

RESOLUTION 2009- 060

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS
ACCEPTING THE GENERAL PLAN ANNUAL PROGRESS REPORT**

WHEREAS, Government Code Section 65400 mandates that the City submit an annual report on the status of the General Plan its implementation to the Governor's Office of Planning and Research, and

WHEREAS, the report contains the Housing Element reporting requirements in accordance with state housing law and Housing and Community Development's housing element guidelines, and

WHEREAS, the guidelines require the annual report be presented to the City Council for its review and acceptance, and

WHEREAS, on June 24, 2009, the Planning Commission reviewed and accepted the General Plan Annual Progress Report as presented by staff; and

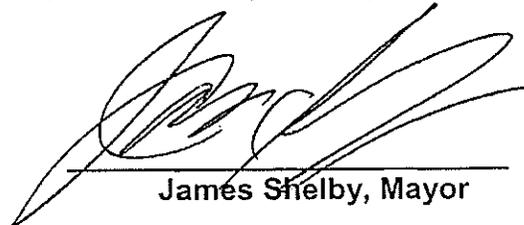
WHEREAS, the Planning Commission made the motion to forward the General Plan Annual Progress Report to the City Council; and

WHEREAS, on July 23, 2009, the City Council reviewed and accepted the General Plan Annual Progress Report.

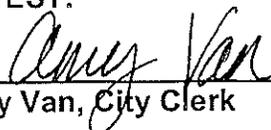
NOW, THEREFORE, BE IT RESOLVED that the Citrus Heights City Council hereby accepts the General Plan Annual Progress Report as shown in Exhibit 1 and forwards the report to the appropriate State Agencies.

PASSED AND ADOPTED by the City Council of the City of Citrus Heights this 23rd day of July, 2009 by the following vote:

AYES: Bruins, Karpinski-Costa, Miller, Slowey, Shelby
NOES: None
ABSENT: None
ABSTAIN: None


James Shelby, Mayor

ATTEST:


Amy Van, City Clerk

Exhibits:

1. Annual Progress Report
2. Annual Element Progress Report

General Plan Annual Progress Report
Reporting Period: January 2008 to December 2008

#		Responsible Party	Time Line	January 2008 to December 2008 Comments
1.1	A. Update and revise the Zoning Ordinance to reflect the Land Use Designations of the General Plan.	CDD	Short-term	Completed in 2005 with the adoption of the Corridor Overlay Zoning District
	B. Rezone property as needed to ensure consistency with the adopted Land Use Diagram	CDD	Short-term	Completed in 2005 with the adoption of the Corridor Overlay Zoning District
1.2	A. Encourage merger of parcels to create larger parcels and more useable properties.	CDD	Ongoing	Ongoing.
2.1	A. Amend the Zoning Ordinance to incorporate design standards for access, buildings, landscaping, lighting, parking, signage, and streetscapes.	CDD	Mid-term	Completed with the Zoning Code Update in November 2006
	B. Encourage local community organizations and businesses to include "Citrus Heights" in their names.	CC/ED&CI	Ongoing	Ongoing.
2.2	A. Seek partnerships with local civic organizations to provide programs and services that will foster community pride and cohesiveness.	ED&CI	Ongoing	The Police Department works closely with Domestic Violence Intervention Center and the City continues to work closely with neighborhood associations throughout the City.
	B. Sponsor and promote positive activities and events in the City that further the image of a family-friendly community.	ED&CI	Ongoing	Activities held this past year include the following: *Art in City Hall *Sunday Funday *Christmas Tree Lighting *4th of July Parade *Family Campout
	C. Continue to encourage the establishment of a daily local newspaper.	CC	Ongoing	Ongoing.
3.1	A. Address neighborhood issues within the Resident Empowerment Associations of Citrus Heights (REACH) forum.	CC/GS	Ongoing	Continuing efforts for traffic management and other neighborhood improvements.
	B. Work with neighborhood associations to identify priorities, enhancement strategies and solutions for neighborhood issues.	GS	Ongoing	The City hosts a bi-annual retreat in which neighborhood leaders are updated on progress being made and priorities being set.
	C. Explore the potential role of local lending institutions in preserving neighborhoods, including through Community Reinvestment Act opportunities.	CDD/ED&CI	Short-term	Created a CRA brochure of Citrus Heights banks with their reinvestment opportunities; program has been used for Sayonara Drive project.
3.2	A. Involve neighborhood associations in implementing appropriate General Plan policies.	CDD/GS	Ongoing	Neighborhood Associations are encouraged to participate and implement all applicable General Plan policies. Neighborhood Associations are also invited to review all projects proposed within their area.
	B. Participate in neighborhood-oriented education efforts, including crime prevention and environmental programs.	PD/CDD/GS	Ongoing	The PD created a Community Service Officer Crime Prevention position. The CSO conducts weekly crime prevention presentations with community groups and supports the Problem Oriented Policing efforts. General Services efforts this past year include creek week, recycling programs, healthy cities activities and traffic management.
3.3	A. Establish proactive code enforcement programs, including efforts that involve neighborhood volunteers.	CDD/GS	Mid-term	The City has instituted proactive Code Enforcement measures for abating substandard housing, abandoned vehicles and graffiti. The City has also instituted free bulky waste pickup, tire and recycling programs as well as street sweeping on Sayonara.
	B. Continue public safety programs with neighborhood associations, including Neighborhood Watch and Problem-Oriented Policing Programs, and Police Department Team Meetings.	PD	Ongoing	The POP Team was formally organized and includes a Lt., Sgt, and two fulltime officers. POP officers attend all monthly Neighborhood Association meetings and engage the community at numerous other meetings and venues.
	C. Develop a Building Security Ordinance that provides for adequate addressing, street lighting and other appropriate crime prevention strategies.	CDD/PD	Mid-term	PD staff reviews and makes safety recommendations on new planning projects.
	D. Improve street lighting where needed and desired by local residents.	GS	Mid-term	Preparing for LED street lighting demonstraton projects on Greenback Lane, Fall 2009

#		Responsible Party	Time Line	January 2008 to December 2008 Comments
3.4	A. Continue regular, scheduled street sweeping.	GS	Ongoing	Ongoing
	B. Continue and expand graffiti removal programs.	CDD/GS	Ongoing	The City has entered into a 3 year contract with a private company for city-wide graffiti removal services.
	C. Work with the Sacramento Municipal Utility District to promote street tree planting and undergrounding of utility lines.	GS	Ongoing	Ongoing
	D. Adopt a Street Tree Ordinance.	GS	Mid-term	Expected to completed in 2010.
	E. Continue to budget for infrastructure improvements in neighborhood areas.	GS	Ongoing	Approximately \$2,694,233 in infrastructure improvements were made during the 2008 calendar year. Approximately \$750,000 spend in 2009; up to \$2 million will be spent in 2010, pending federal funding approval.
3.5	A. Regulate development to limit traffic on new local residential streets to 3,000 vehicles per day.	GS	Mid-term	Ongoing.
	B. Pursue Neighborhood Traffic Management strategies to reduce and calm traffic on existing residential streets that carry more than 3,000 vehicles per day or that have significant speeding or other safety problems.	GS	Mid-term	Areas 9 and 5 are currently being studied.
3.6	A. Develop new, direct physical connections within neighborhoods and between neighborhoods and commercial areas, including connections accessible only by pedestrians and bicycles.	GS	Long-term	City has worked with Neighborhood Associations to identify target areas on which to focus. The City has also reduced speed limits on several major thoroughfares. Other traffic control systems are being considered, such as traffic signal retiming and new pedestrian crossings.
	B. Provide direct connection from residential areas to neighborhood parks and open space.	GS/SR&PD	Long-term	
	C. Pursue sidewalk improvements to provide continuous pedestrian access where needed and where compatible with surrounding area.	GS	Long-term	Sidewalk improvements have been made to the following streets: Rollingwood, Mariposa, Lauppe and Lichen. More are planned for 2009-2010.
	D. Investigate feasibility of using special revenues for the dedication and improvement of existing private streets to public standards.	CDD/GS	Mid-term	No "special revenues" are available for private street repair.
4.1	A. Prepare Community Design Guidelines that are sensitive to neighborhood issues and at a minimum address: *Standards for access and circulation *Landscaping *Lighting *Buffering between residential and commercial uses *Parking *Streetscapes *Building design, color and materials *Protection of natural resources *Noise *Relationship to surrounding uses	CDD	Mid-term	Completed with the Zoning Code Update in November 2006.
4.3	A. Prepare criteria for the Design Guidelines which would guide the development of gated communities.	CDD	Mid-term	Completed with the Zoning Code Update in November 2006.
4.4	A. Utilize the City's website and other mechanisms to notify interested parties of proposed development projects as soon as applications are filed.	CDD	Ongoing	Completed. The status of development projects are updated weekly in the City's website. We also utilize the "e-notifier" website function to notify interested parties of special projects and Planning Commission meetings.
5.1	A. Prepare and adopt Community Design Guidelines that provide for large setbacks (including from drainage features), natural paths, minimal lighting, and other features characteristic of existing rural neighborhoods.	CDD/GS	Mid-term	Completed with the Zoning Code Update in November 2006.
5.2	A. Amend the Zoning Ordinance to include standards for minimum lot area, width and street frontage, and to regulate the creation of irregularly shaped parcels, such as flag lots, in Very Low Density areas.	CDD	Mid-term	Completed with the Zoning Code Update in November 2006
6.1	A. Review City standards for public improvements such as street design, sidewalks and street lighting, to determine their applicability in the Very Low Density neighborhoods and amend them as necessary.	CDD/GS	Mid-term	Completed. Planning and Engineering staff have adopted policies for public improvements in these areas.
6.2	A. Review City ordinances for keeping of animals and agricultural operations in residential areas, and amend them as appropriate to allow for keeping of animals and agricultural uses consistent with rural residential areas while maintaining a healthy environment for surrounding residents.	CDD/GS	Short-term	Completed with the Zoning Code Update in November 2006.

