therapy to decrease crime recidivism and improve quality of life for low-income youth.
- Crossroads Diversified Services, which will provide tuition assistance to income eligible individuals to obtain skill training in high demand jobs that will provide a potential for career pathways for employment.

3. Evaluation of past performance

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

The City evaluated its past performance as part of determining which activities to fund in the 2017 year.

In the last few years, the City has taken steps to identify and address the needs related to homelessness. The City has funded a Homeless Navigator Program with local General Funds; this program is under the umbrella of Sacramento Self-Help Housing. The Navigator identifies the homeless in Citrus Heights, provides referrals, various services and resources to the homeless.

In the area of accessibility, the City has completed dozens of ADA curb ramps and several sidewalk infill projects in recent years. The need for these activities remains high.

The City has typically devoted the full 15% allowed to public services, serving thousands of households with a range of services, from meals to transportation to housing counseling. Many households have come to depend on these services, and new households are accessing them. The City plans to continue to devote the maximum allowable funding to public services, and also to supplement it with \$136,000 in General Fund monies.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City offered several opportunities for participation and comment throughout the Action Plan process:

City staff held a funding application workshop for non-profits applying for public service funds on July 29, 2016. The workshop was noticed in the Sacramento Bee, and staff also sent emails to interested persons and organizations. The workshop was attended by 5 people.

The City offered an opportunity for comment at its October 13, 2016 City Council meeting, when the allocation of federal 2017 Community Development Block Grant Funds were discussed. The City also offered public comment at the November 10, 2016 City Council meeting, when the Action Plan was adopted.

City staff held an interdepartmental meeting to discuss potential projects with other City staff.

The Action Plan was made available for public review during public comment period from October 13 to November 10, 2016. A public notice announcing its availability was published in the Sacramento Bee on July 15, 2016 and September 28, 2016. The first public hearing on the Action Plan was held in front of the Citrus Heights City Council on October 13th and the second public hearing was held on November 10, 2016.

5. Summary of public comments

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

Staff received five public comments at the October 13th City Council meeting under public hearing item. Public comments include:

1. David Morikawa with Senior Meals on Wheels thanked the City Council for their continued support.
2. Rocky Peterson with Sunrise Christian Food Ministry thanked the City Council for their continued support and stated they will work with Citrus Heights HART and the Navigator to provide services to the homeless.
3. Gavin Williams with Terra Nova Counseling thanked the City Council for their continued support.
4. Rob Maxey with Campus Life Connection thanked the City Council for their continued support. Rob also mentioned the Sayonara Center has extended services; they are now open Monday through Friday and provide a breakfast program Tuesdays and Thursdays.
5. Carrie Harper with Cross Creek Counseling thanked the City Council for recommending them for funding. This is the first year Cross Creek Counseling has applied for CDBG funds.

Staff did not received public comment at the November 10th City Council meeting.

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

All public comments received were accepted.

7. Summary

As part of the Consolidated Plan effort, the City selected two key priorities:

- Build healthy communities; and
- Expand economic opportunities.

Those goals align closely with three of the City Council's five goals, which include "grow the local economy", "enhance the quality of life" and "improve overall city infrastructure with emphasis on neighborhood revitalization".

Within those priorities, the City identified six main goals;

- Foster affordable housing;
- Expand homeless transitional housing and services;
- Create job training opportunities;
- Improve accessibility;
- Construct or upgrade public facilities; and
- Provide other social services.

To address these goals in 2017, the City plans to provide homebuyer assistance to first-time homebuyers, provide housing repair loans to homeowners needing health and safety repairs, support non-profits by offering a wide range of public services, and assist with several accessibility projects.

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

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

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

| Agency Role | | Name | Department/Agency |
|--------------------|----------------|---|-------------------|
| CDBG Administrator | CITRUS HEIGHTS | Community and Economic Development Department | |
| HOME Administrator | CITRUS HEIGHTS | SHRA | |

Table 1 – Responsible Agencies

Narrative (optional)

The City of Citrus Heights Housing and Grants Division, within the Community and Economic Development Department, serves as the lead agency for the Annual Action Plan and the administration of CDBG, HOME, and other housing and community development funds. Within the Housing and Grants Division, the Development Specialist II oversees the day-to-day administration of the CDBG program. The Housing and Grants Program Technician II assists in administering the program.

For the receipt of HOME funds, Citrus Heights is in a consortium with Sacramento County and the City of Sacramento. Citrus Heights receives an annual allocation from the Consortium. Sacramento Housing and Redevelopment Agency (SHRA) is the lead organization in the consortium.

Consolidated Plan Public Contact Information

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 Citrus Heights, CA 95621
 Attn: Housing and Grants Program Technician
 916-727-4752
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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

In preparing the Consolidated Plan, the City consulted a variety of agencies, including local and regional nonprofits, government organizations, and faith based organizations. In preparation of the Consolidated Plan, the City also prepared an online survey that received a high response rate of 251 responses including interested residents and service providers. The City also attended a meeting of the Citrus Heights Collaborative to gain feedback from its service provider membership.

The goal of the consultation process was to gather data to help determine the priority needs of Citrus Heights' citizen and opportunities for coordination to improve availability and accessibility to services.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The City's public housing agency is Sacramento Housing and Redevelopment Agency (SHRA), which has consulted with several agencies in attempt to determine the level of coordination needed during the preparation of SHRA's Consolidated Plan.

At a local level, Sacramento Self-Help Housing (SSHH) provides case management services and a Self-Help Housing Navigator provides outreach to the homeless in the City of Citrus Heights. SSHH is also in regular communication with Sacramento Steps Forward, the organization that administers the Continuum of Care. Sunrise Christian Food Ministry also maintains a food pantry at Advent Lutheran Church, connects clients to local and regional services when possible. Both of these groups regularly attend Citrus Heights Collaborative meetings to maintain connection and communication with their partner organizations.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City maintains strong involvement in the Continuum of Care, which is currently administered by Sacramento Steps Forward, over the course of the Consolidated Plan period. The City's Development Specialist is a member of the Continuum of Care Advisory Board. The Continuum of Care Board is responsible for advising Sacramento Steps Forward Board of Directors on policy around the issue of homelessness. The goal of the Advisory Board is to ensure Sacramento Steps Forward retains a broad representation of constituents in the community, allowing the organization to establish a more efficient method of community planning and evaluation.