#		Responsible Party	Time Line	January 2008 to December 2008 Comments
6.3	A. Adopt a Street Tree Ordinance.	GS	Mid-term	Targeted for fiscal year 2009-2010
	B. Work with the Sacramento Tree Foundation and the Sacramento Municipal Utilities District in tree planting programs.	GS	Ongoing	Ongoing partnership.
6.6	A. Investigate installation of sidewalks on collector streets that are used as primary paths to schools.	GS	Long-term	Completed phase I, Safe Routes to School on Mariposa Ave; Funding proposal is submitted for Phase II; Lauppe Lane committed for FY 2009/2010.
7.6	A. Where appropriate, conduct traffic studies to analyze effects of new development on local streets.	CDD/GS	Ongoing	Traffic studies are completed as needed in conjunction with development project.
7.7	A. Develop and adopt Community Design Guidelines that provide suggestions for exterior design of new residences.	CDD	Mid-term	Completed with the Zoning Code Update in November 2006
8.1	A. Improve streetscapes and access, and allow creative signage as incentives for retention and expansion of retail businesses at major intersections.	CDD	Mid-term	Completed with the Zoning Code update in 2006 that included a provision regulating "A" frame signs for businesses that lack visibility from the street.
9.1	A. Amend the Zoning Ordinance to create a Transition Overlay zone that would establish a conditional use permit process to enable low intensity commercial development to locate within a residential zoning district subject to consideration of the following criteria: <ul style="list-style-type: none"> · Compatibility and interface with adjacent land uses · Consolidation of driveway access through parcel consolidation or reciprocal easements · Traffic volumes and flow that are compatible with adjacent residential areas · Hours of operation that are compatible and supportive of surrounding residential areas · Incorporation and protection of unique environmental features, such as creeks and trees · Appropriate parcel size, configuration, and layout · Compliance with Design Guidelines · Parking design to minimize aesthetic impacts · Avoidance of sound walls along the street · Accommodation of pedestrian, bicycle and transit use · Accommodation of pedestrian, bicycle and transit use 	CDD	Long-term	Completed in 2005 with the adoption of the Corridor Overlay Zoning District.
9.2	A. Amend the Zoning Ordinance to allow mixed-use projects and residential development in appropriate commercial zones.	CDD	Mid-term	Completed with the Zoning Code Update in 2006.
9.3	A. Include all major corridors in a redevelopment district.	ED&CI	Mid-term	Not a viable option at this time.
9.4	A. Prepare, adopt, and implement a Specific Plan for the Auburn Boulevard Corridor from the north city limit to Sylvan Corners. The Specific Plan should define the character of the area, establish appropriate uses, establish an overall parking program (including shared parking), set forth an urban design program, identify needed infrastructure improvements, and recommend an organizational structure to facilitate development.	CDD/ED&CI	Mid-term	Auburn Boulevard Specific Plan adopted and currently the City working on Implementation of Phase I undergrounding of utilities along Auburn Blvd. (Sylvan Corners to just north of Antelope Rd.).
10.1	A. Develop Design Guidelines that include the following strategies: <ul style="list-style-type: none"> · Require high-quality materials and design in new development including material that minimize reflective glare · Address signage, streetscape and parking improvements, including curbside and median landscaping and street furniture · Address pedestrian amenities such as separated sidewalks · Address access issues, including driveway consolidation and/or relocation, local street connections, and replacement of two-way left-turn lanes with channelized turn lanes · Avoid blank or solid walls at street level · Include human scale details and materials 	CDD	Mid-term	Completed with the Zoning Code Update in 2006.

#		Responsible Party	Time Line	January 2008 to December 2008 Comments
10.5	A. Develop lighting standards that require, at a minimum: *Lighting fixtures to be of durable and vandalism-resistant materials and construction *Lighting sources to be thoughtfully located and have cut-off lenses to avoid light spillage and glare on adjacent properties *Lighting to be directed at a surface rather than toward the sky or off-site	CDD	Mid-term	Completed with the Zoning Code Update in 2006.
	B. Review existing City requirements for lighting, update as needed, and consider establishing both minimum and maximum lighting levels.	CDD/PD	Short-term	Completed with the Zoning Code Update in 2006.
10.6	A. Establish design criteria for the aesthetic treatment, placement standards, height limits and screening requirements for cellular and wireless communication facilities.	CDD	Mid-term	Completed with the Zoning Code Update in 2006.
10.8	A. Amend the Zoning Ordinance to require drive-through lanes to be located a minimum of 100 feet from any residential zone.	CDD	Mid-term	This was considered, but not adopted in the revision of the 2006 Zoning Code.
	B. Review Engineering Standards to ensure adequate distance between driveways in commercial areas.	GS	Mid-term	Ongoing.
10.9	A. Amend the Zoning Ordinance to include criteria for auto intensive uses to require, at a minimum, the following: *Provide for sufficient landscaping on-site to offset the extensive pavement devoted to auto intensive uses *Locate drive-through lanes a minimum of 20 feet from a public right-of-way and to be screened from view of the street by a combination of attractive low walls, berming and landscaping *Incorporate architectural features that clearly articulate pedestrian entrances to buildings *Use upgraded building materials and design as necessary to offset the negative influence of the additional pavement on the overall appearance of the project *Include a canopy or trellis-like feature over any pick-up window *Require adequate stacking for drive-through lanes	CDD	Mid-term	Completed with the Zoning Code Update in 2006.
10.10	A. Enact an ordinance requiring undergrounding of all new utility connections.	GS	Mid-term	Ordinance adopted.
	B. Work with the Sacramento Municipal Utility District to provide financing mechanisms for undergrounding.	GS	Mid-term	I have approached SMUD Board; policy on hold due to economy.
11.1	A. Support the activities and programs of the Sunrise MarketPlace Property-based Business Improvement District.	CC/ED&CI	Ongoing	City supports the District and is an "ex officio" member to the Board.
	B. Establish an ongoing business attraction, retention and expansion program that includes partnerships with key property owners, real estate brokers and retailers.	ED&CI	Ongoing	Multiple staff members work on this issue. No "formal" program has been established.
	C. Identify opportunities to expand entertainment, restaurant, lodging and leisure activities that complement and support the retail uses in Sunrise MarketPlace.	ED&CI/CDD	Short-term	Sunrise MarketPlace Vision document was approved in late 2007 and the Sunrise Mall is currently under redevelopment process.
	D. Identify opportunities to expand civic and community activities that complement and promote the retail uses in Sunrise MarketPlace.	ED&CI	Short-term	Staff participated in the District's marketing committee meetings and seeks opportunities to partner with the District on events.
12.1	A. Install street benches, sidewalk improvements, trees, public art, and entry features at strategic locations in Sunrise MarketPlace.	CC/CDD/ED&CI	Short-term	The City continues to work on bus stop improvements.
	B. Coordinate and improve signage within the Sunrise MarketPlace district.	ED&CI/CDD	Mid-term	Completed.
	C. Emphasize vertical elements such as trees and streetlights within Sunrise MarketPlace, particularly in locations where they can serve to reduce the perception of street width.	GS/CDD	Short-term	Completed. The City and SMP Business Improvement District leveraged assessments to generate nearly \$5 million in public improvements. Several improvements will be done in conjunction with the Mall, 2010-2011.