The City has a strong history of funding Sacramento Self-Help Housing, who provides housing counseling to homeless persons or those at risk of homelessness. The City looks forward to exploring additional solutions for homelessness during the coming Consolidated Plan.

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

Sacramento Steps Forward, the lead agency for the Sacramento County Continuum of Care, receives funding through SHRA. Citrus Heights does not have sufficient population to receive Emergency Shelter Grant (ESG) funds directly, and typically SHRA has made decisions related to ESG funding. The City will remain diligent regarding its involvement in the Continuum of Care and will look for opportunities to be involved in ESG funding decision in the future.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

| | | |
|---|--|---|
| 1 | Agency/Group/Organization | Citrus Heights Collaborative |
| | Agency/Group/Organization Type | Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Other government - Local Civic Leaders |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy |

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|---|--|--|
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Staff attended a Collaborative meeting to obtain feedback on the plan. The Citrus Heights Collaborative is an informal network of community members representing government agencies, non-profits, religious institutions, businesses, and neighborhood groups. Specifically, the group is comprised of local government, non-profits, and community members, fraternal and faith-based organizations. Staff attended one of the Collaborative's regularly scheduled meetings to obtain feedback on the plan. More than 15 nonprofits participated in the discussion. Areas of improvement include: transportation, counseling, homeless, food and youth services. |
| 3 | Agency/Group/Organization | Sacramento Regional Transit |
| | Agency/Group/Organization Type | Other government - County Regional organization |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Sacramento Regional Transit participated in the City's online community needs survey. Some areas of improvement include, street improvements, street lighting and sidewalks. |
| 4 | Agency/Group/Organization | SUNRISE RECREATION AND PARK DISTRICT |
| | Agency/Group/Organization Type | Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Other government - Local |

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|---|--|---|
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | SRPD completed the City's online community needs survey. SRPD identified the following high needs in the community: street improvements, street lighting, public space beautification, green development, parks and recreation facilities, job development, emergency shelters for families, transitional housing for families, supportive services for families, maintenance of existing facilities, physical health care, life skills and affordable housing rental needs ranging from rental assistance to new construction. |
| 5 | Agency/Group/Organization | Citrus Heights Water District |
| | Agency/Group/Organization Type | Other government - Local |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs |

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| | <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> | <p>CHWD stressed the importance of all services for the homeless, which ranged from housing needs including emergency shelters and transitional housing (including for those with developmental disabilities and mental health issues) to case management and mental help services. Preservation of rental housing and creation of rental housing for the disabled and those with large families were also identified as high priority needs. CHWD also generally stated there is a need for funding that is unsubsidized by rate payers to assist low income citizens with difficulties in paying their utility bills. The District also stated there are areas within the City that do not have fire hydrants at the spacing that is desired by Sacramento Metro Fire District. These are typically older areas of the City that may be lacking typical frontage improvements. As CHWD replaces infrastructure, hydrants are added where needed. A typical example is the recent improvements to Auburn Boulevard where additional hydrants were installed at the proper spacing at CHWD is expense. As was done twice prior to Cityhood and once since, CDBG funds have assisted the District in expediting new fire hydrant installation in older neighborhoods. There currently remain approximately 40 locations in need of fire hydrants to achieve proper spacing. If such a project is of interest to the City, a plan can be prepared to address this need over time. Current installation costs are in the \$8,500 range each and CHWD would be receptive to discussing providing a local cost share of labor and equipment with CDBG funds providing the materials.</p> |
| 6 | <p>Agency/Group/Organization</p> | <p>Terra Nova Counseling</p> |
| | <p>Agency/Group/Organization Type</p> | <p>Services-Children Services-Persons with Disabilities Services-Victims of Domestic Violence Services-Health Services - Victims Child Welfare Agency</p> |

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|---|--|--|
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Terra Nova completed the City's online survey. The organization stated there is a high need to following: senior and youth center; and youth, health and mental health services. The top three barriers residents face to obtaining services are: (1) the community culture does not promote mental health services; (2) professionals are not familiar with existing resources; and (3) there is a need for funding to expand existing resources. The organization also added that homeless living on the streets and in and around businesses is a continuing problem. |
| 7 | Agency/Group/Organization | Sunrise Christian Food Ministry |
| | Agency/Group/Organization Type | Services-Children Services-Elderly Persons Services-homeless |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Sunrise Christian Food Ministry participated in the City's online community needs survey. Some areas for improvement include: improve transit options, senior and youth centers, community facilities, child care centers, all public service needs, job development, supportive services and shelter needs for the homeless, assisted living and housing for persons with mental illness, affordable rental housing in all forms and modifications for persons with disabilities. |

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| 8 | Agency/Group/Organization | The Pointe Church |
| | Agency/Group/Organization Type | Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services - Victims |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The Pointe Church participated in the City's online community needs survey. The Pointe Church stated the areas of improvement include: street improvements, public services, economic development, and homeless needs. Most common barriers to obtaining services in Citrus Heights are: 1. lack of education, 2. lack of financial resources, and 3. lack of transportation. |
| 9 | Agency/Group/Organization | The Wish List Project |
| | Agency/Group/Organization Type | Services-Children |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs |

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| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The Wish List Project participated in the City's online community needs survey. The Wish List Project identified these areas for improvement include: lack of street lighting, improve transit options, youth centers and youth services, afterschool programs, crime prevention, storefront improvements, emergency shelters and transitional housing for women, mental health care and life skills. |
| 10 | Agency/Group/Organization | Ascension Lutheran Church |
| | Agency/Group/Organization Type | Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services - Victims |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Ascension Lutheran Church participated in the City's online community needs survey. Ascension Lutheran Church identified these areas for improvement: improve transit options, senior and youth centers, crime prevention, emergency shelters for families, transitional housing for families, supportive services for families, housing for persons with developmental disabilities, housing for persons with mental illness, rental housing rehabilitation assistance, rental housing for the disabled, rental housing for large families (5 or more persons) and rehabilitation assistance for homeowners including disability modifications. |