#		Responsible Party	Time Line	January 2008 to December 2008 Comments
	D. Use coordinated design themes and colors to link what are now perceived as separate shopping areas.	ED&CI/CDD	Short-term	Completed.
	E. Explore options for creating a public space at the center of Sunrise MarketPlace.	ED&CI/CDD	Short-term	Explored as part of the Visioning process.
	F. Identify funding mechanisms to implement the recommendations of the Sunrise MarketPlace Revitalization Blueprint.	ED&CI/CC	Ongoing	Redevelopment funds are potentially available for public improvements in the MarketPlace in 2009.
12.2	A. Support the Sunrise MarketPlace Property-based Business Improvement District's efforts to market and advertise Sunrise MarketPlace as the City's premier business district.	CC/ED&CI	Ongoing	City supports the MarketPlaces efforts to promote the District through print, radio and TV ads.
	B. Support the Sunrise MarketPlace Property-based Business Improvement District's efforts to host special events throughout the district.	CC/ED&CI	Ongoing	City spots the MarketPlace's efforts to sponsor/conduct special events and activities.
13.1	A. Support the circulation improvement, pedestrian enhancement, and way-finding signage concepts identified in the Sunrise MarketPlace Revitalization Blueprint.	GS/ED&CI	Ongoing	Explored as part of the Visioning process.
	B. Support free shopping shuttle service at Sunrise MarketPlace.	ED&CI/Private	Short-term	Explored as part of the Visioning process, but City/District are not pursuing at this time.
13.2	A. Install separated sidewalks along major arterials and plant and maintain trees to reinforce a pedestrian friendly atmosphere.	GS	Short-term	\$50,000 in CIP for new plant material, \$10,000 will be spent on tree maintenance and new plantings.
	B. Explore options for creating pedestrian crossings on Greenback Lane and Sunrise Boulevard between the major shopping centers, including a bridge connector.	GS	Short-term	A new traffic signal and pedestrian crossing will be installed between Sunrise Mall and MarketPlace at Birdcage as part of the mall redevelopment.
	C. Provide bike lanes and bicycle parking facilities in the Sunrise MarketPlace	GS	Short-term	Ongoing efforts.
13.4	A. Conduct a parking survey to determine how existing and future parking requirements can be best addressed and balanced with pedestrian and transit access.	CDD/Private	Mid-term	Completed with the Zoning Code Update in 2006.
	B. Help broker private efforts to develop new commercial space that enhances connections	ED&CI	Short-term Ongoing	Ongoing.
14.1	A. Establish an ongoing business attraction, retention and expansion program that includes partnerships with key property owners, real estate brokers and retailers.	ED&CI	Short-term Ongoing	Multiple staff members work on this issue on an ongoing basis.
	B. Create public/private partnerships with the Chamber of Commerce, the Sunrise MarketPlace Property-based Business Improvement District, and other business groups.	ED&CI	Short-term Ongoing	City staff and Council Members are actively involved in the Chamber and the PBID.
	C. Recognize and support Sunrise MarketPlace as the core location for retail business attraction, retention and expansion activities.	ED&CI	Short-term Ongoing	Multiple staff members work on this issue on an ongoing basis.
	D. Use redevelopment and other available City resources to leverage, reinforce and assist property owner efforts to retain and attract retail clients.	CC/ED&CI	Short-term Ongoing	City loaned Redevelopment Agency \$7 million in 2008 for public improvements and other Redevelopment-related activities
14.2	A. Take the lead in the design, construction and funding of public improvements, including streetscape enhancements, to improve the appearance of commercial districts and stimulate private investment.	GS/ED&CI	Ongoing	Improvements completed in SMP, along North Sunrise Blvd, Sylvan Corners, and Fountain Square Drive Extension. Auburn Blvd Specific Plan has been completed. Construction on Antelope Road is underway.
	B. Implement a commercial rehabilitation program that will provide financial assistance to business and property owners to improve the exterior of their buildings, including façade improvements, signage, landscaping and parking lot improvements.	ED&CI/CDD	Mid-term	Created on-call architect program to provide technical assistances to businesses and property owners.
15.1	A. Monitor the call center market in conjunction with the Sacramento Area Commerce and Trade Organization, and develop information programs and materials for potential call center and home-based business uses.	ED&CI	Short-term Ongoing	Current market does not support attraction of call centers to City.
	B. Work with service providers to ensure cost-effective business access to high-speed telecommunications infrastructure.	ED&CI	Ongoing	Private market has taken care of this for the most part.
	C. Facilitate conversion of obsolete retail uses to other viable commercial uses.	ED&CI/CDD	Ongoing	Staff continue to work with property owners, developers and brokers to identify sites for improvement and provide assistance if possible.
	D. Pursue sites for lodging and conference centers.	ED&CI/CDD	Ongoing	City is building a community center with meeting space on Fountain Square Drive.

#		Responsible Party	Time Line	January 2008 to December 2008 Comments
15.2	A. Review and amend the Zoning Ordinance to address any regulatory impediments to attracting target businesses, and to facilitate desired business expansions and reuse.	CDD	Short-term	Completed with the Zoning Code Update in 2006.
16.1	A. Request Sacramento County Local Agency Formation Commission (LAFCo) to amend the City's Sphere of Influence to allow for future expansion of the City to accommodate new businesses and industry to diversify the City's economic base.	CC/LAFCo	Mid-term	City Council has passed a resolution to request LAFCo amend the City's Sphere of Influence to include the Roseville Pointe, or portion of the Northwest Reserve area. City is in discussions with LAFCo.
	B. Pursue possible annexations of all or parts of areas around the Greenback Lane and Auburn Boulevard/Riverside Ave. interchanges to gain better control of routes into the City and to establish a distinctive City presence along Interstate 80.	CC/LAFCo	Mid-term	An Economic Feasibility Study was conducted on the Greenback area. The City is not pursuing this annexation at this time.
	C. Pursue annexation of land northwest of the current city limits to provide for existing and future industrial development.	CDD	Short-term	Awaiting response from Sacramento County.
	D. Pursue annexation of the northeast corner of Fairs Oaks Blvd. and Greenback Lane to provide for compatible commercial development with the Sunrise Marketplace.	CDD	Mid-term	Not pursuing at this time.
	E. Conduct a fiscal analysis of potential annexations.	CDD	Mid-term	An Economic Feasibility Study was conducted on the Greenback area. The City is not pursuing this annexation at this time.
16.2	A. Prepare and adopt a Specific Plan for Auburn Boulevard.	CDD	Long-term	Completed in 2005.
	B. Develop and offer incentives for economic revitalization and/or redevelopment	ED&CI	Short-term Ongoing	Offered on a case-by-case basis.
	C. Pursue improvements to the Antelope Road interchange to enhance the entrance to the City.	CDD/GSD	Mid-term	Efforts underway.
17.1	A. Prepare and adopt "A Guide for Development" of the Stock Ranch property.	CDD/GS/ED&CI	Short-term	Completed. Guide for Development adopted in February 2001.
18.1	A. Establish a process to monitor progress in implementing the Economic Development Strategy and Action Plan and to recommend revisions as needed.	ED&CI	Short-term	Not Completed.
	B. Expand business license program to include all businesses in Citrus Heights.	CDD	Mid-term	Completed in May 2008.
18.2	A. Explore possibilities of establishing a procurement policy that includes preferences for locally owned business.	Finance	Mid-term	Completed. City Council has adopted a procurement policy with preferences for local businesses.
	B. Conduct appropriate fiscal analyses for major City policy decisions.	Finance	Ongoing	Ongoing.
19.1	A. Seek a funding mechanism to support installation and maintenance of landscaping.	Finance/GS	Short-term	\$50,000 in funds has been set aside for maintenance in the 2008-2009 and 2009-2010 budgets.
	B. Utilize water conserving landscaping where appropriate.	CDD	Ongoing	Water efficient landscaping included in the 2006 Zoning Code update.
19.3	A. Amend the Zoning Ordinance to increase landscaping requirements for commercial, multi-family and institutional properties in conjunction with new or modified development along major corridors.	CDD	Mid-term	Completed with the Zoning Code Update in 2006.
20.2	A. Coordinate gateway treatments with the overall design guidelines prepared for commercial corridors.	CDD	Short-term Ongoing	Ongoing.
	B. Develop an art competition to design specific entrance elements.	CDD/ED&CI	Short-term	Installed first public art piece "Up, Up and Away" on Greenback Lane in late 2008.
	C. Develop a preferred design and funding mechanism to install signs and/or monuments at selected gateways.	ED&CI/CDD	Short-term	Ongoing.
	D. Explore use of non-General Fund revenues for construction of gateway elements.	ED&CI/CDD	Short-term	Ongoing.
21.1	A. Develop and implement a Public Facilities Master plan for expanding the civic center.	CM	Mid-term	Community Center under construction.
22.1	A. As part of the Public Facilities Master Plan, develop a site location and use study for community centers.	CM	Mid-term	Community Center under construction.
	B. Support development of outdoor public spaces at Sunrise Marketplace.	ED&CI/CDD/Private	Short-term Ongoing	Explored as part of the Visioning process. Not included in Phase I of the Sunrise Mall redevelopment project.
	C. Host community-wide events at Sunrise Marketplace.	ED&CI/Private	Short-term Ongoing	The Marketplace hosts a variety of events throughout the year.
22.2	A. Investigate various successful models of youth and senior programs and their facility implications.			A Youth Summit was held in 2009 to begin this process.

#		Responsible Party	Time Line	January 2008 to December 2008 Comments
23.1	B. Pursue the use of fire stations and schools for neighborhood and community activities and events, to maximize facility utilization and to strengthen bonds between residents and service providers.	CDD/FD	Short-term Ongoing	Ongoing.
23.2	A. Incorporate requirements for public gathering and interaction areas in Design Guidelines for new development as appropriate.	CDD	Mid-term	Completed with the Zoning Code Update in 2006.
Housing				
#	Action	Responsible Party	Time Line	January 2008 to December 2008 Comments
24.1	A. Use City Housing funds to leverage private funds to create homeownership opportunities.	CDD	Ongoing	City has partnered with NeighborWorks and HCD to leverage private funds to create home ownership for 30 homeowners.
	B. Continue to participate in programs that encourage people to own homes close to their workplaces.	CDD	Ongoing	Ongoing
	C. Develop and distribute the housing resource materials to potential homebuyers.	CDD	Ongoing	Housing Resource materials are available on the City's website and by mail upon request. The City also participates in an annual homeownership fair.
	D. Use available state and federal funds for the city-wide first time home buyer assistance program.	CDD	Ongoing	HOME, CalHOME and other forms of assistance used. The program was expanded due to available funds of 400K from CalHOME grant.
	E. Create and participate in partnerships that encourage home ownership.	CDD	Ongoing	The City continues to work with local, state and federal partners to increase homeownership.
	F. Explore and pursue innovative ways of creating opportunities for increased home ownership.	CDD	Ongoing	The City has applied for Federal Stimulus monies for Affordable Housing.
	G. Assist homeowners facing possible foreclosures with technical assistance and support to prevent foreclosure.	CDD	Ongoing	Ongoing
24.2	A. Develop a program to allow and encourage conversion of small rental properties to owner occupancy.	CDD/SHIRA	In Progress, Sep, 2003	This is one of the goals of the Sayonara Drive Redevelopment Project.
	B. Investigate ways to provide ownership of mobile home parks by their residents.	CDD/State HCD	Ongoing	This was examined but no action taken.
25.1	A. Continue to support development of secondary dwelling units, cluster housing, work/live units, co-op housing, transitional housing, supportive housing, and other innovative housing types as allowed by the zoning ordinance. Develop a brochure and meet with developers, including nonprofits to discuss the City's zoning and other resources as part of Program 28.7 – C. The City will continue processing the update of its Zoning Code to clarify that Transitional and Supportive Housing are considered residential uses and treated as such. In addition the City will amend both the Zoning Code and the Boulevard Plan to ensure Emergency Shelters have adequate sites available for future development.	CDD	Dec, 2003	Completed with the Zoning Code update in 2006.
25.2	A. Develop an inventory of land suitable within the City for the development of housing for all segments of the community.	CDD	Jun, 2003	Staff applies analysis to each application.
	B...Prepare an Annual General Plan Progress Report to analyze the City's progress to meet the fair share allocation based on the RHNP.	CDD	Ongoing	Ongoing
	C. Continue to establish a housing monitoring program that includes annual review of the following: • Inventory of land suitable within the City for the development of housing for all segments of the community. • Proposed and approved residential projects and building permits issued • Home and apartment vacancies • Rental and home sales survey and Multiple Listing Service summary • Infrastructure and public services capacity.	CDD	Ongoing	Ongoing
25.3	A. Continue to implement mixed use development along the City's major corridors. Develop a brochure and meet with developers, including nonprofits and community stakeholders to discuss opportunities under the City's zoning and other resources as part of Program 28.7 – C.	CDD	In process	Auburn Specific Plan and the revised Zoning Code encourage this type of development.
25.4	A. Support a variety of housing opportunities on vacant or underutilized lands	CDD	Ongoing	Regularly meet with for-profit and non-profit housing agencies; somewhat hindered by decreasing supply of vacant land.