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| 11 | Agency/Group/Organization | Omni Youth Programs |
| | Agency/Group/Organization Type | Services-Children |
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Omni Youth Program participated in the City's online community needs survey. Omni Youth Programs listed several areas for improvements including: improve transit options, child care centers, public service needs, homeless service needs, affordable new rental housing and modifications for homeowners with disabilities. |
| 12 | Agency/Group/Organization | SJUSD Adult Education |
| | Agency/Group/Organization Type | Services-Children Services-Persons with Disabilities Services-homeless Services-Education Other government - Local |
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | SJUSD participated in the City's online community needs survey. SJUSD listed public safety as a critical need. SJUSD stated that the three most common barriers the community faces to obtaining needs services are last of childcare, last of basic education skills and lack of English speaking skills. |

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| 13 | Agency/Group/Organization | Heritage Oaks Hospital |
| | Agency/Group/Organization Type | Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims Health Agency |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Heritage Oaks Hospital participated in the City's online community needs survey. Heritage Oaks Hospital listed the following areas as critical needs: senior and youth centers, most public service's needs, emergency shelters for men and women, supportive services for families, substance abuse treatment, mental healthcare, housing for persons with alcohol and drug additions and housing for persons with mental illness. In general the hospital stated there is a large need for shelters and affordable board and care facilities that will accept those who are mentally ill. |

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| 14 | Agency/Group/Organization | Meals on Wheels by ACC |
| | Agency/Group/Organization Type | Services-Elderly Persons Services-Health |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Meals on Wheels by ACC participated in the City's online community needs survey. The organization listed the following needs as critical: improve transit options and need for a senior center and services. The two most common barriers residents face in obtaining services are: lack of central location(s) to access multiple services and lack of transportation. The organization stated that many cities have a senior center, either operated by governmental or non-profit entity, for an array of activities geared toward older adults. Citrus Heights could better serve its growing older adult population with such a facility. |

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

The City consulted a variety of agencies serving Citrus Heights residents and the region. No agency types were specifically left out of the consultation process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|---------------------|--------------------------|---|
| Continuum of Care | Sacramento Step Forward | Both include the goal of addressing homelessness. |
| Housing Element | City of Citrus Heights | Both include the goal of fostering affordable housing. |

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

The City offered several opportunities for participation and comment throughout the Action Plan process, as indicated below.

Citizen Participation Outreach

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (if applicable) |
|------------|------------------|------------------------------|--|-----------------------------------|--|---------------------|
| 1 | Newspaper Ad | Non-targeted/broad community | The City published a Public Notice in the local newspaper to publicize two public hearing meetings held on October 13 and November 10, 2016. Those meetings were attended by several people, but it is unclear which attendees found out about the meetings through the newspaper ads. | Summarized under public meetings. | Summarized under public meetings. | |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|-------------------|------------------------------|--|---|---|---------------------|
| 2 | Internet Outreach | Non-targeted/broad community | The City published the two public hearing meetings (October 13 and November 10, 2016) through the City's Housing and Grants webpage. These meetings were attended by several people, but it is unclear which attendees found out about the meetings through the website. | Summarized under public meetings section of the plan. | Summarized under public meetings section of the plan. | |
| 3 | Public Hearing | Non-targeted/broad community | Several people attended the October 13, 2016 City Council meeting. Five people spoke under public hearing and represented a nonprofit organization. | Many of the organizations thanked the City Council for their consideration to fund their program. | All comments were accepted. | |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|------------------------------|---|------------------------------|--|---------------------|
| 4 | Public Hearing | Non-targeted/broad community | A second public hearing was held on November 10, 2016 recommending the City Council approve the Action Plan. Several people attended the Council meeting, there was no public comment received. | No comments were received. | N/A | |

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City anticipates continuing to receive CDBG funding throughout the Consolidated Plan period. In addition, the City expects to receive grant applications through the California Department of Housing and Community Development.

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|---|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 589,469 | 195,046 | 362,000 | 1,146,515 | 1,178,938 | The City is an entitlement jurisdiction receiving Community Development Block Grant funds on a calendar year basis. The city received program income, the program income is from borrowers who have paid back their housing repair loan, these funds have been allocated to the city's Housing Repair Loan Program in which new loans will be made. Prior year resources are funds from prior CDBG years. |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|--------------|------------------|---|----------------------------------|--------------------|--------------------------|-----------|---|---|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| HOME | public - federal | Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA | 148,000 | 136,000 | 327,000 | 611,000 | 0 | The City received HOME funds through Sacramento Housing Redevelopment Agency. |
| General Fund | public - local | Public Services | 115,400 | 0 | 0 | 115,400 | 115,400 | The City allocates General Fund monies to support non-profits. These funds have been allocation to FY 17/18. The non-profits serve low-income residents, but that is not a requirement of the funding source. |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|-----------------|------------------------------------|----------------------------------|--------------------|--------------------------|-----------|---|---|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| Other | public - state | Admin and Planning Homeowner rehab | 1,000,000 | 0 | 0 | 1,000,000 | 0 | The City has received a one time \$1,000,000 grant through Housing and Community Development (HCD) for mobile home health and safety repairs within the Citrus Heights. |

Table 5 - Expected Resources – Priority Table

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

The CDBG program does not have a matching requirement. However, the city does add general funds to further support a few of the non-profit organizations receiving CDBG funding.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

During the life of the City's Redevelopment Agency, the Agency purchased fourteen four plexes and one eight plex on Sayonara Drive. As these properties were severally dilapidated they were demolished and the City now has statutory requirements to replace the affordable units. Unfortunately with the dissolution of redevelopment agencies in California, what would have been the main source of funding for this project is no longer available. The City has an obligation to pursue replacement of these units prior to September, 2017. During this time period the City will pursue developing these properties and locating alternate funding sources to make this possible.