#		Responsible Party	Time Line	January 2008 to December 2008 Comments
25.5	A. 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.	CDD	In process	Completed with the 2006 Zoning Code update with the addition of an "Accommodations" section.
26.1	A. Promote the use of administrative remedies to remediate substandard rental units.	CDD	Ongoing	The City has over 120 administrative cases filed annually on deteriorated rental units per year.
	B. Remove unsafe or dilapidated housing through the Neighborhood Enhancement Program, secure vacant nuisance residential structures and require resolution through the Neighborhood Enhancement Program.	CDD	Ongoing	In FY 08/09, the City pursued over 2,200 code compliance cases on residential and commercial properties.
	C. Offer incentives and financing assistance for affordable housing and housing rehabilitation.	CDD	Ongoing	New funds became available through the CalHOME and Neighborhood stabilization funds.
	D. The City will work with financial institutions, nonprofit organizations and government agencies to promote housing rehabilitation. The City will establish a Housing Rehabilitation Roundtable to bring financial institutions, non-profits and developers to the table on an annual basis to keep these groups informed and updated on changes to City funds and needs. The City will work with private banks and other lending institutions to create affordable housing opportunities for multi-family properties undergoing foreclosure. By using the leverage of the Community Reinvestment Act and other resources the City hopes to create a number of rent restricted rentals in the Sayonara area. The City also will work 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. The City will partner with organizations such as the local housing authority (Sacramento Housing and Redevelopment Agency) to modernize public housing as needed.	CDD	Ongoing	The City has a commendable record in accomplishing its rehabilitation goals.
	E. Support the efforts of all local service organizations, schools, and other community groups to provide housing repair assistance, including "Rebuilding Together" program.	CDD	Ongoing	This program is currently not operational.
	F. Continue and expand the City's Owner Occupied Rehabilitation Program where feasible.	CDD	Ongoing	Ongoing.
	G. Examine the feasibility of creating a Resale Inspection Program.	CDD	2009	Not pursuing at this time.
	H. Fund the Senior Housing Emergency Repair Program, or develop a local "handyman" program for seniors.	CDD/SHRA	Ongoing	Ongoing
	I. Use redevelopment funds to assist in funding and rehabilitating housing.	RD/CDD	Ongoing	RDA funds are being directed at the Sayonara Redevelopment project and the ongoing Housing Rehabilitation Program.
	J. 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.	CDD	Ongoing	The City expanded its code enforcement activities in 2006 with the addition of a new officer.
	K. Use a system of cumulative and substantial fines to gain compliance from the owners of nuisance properties.	CDD	Ongoing	Ongoing
	L. Work with community based organization to create self-help housing in the City.	CDD	Ongoing	Currently working with 3 different agencies to provide housing crisis services.
	M. Seek new ownership opportunities to redevelop existing problematic housing developments.	CDD	Ongoing	
N. Encourage the use of Green Building practices for the revitalization or redevelopment of the existing housing stock.	CDD	Ongoing		
O. Seek Grants and other funding mechanisms to assist in redevelopment of the existing housing stock.	CDD/RD	Ongoing		
26.2	A. Promote the development of mixed-use housing including clustered, live-work and above-retail uses in appropriate zones.	CDD	Ongoing	Completed with the Zoning Code update in 2006 as well as the Auburn Boulevard Specific Plan.
	B. Continue streamlining the review process to minimize any constraints on or disincentives to housing development.	CDD	Ongoing	Ongoing
	C. Promote quality design by offering flexible housing development standards.	CDD	Ongoing	Ongoing

#		Responsible Party	Time Line	January 2008 to December 2008 Comments
	D. Use Redevelopment Funds to assist in developing a variety of housing types for all income levels, including extremely low income.	CDD/RD	Ongoing	City currently funds this through the Housing Trust Fund program and Redevelopment funds.
	E. The City will encourage and offer incentives to developments that include Green practices including LEED certification and/or Photovoltaic Systems. The City will team with SMUD and offer streamlined processing for Solar Energy Projects and will consider waiving the building permit fee for these permits. The City will continue to research Green Building and incentives that have worked for other Cities. The City will consider fee deferrals/waivers, fast tract processing, as immediate options to implementation.	CDD	Ongoing	City currently provides fee waivers for the installation of solar units on residential homes.
	F. The City will encourage and offer incentive to developments that promote universal housing.	CDD	Jul-09	Ongoing.
26.3	A. The City will investigate the feasibility of establishing a rental inspection program. The City will consider incorporating the concept of a resale inspection program. The City will consider incorporating the concept of a resale inspection program as a priority as a part of the Climate Action plan, addressing energy efficiency into older homes.	CDD	June, 2010	Not actively pursuing at this time.
	B. Work with the local housing authority (Sacramento) to enhance the quality and appearance of public housing in the City.	CDD	Ongoing	City currently has a \$3 million dollar public housing project underway.
26.4	A. Implement the Design Guidelines within the Zoning Ordinance.	CDD	Ongoing	Completed in 2006.
26.5	A. Continue to pursue the use of local, state, and federal funds to make physical improvements to existing mobile home parks.	CDD	Annually	Attempts have made without success; a partnership with local residents hasn't been achieved.
	B. Continue to offer Community Development Block Grant (CDBG) funds to rehabilitate mobile and manufactured homes.	CDD	Ongoing	In place.
	C. Continue to fund the emergency repair program for lower income owners of mobile and manufactured homes.	CDD	Ongoing	In place.
	D. The City will investigate the feasibility of converting mobile home parks into resident owned or similar ownership. The City will conduct annual assessment with Mobile Home Park owners and resident to evaluate the potential for partnerships to achieve resident ownership in mobile home parks.	CDD/CA	Annually	Attempts have made without success; a partnership with local resident hasn't been achieved.
	E. Redevelop/Rehabilitate existing deteriorated mobile home parks or manufactured homes.	CDD/CA	Ongoing	Attempts have made without success; a partnership with local residents hasn't been achieved.
27.1	A. Annually review the status of housing projects whose government restrictions are expiring or near expiration to determine the need for intervention.	CDD	Annually	The City has historically worked to save units from converting. Actively work with owners on an ongoing basis.
	B. 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.	CDD/SHRA	Ongoing	Ongoing
	C. Work with nonprofit housing organizations, SHRA, and other agencies to help purchase complexes where the owner wishes to convert to market rate.	CDD/SHRA	Ongoing	Ongoing
	D. If preservation of "at-risk" development cannot be accomplished, work with the owners to ensure proper federal notification and moving assistance is provided.	CDD	Ongoing	Have not seen any conversions of at risk development to date.
	E. 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.	CDD	Ongoing	Ongoing
	F. Continue to implement strategies to redevelop Sayonara Drive (Sunrise to Ljalana)	CDD	Ongoing	City has made major strides in this area recently.

#		Responsible Party	Time Line	January 2008 to December 2008 Comments
28.1	A. Enforce Code requirements to ensure that housing is accessible to the disabled.	CDD	Ongoing	Ongoing
	B. The City will consider development of Universal/Adaptable Design Guideline for disabled and aging populations.	CDD	Jul-10	
28.2	A. Continue to work with other jurisdictions to assess the need for transitional housing and develop plans to address this problem. Develop a plan by June 2010.	CDD/ Other Cities	Ongoing	Ongoing.
	B. Continue to work with the Sacramento County Department of Housing Assistance to provide emergency shelters and other support services.	CDD/DHA	Ongoing	Ongoing.
	C. Provide CDBG funds and other resources as available to help finance the City's fair share of homeless services.	CDD/DHA/ SHRA	Ongoing	Ongoing.
28.3	A. Support SIIRA efforts to provide housing assistance within the community.	CDD/SIIRA	Ongoing	Ongoing.
	B. Enforce Federal and State anti-discrimination laws.	CDD/FH	Ongoing	Ongoing.
	C. Continue to fund and support the Human Rights and Fair Housing Commission.	CDD/FH	Annually	Ongoing.
28.4	A. Conduct annual review as part of the submittal of the Annual Report to HCD as required by law.	CDD	Annually	Ongoing.
	B. Continue to seek grant funding to implement housing programs. The City will aggressively monitor the availability of new housing resources and program funds. In recent years the City has been successful in obtaining a \$1 million grant from the State 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 special funding to assist in the redevelopment of Sayonara Drive which is the City's most hard – pressed low income area. The City will pursue housing resources consistent with the priorities outlined in the City's Housing Element and Consolidated Plan., including pursuing 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. The City will continue housing rehabilitation as a priority need and the City will direct internal resources (Housing Trust funds and Redevelopment Set Aside funds) as well as State and Federal funding resources in addressing these needs.	CDD	Annually	The City has successfully implemented these efforts.
	C. Ensure existing affordable housing developments are meeting their rent and income restrictions.	CDD	Annually	In place
28.5	A. Review the City's available land inventory annually to ensure that sufficient land is designated for an appropriate range of housing types.	CDD	Annually	The City's available land inventory was completed in 2008.
28.6	A. A. Continue to fund the Human Rights and Fair Housing Agency to support of its efforts to prevent housing discrimination. The City will actively promote the Human Rights and Fair Housing Agency to any resident with a question related to Fair Housing. In addition the City will distribute information through the City's website, make information available at City Hall, information at the Library, and provide direct mailings upon request. Most importantly the City will provide information to Neighborhood Associations regarding the agency and distribute pamphlets to residents that participate in these meetings or residents they see that are in need. In addition, the City will provide office space for the Human Rights and Fair Housing representative, including a direct phone line to provide easy access to these services	CDD/CC	Annually	In place.