Discussion

The City attempts to maximize the use of all of its available funding sources by encouraging projects that access private financing (grants/loans) or other federal or state funding sources. The City always actively pursues available grants for housing and community development programs.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--------------------------------------|------------|----------|-------------------------------------|-----------------|---------------------------|--|--|
| 1 | Foster Affordable Housing | 2015 | 2019 | Affordable Housing | | Build Healthy Communities | | Homeowner Housing Rehabilitated: 30 Household Housing Unit |
| 2 | Expand Homeless Housing and Services | 2015 | 2019 | Homeless | | Build Healthy Communities | CDBG: \$15,790 General Fund: \$15,400 | Public service activities for Low/Moderate Income Housing Benefit: 60 Households Assisted |
| 4 | Improve Accessibility | 2015 | 2019 | Non-Housing Community Development | | Build Healthy Communities | CDBG: \$383,748 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4080 Persons Assisted |
| 5 | Other Public Service Needs | 2015 | 2019 | Homeless Non-Homeless Special Needs | | Build Healthy Communities | CDBG: \$72,235 HOME: \$0 General Fund: \$100,000 Housing & Community Development: \$0 | Public service activities other than Low/Moderate Income Housing Benefit: 8790 Persons Assisted |

Table 6 – Goals Summary

Goal Descriptions

| | | |
|---|-------------------------|---|
| 1 | Goal Name | Foster Affordable Housing |
| | Goal Description | In 2014, Citrus Heights received a \$1,000,000 grant from Housing and Community Development Department (HCD) to provide health and safety repairs to low-income mobile home owners. Funding source comes from Housing and Community Development (HCD). |
| 2 | Goal Name | Expand Homeless Housing and Services |
| | Goal Description | Sacramento Self-Help Housing (SSHH) will serve low and very low income households in Citrus Heights, an estimated 60 households will be provided with housing counseling within the year. |
| 4 | Goal Name | Improve Accessibility |
| | Goal Description | The citywide accessibility improvement project will consist of the construction of new ADA fully compliant curb access ramps, relocation of drainage inlets and restriping where necessary, pedestrian signal heads and accessible crosswalks. The project proposes ten streets in Citrus Heights will be part of this accessibility improvement project, with five alternative streets. Persons assisted is an estimate. |
| 5 | Goal Name | Other Public Service Needs |
| | Goal Description | Beneficiaries include those estimated from CDBG and non-CDBG activities, except for Sacramento Self-Help Housing (listed under previous goals). |

Projects

AP-35 Projects – 91.220(d)

Introduction

On November 10, 2016 the City Council adopted the 2017 Annual Action Plan. The activities to be undertaken during the 2017 year are summarized below. All activities identified are expected to be completed no later than December 31, 2017.

The City performed a publically noticed substantial amendment to these activities on August 24, 2017. To review the amended changes, refer to Projects 3, 6, and 10.

Projects

| # | Project Name |
|---|---|
| 1 | 2017 Citywide Accessibility Improvement Project |
| 2 | 2017 Campus Life Connection |
| 3 | 2017 Meals on Wheels |
| 4 | 2017 SSHH Housing Counseling/Navigator |
| 5 | 2017 SSHH Renter's Help Line |
| 6 | 2017 Sunrise Christian Food Ministry |
| 7 | 2017 Terra Nova Counseling |
| 8 | 2017 Planning & Administration |
| 9 | 2017 Fair Housing Activity |

Table 7 - Project Information

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

In making project recommendations, consideration was given to a variety of thresholds that projects must meet to comply with CDBG objectives, including meeting one of the national objectives and addressing one of the community priorities set out in the Consolidated Plan. Staff took into account activity need and justification, cost reasonableness and effectiveness, activity management and implementation, experience with similar activities, past performance, leveraged funds, and completeness of the application.

While there are several constraints to meeting the needs of low-income residents, the primary obstacle is that there is a lack of funding to fully address all needs. The economic challenges facing the nation have forced many nonprofits to cut services at a time when governmental entities and others are least able to provide them. In response to the level of need, the City has maintained its commitment to providing local funding to nonprofits; even though budget cuts have been required in a number of areas.

A second obstacle to meeting underserved needs is that the location of many available services is in the City of Sacramento. Citrus Heights works closely with the regional transit agencies to improve access, and there are several daily public transportation linkages between Citrus Heights and downtown Sacramento.

Another obstacle is the number of non-profits that need assistance with basic management and fiscal policies. Many new non-profits have formed in Citrus Heights and throughout the region, they have small but passionate staffs and volunteers devoted to a variety of issues. Unfortunately, most new non-profits do not have the capacity to meet the financial and reporting requirements of CDBG and other grant programs, and may need basic assistance securing tax-exempt status, setting up bookkeeping systems, and applying for grants.

AP-38 Project Summary
Project Summary Information

| | | |
|----------|--|--|
| 1 | Project Name | 2017 Citywide Accessibility Improvement Project |
| | Target Area | |
| | Goals Supported | Improve Accessibility |
| | Needs Addressed | Build Healthy Communities |
| | Funding | CDBG: \$383,748 |
| | Description | The work to be performed consists, in general, of relocating and or adjusting existing drop inlets, reconstructing/constructing accessible curb ramps in compliance with the Americans with Disabilities Act, removing and reconstructing failed sections of concrete curb, and gutter/sidewalk. |
| | Target Date | 12/31/2017 |
| | Estimate the number and type of families that will benefit from the proposed activities | This is a Citywide Accessibility Improvement Project, the city will benefit from this proposed project citywide. |
| | Location Description | Location of construction consists of these streets: Robmar Court, Picnic Court, Baymore Way, Adobe Case Court, Paris Street, and Rusch Drive. |
| | Planned Activities | Accessibility Improvements will be performed on six streets located in Citrus Heights. The work to be performed will consist of, in general, relocating and adjusting existing drop inlets, reconstructing/constructing accessible curb ramps in compliance with the Americans Disabilities Act, removing and reconstructing failed sections of concrete curb, gutter, and sidewalk, restoring traffic striping, legends and markings. |
| 2 | Project Name | 2017 Campus Life Connection |
| | Target Area | |
| | Goals Supported | Other Public Service Needs |
| | Needs Addressed | Build Healthy Communities |
| | Funding | CDBG: \$10,845 General Fund: \$10,000 |
| | Description | Campus Life Connection operates an after school program. |
| | Target Date | 12/31/2017 |

| | | |
|----------|--|---|
| | Estimate the number and type of families that will benefit from the proposed activities | The Center will provide serve to 78 youth. The immediate benefit of this serve will go to low income households whose children receive serve at the after school program. |
| | Location Description | The Sayonara Center is located in Citrus Heights at 7836 Sayonara Drive. |
| | Planned Activities | The Center has been in operation for 11 years. Traditionally, the Center served K-8th grade students, they will now serve K-12th grade students from 3:00 to 6:00pm Monday through Friday. The Center has expended their hours from 15 hours/week to now 24 hours/week. The Center has also expanded their services to include new technology, one-on-one tutoring and dinner offered 2 nights/week for students who need help with their school work, a hot breakfast is offered on Tuesday and Thursday's to children and their families which provides them with a healthy start to their day. The Center continues to strive in increasing student academic performance, improve school attendance, and a greater involvement and empowerment of the families attending the Center. |
| 3 | Project Name | 2017 Cross Creek Counseling |
| | Target Area | |
| | Goals Supported | Other Public Service Needs |
| | Needs Addressed | Build Healthy Communities |
| | Funding | CDBG: \$ CDGB: \$0 |
| | Description | Cross Creek Counseling proposed clinical staff would provide individual therapy, group counseling and/or couples counseling to parents whose children receive Medi-Cal services. After thoughtful consideration Cross Creek Counseling declined the CDBG award as the limited amount of funds would require an inordinate amount of time and attention. These funds have been reallocated to Sacramento Self-Help Housing Renter's Helpline activity. Refer to Project 6 for more information. |
| | Target Date | |

| | | |
|----------|--|--|
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | Cross Creek Counseling is located in the Auburn Oaks Plaza, at 8421 Auburn Boulevard, Building 3, Citrus Heights, CA. Auburn Oaks Plaza is highly visible, single story, standalone building of approximately 4000 square feet. Cross Creek Counseling have individual therapy offices, a spacious lobby and specialty rooms for art and play therapy. Group therapy would be held in a conference room. |
| | Planned Activities | Due to the decline in CDBG funds Cross Creek Counseling will not be moving forward with their planned activity. |
| 4 | Project Name | 2017 Meals on Wheels |
| | Target Area | |
| | Goals Supported | Other Public Service Needs |
| | Needs Addressed | Build Healthy Communities |
| | Funding | CDBG: \$15,790 General Fund: \$82,000 |
| | Description | Meals on Wheels provide nutritious meals Monday-Friday to frail homebound seniors and seniors dining in a congregate setting at Rusch Park Community Center located in Citrus Heights. |
| | Target Date | 12/31/2017 |
| | Estimate the number and type of families that will benefit from the proposed activities | Meals on Wheels will serve 276 unduplicated seniors. The immediate benefit will go to seniors who are presumed low income. |

| | |
|------------------------------------|--|
| <p>Location Description</p> | <p>Meals on Wheels have a food service contract with Valley, a nationally recognized senior meal service provider. Valley provides meals from their Traditions line of meals that are delivered to the distribution center at 4527 Harlin Drive, Sacramento, CA. Home delivered frozen meal packs consisting of five complete meals are delivered to Citrus Heights participants by refrigerated trucks housed at the distribution center and delivered.</p> <p>Congregate meals served at the Rusch Park Community Center are delivered from the distribution center to the Community Center frozen. They are stored in a commercial freezer on site until heated and served. Both congregate and hot meals are served and delivered out of the Community Center with the assistance of cafe food service volunteers and volunteer drivers Monday through Friday.</p> <p>The geographic boundary of the congregate and home delivered meals programs is within the City of Citrus Heights city limits.</p> |
| <p>Planned Activities</p> | <p>Since 2000, Meals on Wheels has been providing meal and gate-keeping services to the Citrus Heights seniors. Meals are planned by a Registered Dietitian and prepared in a USDA certified and inspected food service plant. Meals are delivered by paid and volunteer staff who also provide daily social contact, gate-keeping services, month nutrition information, and a link to community services. By offering these services, MoW is addressing wellness, isolation and loneliness, as well as food insecurity and hunger amongst Citrus Heights seniors.</p> <p>The Congregate Nutrition Program (All Seasons Cafe) is a community meeting point for mobile seniors who want to connect with other individuals over a hot, nutritious meal. The Cafe Program is "More than Just a Meal", it is a socialization and activity center that nourishes the senior. MoW continues to partner with Rusch Park Community Center to provide meals and support services 5 days a week at the All Seasons Cafe at Rusch Park.</p> <p>The Home Delivered Meals Program (HDM), like the cafe program, provides one-third of the daily nutritional requirements to the most frail and homebound seniors, and addresses their social and emotional needs in the process. Having regular contact with a delivery driver during the week reduces isolation experienced by many seniors who live alone.</p> |

| | | |
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| 5 | Project Name | 2017 SSHH Housing Counseling/Navigator |
| | Target Area | |
| | Goals Supported | Expand Homeless Housing and Services |
| | Needs Addressed | Build Healthy Communities |
| | Funding | CDBG: \$15,790 General Fund: \$15,400 Economic Development: \$20,000 |
| | Description | Sacramento Self-Help Housing will continue their long-term efforts providing housing counseling and homeless services to residents in Citrus Heights. |
| | Target Date | 12/31/2017 |
| | Estimate the number and type of families that will benefit from the proposed activities | Self-Help Housing (SSHH) will serve low and very low income households in Citrus Heights, an estimated 60 households will be provided housing counseling serves with the goal of 35 stably housed within the year. The Navigator will provide 52 individuals/families with services. |
| | Location Description | Self-Help Housing is a nonprofit agency located at 1250 Sutterville Road, Suite 260 in Sacramento. The geographic area of services is the city of Citrus Heights. If there are transportation barriers clients may be taken to Crossroads Diversified on Sylvan Road where they will receive services. |

| | | |
|---|---------------------------|---|
| | Planned Activities | <p>SSHH continues to provide long term efforts of providing Housing Counseling and now Navigator services for the low-income families and individuals, the homeless and those at risk of becoming homeless. The Housing Counselor and Navigator will engage and interact with participants of the Citrus Heights.</p> <p>The Housing Counselor will schedule an appointment to complete an intake. The intake assesses barriers such as credit challenges, evictions and legal concerns along with financial and rental history. The Housing Counselor will provide housing information and other referrals based on the household's intake. Each household will be educated on housing availability, rental criteria and completing housing related paperwork such as rental applications, in addition to receiving housing interview tips. The Counselor will serve as the household's advocate and maintain regular contact through routine follow-up.</p> <p>The Navigator will provide outreach services to individual and or families who are currently or in immediate danger of becoming homeless. The Navigator will partner with Citrus Heights Homeless Outreach officers to locate and identify persons within the homeless population. The Navigator will network with local Citrus Heights agencies to connect homeless persons with services, serve as an advocate, schedule and transport to appointments. The Navigator will interact with the homeless in a positive way, get to know them and assist them with overcoming the barriers that keep them from obtaining and maintaining permanent and stable housing. The Navigator will encourage eligible individuals and families to participate in the Vulnerability Index-Service Prioritization Decision Assistance Tool (VI-SPDAT) survey that will help identify their needs, match them with available resources and determine eligibility and prioritization for available housing options.</p> <p>SSHH Counselor and Navigator will document all interactions with each person/household to provide and maintain accurate files, effective referrals and follow-up. The Housing Counselor and Navigator will close each file once the household has obtained stable housing.</p> |
| 6 | Project Name | 2017 SSHH Renter's Help Line |
| | Target Area | |
| | Goals Supported | Other Public Service Needs |
| | Needs Addressed | Build Healthy Communities |