#		Responsible Party	Time Line	January 2008 to December 2008 Comments
28.7	A. Continue to staff the Interdepartmental Development Review Committee to ensure timely processing of development applications.	CDD	Ongoing	Project Review Team meets 2 times per month to review development projects. This past year SMUD has joined the team.
	B. Continue to make development decisions at the lowest level possible (e.g. staff approvals) in order to expedite development decision making.	CDD	Ongoing	The Zoning Code update in 2006 included the addition of a Minor Use Permit that can be approved by staff as well as a revised Land Use Table that increased the number of land uses that could be approved by staff.
	C. Continue to use density bonuses, City Redevelopment funds, federal funds and other available resources to promote housing opportunities, especially for low-income persons (including Extremely Low Income) and those with special needs. Meet with developers, including nonprofits and service providers and community stakeholders every two years to promote the City's resources, including available sites, zoning, various incentives and opportunities and financial and other available resources to develop action plans for developing 100 units in the planning period.	CDD/CC	Ongoing	Ongoing
	D. 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.	CDD	Ongoing	Fees adopted in 2006.
	E. Establish Council policy on fee waivers and deferrals for future development.	CM/CDD	Jul-09	The City Council has used, and continues to use this authority.
	F. 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.	SACOG CM CDD	Ongoing	Ongoing.
	G. Research the access to services, facilities, and transportation for special needs populations, including the adequacy of major streets and sidewalks	CDD/GS	Ongoing	Ongoing.
28.8	A. Use City Redevelopment "Set Aside" funds and Low Income Housing funds for low and moderate-income housing projects.	RD/CDD/CC	Ongoing	Ongoing.
	B. Update the five-year plan to identify specific projects and priorities for City Redevelopment "Set Aside" funds and Low Income Housing Funds	RD/CDD/CC	Jul-08	Ongoing.
<i>End of Housing Section</i>				
29.1	A. Update the Capital Improvement Program annually to incorporate necessary circulation system improvements.	GS	Ongoing	Ongoing.
	B. Prepare Street Master Plan including delineation of street types and requirements for rights of way.	GS	Short-term	Ongoing.
29.2	A. Require new development to mitigate the effects of traffic from the project when it would cause an intersection to deteriorate from LOS C or better to LOS D or worse, or when it would cause the average delay at an intersection that is already operating (or projected to operate) at LOS D without the project to increasing by more than five seconds per minute.	GS/CDD	Short-term	Ongoing.
29.8	A. Develop and adopt an ordinance that regulates and addresses the impacts of heavy truck traffic on the City's roadways, including financial mechanisms to mitigate such impacts.	GS	Mid-term	Truck traffic issue to be addressed 2009-2010.
30.1	A. Install improvements along roadway segments as identified on Map 4.	GS	Mid-term	Ongoing.
	B. Update the Capital Improvement Plan annually to incorporate aesthetic improvements on roadways. Seek additional funding for roadway maintenance to provide safe, functional and attractive streets and roads.	GS	Mid-term	Three (3) projects will launch in 2009-2011. Resurfacing of Sunrise; Fair Oaks; and Pedestrian Safety project on Greenback Lane. Proposal is in for funding resurfacing of Twin Oaks.
30.5	A. Prepare guidelines that identify when private streets may be allowed and standards for their development.	CDD/GS	Mid-term	Ongoing.

#		Responsible Party	Time Line	January 2008 to December 2008 Comments
30.6	A. Develop improvement standards for the rural residential areas which would allow for modifications in street widths, curbs, gutters and sidewalks on a case by case basis to ensure that new development in these areas meets the City's circulation goals while maintaining compatibility with the surrounding neighborhood.	CDD/GS	Short-term	Ongoing. Reviews are made on submitted development applications.
31.1	A. Develop and implement the City's Bikeway Master Plan.	GS	Mid-term	Completed and adopted by City Council in 2009.
	B. Require new development to provide access to pedestrian, bike and transit connections.	CDD/GS	Mid-term	ok
	C. Amend the Zoning Ordinance to include standards for bicycle parking.	CDD	Mid-term	Completed with the update of the Zoning Code in 2006.
31.2	A. Update roadway design standards to include bike lanes where appropriate.	GS	Mid-term	Ongoing
31.5	A. Develop and implement a "safe route to school" program.	CDD	Short-term	City makes annual applications for funding. Projects near Mesa and Skycrest are in progress.
31.8	A. Develop a strategy and financing plan for retrofitting existing sidewalks to meet ADA standards where needed.	GS	Short-term	Ongoing.
32.2	A. Develop and implement a long-range transit plan that indicates desired locations for services and supporting facilities.	GS	Mid-term	Staff is working on installing new facilities throughout the City.
32.3	A. Work with the Sacramento Regional Transit District to study the feasibility of bringing light rail service to the City.	GS	Long-term	Considered not feasible by RT
34.1	A. Coordinate with the Sacramento Area Council of Governments, Sacramento Regional Transit, the California Department of Transportation and other appropriate agencies on regional transportation improvements and City transportation goals and plans.	GS	Ongoing	Staff has submitted several proposals. Most prominent is funding for Auburn Blvd Enhancement Project.
	B. Continue working with other agencies to develop an integrated bikeway system that connects regional bikeway facilities with local facilities.	GS	Ongoing	Bicycle Master Plan adopted.
	C. Work with the providers of services such as water supply, sewage disposal, and parks and recreation facilities to ensure adequate service levels.	GS	Ongoing	Ongoing.
34.2	A. Continue meeting with regional agencies on a regular basis to discuss development issues.	CDD	Ongoing	Ongoing.
	B. Actively seek and maintain City representation on appropriate regional boards and commissions.	CC	Ongoing	Ongoing. Development review minimizes vegetation removal.
35.2	A. Prepare and adopt Community Design Guidelines to include standards to protect habitat areas from encroachment of lighting, exotic landscaping, noise, and toxic substances.	CDD	Mid-term	Completed with the update of the Zoning Code in 2006.
	B. Revise grading guidelines to minimize removal of significant vegetation.	CDD/GS	Mid-term	Ongoing. Reviews are made on submitted development applications.
	C. Amend the Zoning Ordinance to update landscape provisions to incorporate native trees and landscaping and protect sensitive areas.	CDD	Mid-term	Completed with the update of the Zoning Code in 2006.
	D. Ensure that maintenance activities along the City's creeks and waterways are carried out in compliance with Memoranda of Understanding with the California Department of Fish and Game.	GS/CDD	Mid-term	Ongoing. General Services and the Sacramento Regional Conservation Corps provide creek and waterway maintenance in compliance with the California Department of Fish and Game schedule.
35.3	A. Update development standards to limit construction activity and development in buffer zones adjacent to drainages.	GS	Mid-term	Ongoing.
37.1	A. Review and strengthen the City's Tree Preservation Ordinance.	CDD	Short-term	Completed with the update of the Zoning Code in 2006.
37.2	A. Participate in Arbor Day programs and promote planting of trees on a Citywide basis.	GS/CDD	Short-term Ongoing	Tree planting activities, Fall 2009.
	B. Involve community groups, such as schools and youth, in tree planting programs.	GS	Ongoing	More robust activities planned for 2009-2010.
38.1	A. Pursue development of recreational trails that respect privacy of adjoining properties, safety of users, and maintenance of natural areas.	PD/CDD	Mid-term	Adopted Bicycle Master Plan.