| | | |
|----------|--|--|
| | Funding | CDBG: \$18,965 |
| | Description | <p>Sacramento Self-Help Housing will provide a "Renter's Helpline service. This is a telephone based services to help with a variety of fair housing issues including dispute resolution, residents who are in a housing crisis, disputes between tenants/landlords.</p> <p>The City and adjoining jurisdictions coordinated a cost sharing model for Renter's Helpline services. The City's portion of the Renter's Helpline budget is \$18,965; the cost sharing is based on the number of rental units in Citrus Heights. The Renter's Helpline activity was awarded \$13,744 using 2017 CDBG funds. By reallocating \$5,221 to the Renter's Helpline this activity will be fully funded.</p> |
| | Target Date | 12/31/2017 |
| | Estimate the number and type of families that will benefit from the proposed activities | The Sacramento Self Help Housing (SSHH) Renter's Helpline will provide services to 310 low to moderate income households. |
| | Location Description | SSHH is providing a Renter's Helpline, the helpline is provided onsite at Sacramento Self Help Housing located at 1250 Sutterville Road, Suite 260, Sacramento, CA. The geographic area of services is Citrus Heights. |
| | Planned Activities | SSHH is providing a Renter's Helpline to help households in danger of losing their housing, educate tenants of their rights, provide dispute resolutions to maintain their housing and/or prevent evictions and identify possible fair housing discrimination cases. A collaborative approach between SSHH, Rental Housing Association (RHA), and Project Sentinel will provide a telephone helpline, tenant education and housing assistance, and mediation services for Citrus Heights residents in a housing crisis or dispute. The SSHH team will deal directly with concerns about tenant/landlord disputes while fair housing issues will be identified and referred to Project Sentinel. Project Sentinel will analyze, investigate, and when appropriate advocate and enforce. |
| 7 | Project Name | 2017 Sunrise Christian Food Ministry |
| | Target Area | |
| | Goals Supported | Other Public Service Needs |
| | Needs Addressed | Build Healthy Communities |
| | Funding | CDBG: \$9,856 General Fund: \$5,000 |

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|----------|--|--|
| | Description | Sunrise Christian Food Ministry will provide an ongoing emergency food program to low-income persons living in Citrus Heights. |
| | Target Date | 12/31/2017 |
| | Estimate the number and type of families that will benefit from the proposed activities | Sunrise Christian Food Ministry will serve an estimated 8,030 including; adults, seniors, youth and homeless people who are in the City of Citrus Heights. |
| | Location Description | Sunrise Christian Food Ministry operates in an Advent Lutheran Church building at 5901 San Juan Avenue, Citrus Heights, CA. It has a separate parking lot and entrance with loading and unloading areas and a storage area for donations. This location provides service to all of Citrus Heights. |
| | Planned Activities | Sunrise Christian Food Ministry (SCFM) will continue to provide nutritional emergency food for 3 meals per day for 5 days per person every 30 days. SCFM is able to provide nutritionally balanced meals, including fresh produce and frozen meats. |
| 8 | Project Name | 2017 Terra Nova Counseling |
| | Target Area | |
| | Goals Supported | Other Public Service Needs |
| | Needs Addressed | Build Healthy Communities |
| | Funding | CDBG: \$16,779 General Fund: \$3,000 |
| | Description | Terra Nova will provide a juvenile diversion and education program that provides youth/families counseling sessions to decrease crime recidivism and to improve the quality of life for youth and families. |
| | Target Date | 12/31/2017 |
| | Estimate the number and type of families that will benefit from the proposed activities | An estimated 54 persons who are low-income will benefit from the Juvenile Diversion Education Program (JDEP) proposed by Terra Nova Counseling. |

| | | |
|---|-----------------------------|---|
| | Location Description | JDEP psycho-educational and therapeutic group and individual services are provided by Terra Nova Counseling located at 5750 Sunrise Blvd, Citrus Heights, CA. Participants reside primarily within Citrus Heights, but also in the surrounding areas of Sacramento County. All participants must have committed crimes within the City of Citrus Heights to qualify for JDEP. |
| | Planned Activities | <p>Currently, JDEP consists of an intake session to gather psychosocial history, 8 group therapy sessions, and in addition will offer youth an opportunity to participate in individual and or family therapy sessions. JDEP youth participants are selected and referred through the Citrus Heights Police Department based upon the crime committed. The youth and the caregiver participate in weekly educational and therapeutic group sessions focused on skill building. Once completed, the youth receives a certificate and graduates from JDEP.</p> <p>At the time of the intake, youth will complete the Adverse Childhood Experience Study (ACES) questionnaire. Those that meet grant criteria for inclusion will be offered 50 minute individual and/or family therapy sessions by trained JDEP clinicians in addition to the JDEP groups. The focus of the individual and/or family sessions will be to explore and support resolution of underlying causal factors, including any traumatic experiences leading to the decision to commit crimes.</p> <p>The youth therapy groups are skill-based, emphasizing skills such as pro-social behaviors, accountability, emotional control, empathy, and communication. A unique component to JDEP at Terra Nova Counseling that it is mandatory the caregiver participates in weekly adult groups focusing on similar concepts but from a parenting perspective, giving them the knowledge and skills to role model appropriate behaviors in the home.</p> |
| 9 | Project Name | 2017 Planning & Administration |
| | Target Area | |
| | Goals Supported | Other Public Service Needs |
| | Needs Addressed | Build Healthy Communities |
| | Funding | CDBG: \$107,696 |
| | Description | Provide general administration of the CDBG program, including all planning and reporting activities. |