#		Responsible Party	Time Line	January 2008 to December 2008 Comments
38.2	A. Establish a city trail network program for acquisition, development and administration of a natural trails system and recruiting volunteers for trail construction and maintenance.	GS/SR&PD	Long-term	Adopted Bicycle Master Plan and at this point in time pathways were removed from the nature areas.
	B. Coordinate with the Police Department and Sunrise Recreation and Parks District for patrol of creekside trails and open space areas.	GS/SR&PD	Short-term Ongoing	PD receives weekly updates from the Parks District re upcoming activities and special events. The PD deploys resources as needed.
39.1	A. Amend the Zoning Ordinance to establish standards for incorporating open space in new development.	CDD	Short-term	Completed with the update of the Zoning Code in 2006.
39.3	A. Develop and adopt Community Design Guidelines that include standards for earthwork and grading.	CDD/GS	Mid-term	Ongoing
40.1	A. Explore use of grant funds and programs with SMUD, and non-profit agencies, to establish programs for home weatherization and solar retrofit.	CDD	Short-term Ongoing	These programs are operational. The City partners with agencies to ensure continuance.
	B. In cooperation with SMUD, PG&E, California Energy Commission, and other public utilities, subject all municipal buildings to an energy audit and perform practicable 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.	GS	Mid-term	Ongoing.
	C. Consider ordinances that would require energy audits, solar access, insulation, solar retrofit, and solar water heating.	CDD	Mid-term	Ongoing.
	D. Amend the Zoning Ordinance to include standards for building construction and siting that promote energy conservation.	CDD	Mid-term	Completed with the update of the Zoning Code in 2006.
41.1	A. In the event that any prehistoric, historic, or paleontological resources are discovered during construction-related earth-moving activities, all work within 50 feet of the resources shall be halted and the developer shall consult with a qualified archaeologist or paleontologist to assess the significance of the find. If any find is determined to be significant by the qualified archaeologist, then representatives from the City of Citrus Heights and the qualified archaeologist and/or paleontologist would meet to determine the appropriate course for action.	CDD	Ongoing	Ongoing.
	B. In the event that human remains are discovered during the implementation of the proposed project, the local coroner must be contacted immediately. Both the Native American Heritage Commission (pursuant to NAGPRA) and any identified descendants should be notified and recommendations received if the remains are determined to be of Native American origin (CEQA Guidelines Section 15064.5, Health and Safety code Section 7070.5, Public Resources Code Sections 5097.94 and 5097.98).	CDD	Ongoing	Ongoing.
42.1	A. Conduct a historic resource inventory and adopt a Historic Preservation Ordinance to identify and preserve important historic resources.	CDD	Mid-term	Historic resource inventory was completed in 2006.
42.2	A. Review and revise the grading ordinance to require appropriate mitigation measures when historic or archaeological resources are discovered prior to or during development of property.	CDD	Mid-term	Ongoing.
42.3	A. Pursue grants for historic preservation	CDD	Short-term Ongoing	Ongoing.
	B. Implement the State Historical Building Code on eligible resources.	CDD	Mid-term	Ongoing.
	C. Establish thresholds by which future projects can be judged when considering historic impacts. These standards should include height and massing considerations for proposed projects that are located in close proximity to historic resources (individual structures of districts) and define locations for potential prehistoric resources.	CDD	Mid-term	Ongoing.
43.2	A. Establish historic markers to delineate sites of historic buildings, events, people and activities.	CDD	Short-term	Completed in 2007.

#		Responsible Party	Time Line	January 2008 to December 2008 Comments
44.1	A. Explore opportunities to involve volunteers in carrying out needed City programs.	GS	Ongoing	Draft Volunteer Policy adopted. Volunteers used in CHPD, General Services and other City Departments.
	B. Work with REACH and the Neighborhood Associations to develop methods to increase citizen participation in City programs and process.	AS	Ongoing	With the transfer of REACH to HR & City Information Department, we are actively working with them to increase participation in neighborhood activities and all city programs. Improved marketing and branding of REACH and the neighborhood areas is occurring with streamlined NIP program, enhanced web site presence, and better linking of REACH to overall community activities.
	C. Increase use of technology and the City's web page to promote participation in the City and the community.	AS	Ongoing	The City's web site continues to be utilized to communicate with the public and promote participation. New components and pages are added such as the new "Green" environmental focus. More information has been posted about city partnerships and community partners. Research is underway to determine how to create a volunteer web-based system to link citizens to the City and other community organizations to promote volunteerism.
44.3	A. Work with public and private schools to bring students into City Hall and City officials to classrooms.	AS	Ongoing	The City participates in SJUSD schools in a variety of ways. City employees partner with the Chamber of Commerce to attend interview days for high school students and community reading days at the elementary schools. In 2008, the City participated in San Juan High School's Career Fair by having a general city booth and another booth staffed by CHPD. CHPD's School Resource Officers are regularly speaking to classes of students and working on all of the local SJUSD campuses. Students are encouraged to attend the City Council's meeting. The City Clerk's Office prepared a student welcome and up sheet for high school students that attend Council meetings.
44.4	A. Work with the Healthy Cities and other collaborative to encourage those who live and work in Citrus Heights to become involved in the Healthy Cities Project.	GS	Short-term Ongoing	The Community Campout is a signature Healthy Cities event. Programs and activities have been coordinated with Senior Services.
45.3	A. Work with government, private and non-profit entities to provide a broad range of support in such areas as transportation, job training, recreation and housing.	GS/SR&PD/ CDD	Ongoing	The PD is a partner in the Citrus Heights Collaborative. Ongoing. The Citrus Heights Collaborative works towards these goals.
	B. Ensure that all City facilities, including communication devices, comply with applicable Americans with Disabilities Act (ADA) provisions.	GS/AS	Ongoing	As the City renovates the campus, ADA improvements are actively incorporated. The City has an ADA Coordinator to monitor issues of concerns. The City has continued to make improvements to the civic center in order to be in compliance and more accessible for the disabled community, including new electronic doors at the Council Chambers and improvements to the Police facility when it was expanded. New equipment for the auditory impaired was added with technology enhancements to the City Council sound system as well.
46.1	A. Work with agencies and non-profits to address the problems of youth in innovating, caring ways.	AS	Ongoing	
	B. Work with the private sector to develop businesses that serve youth and families.	ED&CI/CDD	Ongoing	Ongoing.
46.2	A. Continue to help support and host community building events such as Sunday FunDay and the Christmas Tree Lighting ceremony.	ED&CI	Ongoing	Ongoing.
46.3	A. Prepare and adopted Community Design Guidelines that encourage child care facilities to be located in multi-family housing developments and in commercial developments, especially near major transportation corridors.	CDD	Mid-term	This item was addressed in the Zoning Code update, but was not included.
	B. Ensure access to childcare referral services for Citrus Heights citizens and workers.	CDD/ED&CI	Short-term Ongoing	Ongoing.
	C. Pursue funding for development of childcare facilities and programs.	AS	Short-term Ongoing	The Bridges After School program managed by SJUSD in partnership with Sunrise Recreation and Park District continues to provide excellent after school programming to hundreds of Citrus Heights students. Bridges is present at 9 out of the 11 elementary schools in Citrus Heights. In 2008, the ASSETS after school program was launched at the New San Juan High School and has been extremely successful. SJUSD has applied for additional funding to bring the after school program to the final two elementary schools and Mesa Verde High School so that all of the public schools in Citrus Heights would have the Bridge After School Program on their campuses. While there has been extensive work on After School Programs, there has not been any work with child care facility providers other than Bridges.
	D. Support training programs for child care providers.	AS	Ongoing	No work in this area has occurred.