| | | |
|----|--|---|
| | Target Date | 12/31/2017 |
| | Estimate the number and type of families that will benefit from the proposed activities | Not applicable. |
| | Location Description | Not applicable. |
| | Planned Activities | To provide general administration of the Community Development Block Grant program, including all planning and reporting activities. |
| 10 | Project Name | Fair Housing Activity (Subject to Planning & Admin Cap) |
| | Target Area | |
| | Goals Supported | Other Public Service Needs |
| | Needs Addressed | Build Healthy Communities |
| | Funding | CDBG: \$10,000 |
| | Description | The City is required to prepare an Affirmatively Furthering Fair Housing (AFFH) document as a requirement of receiving CDBG funding. The AFFH document will analyze impediments to fair housing choice within the City's boundaries and will outline ways in which the city will combat those barriers. |
| | Target Date | 12/31/2017 |
| | Estimate the number and type of families that will benefit from the proposed activities | Not applicable. |
| | Location Description | Not applicable. |
| | Planned Activities | Provide an Affirmatively Furthering Fair Housing document analyzing impediments to fair housing choice within the boundaries of Citrus Heights and surrounding jurisdictions including Sacramento County, portions of Placer and Yolo County. |

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The geographic distribution is predicated on the nature of the activity to be funded. The majority of the activities the City plans to conduct will be offered to residents citywide. The Citywide Accessibility Program, First Time Homebuyer Program and the Housing Repair Program are not specific to target areas, applicants are eligible citywide and will eventually have a specific location.

Geographic Distribution

| Target Area | Percentage of Funds |
|-------------|---------------------|
| | |

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City did not allocate investments geographically. In consultation with City staff, service providers, and community groups, no particular areas were identified as needing a high level of investment.

Discussion

No geographic priorities are proposed.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Although the Action Plan focuses on affordable housing, the City identifies a first-time homebuyer and housing repair programs as the primary component of the City's housing strategy.

| One Year Goals for the Number of Households to be Supported | |
|---|----|
| Homeless | 60 |
| Non-Homeless | 0 |
| Special-Needs | 0 |
| Total | 60 |

Table 9 - One Year Goals for Affordable Housing by Support Requirement

| One Year Goals for the Number of Households Supported Through | |
|---|----|
| Rental Assistance | 0 |
| The Production of New Units | 0 |
| Rehab of Existing Units | 10 |
| Acquisition of Existing Units | 0 |
| Total | 10 |

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

Over the last several years, due to the current economic times many households struggle with different challenges. One good thing is the City's housing stock is more affordable to low-income families due to falling housing prices and interest rates. The Consolidated Plan identifies preservation and rehabilitation of the existing housing stock and its First Time Homebuyer Program as the primary components of the City's housing strategy. Since 1998, the City will continue to provide down payment assistance to those that purchase a home in Citrus Heights. The program will be funded using its annual share of Home Consortium funds; the level of assistance is up to \$40,000.

The City's Home Repair Program offers loans to homeowners making health and safety repairs to their home. The program offers conventional loans to eligible homeowners for up to \$60,000 in assistance for needed home repairs. The City also offers grants for accessibility improvements, lead-based paint inspection and abatement and relocation.

Located within the City of Citrus Heights there are two affordable public housing complexes under the jurisdiction of Sacramento Housing and Redevelopment Agency (SHRA). SHRA operates 89 conventional

housing units and over 660 assisted housing units throughout seven complexes within the City.

The City has a housing In-Lieu funding source, this funding source receives fees collected per square foot on new non-residential development in the City. Housing In-Lieu fund monies must be used to produce housing that is affordable to households earning at or below 60 percent of area median income (AMI).

Other measures to promote affordable housing are identified and explained in detail in the City's Housing Element.

AP-60 Public Housing – 91.220(h)

Introduction

The City of Citrus Heights does not have its own local housing authority. The public housing located in Citrus Heights is administered by SHRA, which serves as the housing authority for all the Sacramento County. Although, the City does have two small public housing complexes located within Citrus Heights and residents with initiatives are handled directly by SHRA.

Actions planned during the next year to address the needs to public housing

Please refer to the SHRA Public Housing Authority Annual Plan for information on the ways that SHRA plans to address public housing needs.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

SHRA encourages public housing residents to participate in policy, procedure, and the program implementation and development through its Resident Advisory Board. In addition, the Housing Authority recognizes Resident Committees throughout the Sacramento region where residents are elected bodies representing residents in their respective complexes. SHRA also distributes quarterly newsletters to all residents, which contain relevant news, information on training and employment opportunities, and other community resources available to public housing residents. Public housing residents also participate in the development of the SHRA's five-year and annual plans. The Residents Services Division distributes a survey to prioritize resident's needs and schedule short and long term improvements.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

SHRA is not designated as "troubled."

Discussion

A wealth of information on SHRA and their programs, housing resources, budgets, and financial planning and reporting is available on their website at www.shra.org.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City's strategy related to the needs of the homeless, those at risk of homelessness, and other special needs populations is focused primarily on funding supportive services in Citrus Heights.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

For several years, the City has provided housing counseling to homeless persons and those at risk of becoming homeless through the partnership with Sacramento Self-Help Housing. Sacramento Self-Help Housing provides housing counseling, including access to a database of low-cost housing resources in the region, and limited motel vouchers to households in immediate need of housing. In 2016, the City funded a Homeless Navigator position with general funds monies for the first time to identify and assist people who are homeless within the city. Therefore, in 2017, Sacramento Self Help Housing will continue to provide a full-time "homeless navigator," who will proactively seek to connect with the homeless who have not yet sought help directly. The Navigator will build relationships with community service providers, Citrus Heights Homeless Assistance Resource Team (HART) members, City, and Citrus Heights Police Department to assist the homeless population.

Addressing the emergency shelter and transitional housing needs of homeless persons

While Citrus Heights currently does not have a shelter providing services within the City Limits, residents are referred to agencies such as St Johns, Volunteers of America, Sacramento HPRP, Sacramento Area Emergency Housing, and Union Gospel Mission for different shelter options. The homeless are referred to the City's Navigator for more information, city staff also works with informal committees of social service nonprofits and faith-based organizations. The City continues to look into opportunities for permanent supportive housing services.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Sacramento Self-Help Housing will connect the client with other services and resources as needed including the Career Center, Department of Human Assistance and county Mental Health services, social security, adult education and medical clinics. In 2017, the City is funding housing counseling through Sacramento Self-Help Housing and case management for residents in need of finding permanent housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

In 2017, the City will fund two activities aimed at preventing homelessness:

- Sacramento Self-Help Housing will provide housing counseling with the goal of helping people who are currently homeless or in imminent danger of becoming homeless to secure new housing.
- Homeless Navigator will identify and assist people who are homeless in the city and assist in connecting the client with available resources.

Discussion

In addition to services for homeless persons or those at risk of homelessness, the City's special needs populations include seniors, disabled persons, foster children, and victims of domestic violence, among others. The City will fund several programs and services assisting these special needs populations in 2017. These include the following:

- Senior Services, including home-delivered meals and meals served at the Rusch Park Community Center;
- Social Services, including the Sunrise Christian Food Ministry Program; and
- City-wide Accessibility improvements, which will primarily benefit mobility-impaired individuals.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City identified several barriers to affordable housing in the process of drafting the Housing Element update. Notable barriers to developing affordable housing include:

- The balance between owner-occupied and renter-occupied housing and the preservation and maintenance of the City's aging housing stock.
- As suburbs mature with an aging housing stock, both single-family homes and apartment complexes in Citrus Heights face an increasing need to maintain and update.
- Land availability, the availability of land zoned at densities appropriate for multi-family housing.
- Environmental factors such as floodplain and native oak trees.
- Availability of financing.
- Design guidelines, which control the appearance of new development. The requirements of design guidelines may slightly increase the cost of building new housing.
- Site improvements, development impact, and processing fees. These fees can add significant cost to developing new housing. Developers must often pay for new roadways, sewer, water, and park facilities, along with miscellaneous other fees. There are also costs associated with getting projects approved by the City and other agencies.
- Permit and approval process. In addition to the cost of fees on new projects, the amount of time required to process them varies by project, and the developer generally must pay holding costs, such as property taxes, during the time.

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

The City is undertaking actions to reduce potential barriers and constraints to affordable housing, as well as promote housing for special needs populations. These are described in more detail in the City's Housing Element.

Discussion:

More information is available in the City's Housing Element.

AP-85 Other Actions – 91.220(k)

Introduction:

While there are several constraints to meeting the needs of target-income residents, the primary obstacle is that there is a lack of funding to fully address all needs. Economic challenges in recent years forced many nonprofits to cut services.

Actions planned to address obstacles to meeting underserved needs

The economic challenges in recent years have forced many nonprofits to cut services at time when government entities and others are least able to provide them. There is no federal requirements for the City to match CDBG Funds, however the City has maintained a commitment to providing local funding to nonprofits; even though budget cuts have required in a number of areas, the City's Community Support Funding FY 16/17 is \$136,000.

Another obstacle to meeting underserved needs is that the locations of many available services are in the City of Sacramento. Citrus Heights works closely with the regional transit agencies to improve access, and there are several daily public transportation linkages between Citrus Heights and downtown Sacramento.

Another obstacle, the City has very little vacant land available for development. The City will focus heavily on preservation of the existing housing stock through the housing repair program.

Actions planned to foster and maintain affordable housing

In 2017, the City will offer several programs to foster and maintain affordable housing:

- The Housing Repair Program will offer low-interest 30 year deferred loans to homeowners making health and safety repairs to their homes. This program will be funded using prior-year CDBG Funds.
- The CalHome Mobilehome Grant Program will offer 10 year gradually forgiven loans to mobilehome homeowners making health and safety repairs to their homes. The program will be funded by a \$1,000,000 CalHome Grant.
- The City's Home Consortium Program will offer 30 year deferred loans to first time homebuyers for down payment assistance.
- The City will continue to support Code Enforcement Program that assure lower income households have a safe, decent and appropriate place to live.

- The City will continue to support public services through nonprofits funded by CDBG that serves the community's youth, seniors, families and those with special needs.

Actions planned to reduce lead-based paint hazards

While most housing units were built in 1978, and estimated 5,312 units are occupied by target income households that may contain lead-based paint. The City will provide lead-abatement assistance for residential units through its housing repair program. The City contracts with a third-party firm to administer its housing repair program. This firm has staff that is qualified to evaluate lead-based paint hazards and implement lead-safe work practices. Independent contractors are also employed to develop the appropriate lead hazard reduction plans and or abatement scopes of work. The programs will comply with the Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) and subsequent changes in September 1999. The procedures regarding lead-based paint in all repair programs will include notification, identification.

Actions planned to reduce the number of poverty-level families

The City's anti-poverty strategy is based on providing a range of employment opportunities and supportive services aimed at enabling those in poverty to move into the workforce or obtain benefits to which they are entitled (e.g. Social Security, Disability). During 2017 program year, these activities will include Sacramento Self-Help Housing counseling services. The City will also continue to support activities that preserve and expand the supply of housing that is affordable to low-income households.

Actions planned to develop institutional structure

The City's Housing and Grants Division is responsible for the management, implementation, and monitoring of the Consolidated Plan documents, including the Annual Action Plan.

The Housing and Grants Division works in close consultation with the City's advisory committees, the Citrus Heights Collaborative, the Public Works/General Services Department and the Director of the Community and Economic Development Department.

Actions planned to enhance coordination between public and private housing and social service agencies

The City will continue to work with neighboring jurisdictions, such as the County and the City of

Sacramento and the Sacramento Housing and Redevelopment Agency, to address the regional issues that affect the needs of low-income persons as well as special needs populations. The City will also continue to work with many of the local nonprofits that provide a range of services to low-income Citrus Heights residents. In addition, the City plans to work with the other two small entitlement jurisdictions in the Sacramento County, City of Elk Grove and City of Rancho Cordova to research issues of interest to all jurisdictions and to coordinate on shared subrecipient monitoring.

In 2016-17, the City plans to work with SHRA, Elk Grove, and Rancho Cordova to complete an Assessment of Fair Housing that covers all of Sacramento County. The City also continues to work with those entities, plus Sacramento County, on a long-term solution to providing quality fair housing information and investigation services.