#		Responsible Party	Time Line	January 2008 to December 2008 Comments
46.4	A. Review community needs for elder care and assess how well the supply of care in the private sector is meeting the demand.	AS	Short-term	No work in this area has occurred.
48.1	A. Work with Sacramento County and other local, regional, state and federal agencies to develop flood-control measures, and to finance, construct and plan improvements to minimize flooding in and around the City of Citrus Heights.	GS/CDD	Ongoing	Several construction activities are planned on Lauppe Lane and other locations. Maintenance and abatement in the creeks is an Ongoing activity.
	B. Continue working on solutions to localized flooding problems in the vicinity of Cripple and Arcade Creeks.	GS	Ongoing	Ongoing. City staff regularly participates in Arcade Creek watershed group meetings.
	C. Modify the storm drainage program to provide for City collection and allocation of all storm drainage fees.	GS	Mid-term	Ongoing.
	D. Develop a capital improvement program for storm drainage projects.	GS	Long-term	Ongoing.
48.2	A. Request that the Federal Emergency Management Agency update and revise City flood maps.	GS	Mid-term	Ongoing.
48.3	A. Require major proposed development projects to submit accurate topographic and flow characteristic information, including depiction of 100-year floodplain boundaries under fully developed, pre- and post-project runoff conditions.	GS	Short-term Ongoing	Ongoing.
48.4	A. Continue annual maintenance of the channels, pipes and inlets of the storm drain system.	GS	Ongoing	Ongoing.
	B. Discourage construction activities, including grading, building, and fill within natural swale areas.	GS/CDD	Ongoing	Ongoing.
	C. Support private organizations and other group's efforts to clean-up creeks and streams.	GS	Mid-term	Ongoing.
48.5	A. Strongly implement federal and state laws regarding modifications or use of creek areas.	GS	Ongoing	Ongoing. City also hosts an annual "Creek Week".
48.6	A. Develop an Emergency Preparedness and Response Plan that includes flood notification and evacuation procedures.	GS	Mid-term	In progress.
	B. Distribute materials that describe appropriate procedures to follow during and after a flood event, and incorporate educational efforts into the Emergency Preparedness and Response Plan.	GS	Short-term Ongoing	Police Department is working on plan for emergency preparedness & Response Plan. New Community Center will be used for evacuation in times of emergencies.
	C. Provide for notification of City residents and workers, especially those with mobility limitations, during flood events.	GS	Ongoing	See above.
48.7	A. Use storm drainage fees and/or other funding sources to assist in the raising of existing residences above the 100-year base flood elevation.	GS	Short-term Ongoing	Ongoing.
	B. Ensure that new construction conforms to all applicable provisions of the National Flood Insurance Program.	CDD	Ongoing	Ongoing.
	C. Within flood plain overlay zones, require the lowest floor level for residential structures to be above the crown of the street frontage or the base flood level as prescribed by the National Flood Insurance Program.	CDD	Ongoing	Completed. Updated Zoning Code addressed this issue.
48.8	A. Continue to assist private developers seeking National Pollution Discharge Elimination System permits by serving as co-permittee.	GS	Ongoing	Ongoing.
	B. Provide public education and awareness programs to reduce pollutant discharges into the drainage system.	GS	Short-term Ongoing	Ongoing.
	C. Develop a set of Best Management Practices (BMPs) and design guidelines for all development to use to meet Federal National Pollution Discharge Elimination System.	GS	Mid-term	Ongoing.
49.3	A. Distribute materials that describe appropriate procedures to follow during and after an earthquake.	GS	Ongoing	Ongoing.
	B. Incorporate educational efforts into the Emergency Preparedness and Response Plan.	GS	Mid-term	Ongoing.
50.1	A. Ensure that the Fire Department and other emergency response agencies are adequately prepared to respond to an emergency involving hazardous materials.	GS	Short-term Ongoing	Ongoing.

#		Responsible Party	Time Line	January 2008 to December 2008 Comments
	B. Establish appropriate evacuation routes, and incorporate them into the Emergency Preparedness and Response Plan.	GS	Short-term Mid-term	Ongoing.
	C. Work with Union Pacific to establish early notification to businesses and residences in the event of a hazardous materials emergency.	GS	Ongoing	Ongoing.
	D. Ensure that Sacramento County monitors environmental compliance records and proof of insurance of contract waste haulers.	GS	Ongoing	Ongoing.
	E. Consolidate emergency response contracts within one agency.	GS	Short-term	Ongoing.
50.2	A. Distribute the instructional notice filed by Union Pacific to all persons who apply for a construction permit within one mile of the 1973 explosion site.	CDD	Ongoing	Ongoing.
51.2	A. Revise the Noise Ordinance to reflect noise limits to protect noise sensitive land uses from intrusion by stationary noise sources.	CDD	Short-term	After consideration the City determined that the existing noise ordinance did not require any updates.
51.3	A. Amend the Noise Ordinance to identify short- and long-term unacceptable noise generating activities (including certain music bass levels) and to establish allowable duration for certain noise generators (including construction activities, car alarms and leaf blowers).	CDD	Short-term	After consideration the City determined that the existing noise ordinance did not require any updates.
51.7	A. Prepare and adopt Community Design Guidelines that favor site planning and design techniques over sound walls as techniques. Preferred approaches include: a) installing earth berms, b) increasing the distance between the noise source and the receiver; c) using non-sensitive structures to shield noise-sensitive areas; and d) orienting buildings to shield outdoor spaces from the noise source.	CDD	Mid-term	Completed with the update of the Zoning Code in 2006.
51.8	A. Require non-earthen sound barriers to be landscaped, vegetated or otherwise designed and/or obscured to be attractive and discourage graffiti and other vandalism.	CDD	Short-term Ongoing	Ongoing.
51.9	A. Review and update the Noise Ordinance to include appropriate and clear standards.	CDD	Ongoing	Ongoing.
52.1	A. Work with local and regional agencies to develop a consistent and effective approach to air quality planning and management.	CDD	Ongoing	Ongoing.
	B. Support the Sacramento Metropolitan Air Quality Management District in its development of improved ambient air quality monitoring capabilities and establishment of standards, thresholds and rules to address and where necessary mitigate the air quality impacts of new development.	CDD	Ongoing	Ongoing.
	C. Reinforce air pollution control measures during construction.	CDD	Ongoing	Ongoing.
	D. Synchronize traffic signals on roads susceptible to high emission levels from idling vehicles.	GS	Ongoing	Installing new traffic management system that will allow the synchronization of 70% of all signals.
	E. Assure that recommended inclusions into the regional transportation plan are consistent with the quality goals and policies of this General Plan	GS	Ongoing	Ongoing.
52.2	A. Amend the Zoning Ordinance to include both minimum and maximum parking standards.	CDD	Short-term	Completed with Zoning Code update. The Code includes both minimum and maximum parking standards.
52.3	A. Incorporate alternative fuel vehicles into the City fleet to achieve the objective of using clean fuels in 70 percent of non-safety City vehicles.	GS	Long-term	Long-Term
	B. Adopt a "proactive contracting" policy that gives preference to contractors using reduced emission equipment for City construction projects as well as for City contracts for services (e.g. garbage collection).	CC/GS	Short-term	Ongoing. All garbage handlers are required to meeting low level emission requirements.
52.4	A. Prepare and adopt Community Design Guidelines to require natural gas connections and exterior electrical outlets.	GS	Mid-term	Nothing done yet.
53.1	A. Amend the Zoning Ordinance to allow mixed-use development, where appropriate, and to require new development to provide adequate bicycle and pedestrian facilities.	CDD/GS	Mid-term	Completed with 2006 Zoning Code update. New Zoning Code allows for mixed use development, and requirements for adequate bicycle and pedestrian facilities.

#		Responsible Party	Time Line	January 2008 to December 2008 Comments
54.1	A. Explore additional opportunities for citizen participation in Citrus Heights' governance.	CC	Short-term Ongoing	Ongoing.
	B. Promote customer service training for all City staff on a regular basis.	AS	Ongoing	In March 2009, the City held a three-hour customer service training for all non-police employees. The training was entitled "Responsive and Compassionate Customer Service -- Delivering Beyond Expectations in Extraordinary Times". Over 65 employees attended the training with excellent feedback.
54.2	A. Incorporate Strategic Plan core values into the delivery of services.	AS	Short-term	Staff makes a continuous effort to incorporate the strategic plan core values into the delivery of services. When hiring new employees, Human Resources and supervisors evaluate candidates based on the City's core values. When hired, new employees are educated on the core values and their importance. Actual enactment of each core value is evaluated for individual employees as part of the annual performance evaluation process. A new interdepartmental team, CHEERS - Citrus Heights Energizing Employee Recognition and Spirit, is also incorporating the City's core values into their training and events.
54.3	A. Update the City website to provide community information and respond to service needs.	AS	Ongoing	The City's webpage is updated on a continuous basis to publicize community events and distribute pertinent information about the City. The City's new website has won numerous awards for its ease of use, content and design.
	B. Seek opportunities to provide e-commerce options on the City's website.	AS	Mid-term	The City continues to improve the website and place more interactive forms and information on the web site. The City continues its current e-commerce options and looks to expand it when possible.
56.6	A. Prepare and adopt a Building Security Ordinance.	PD/CDD	Mid-term	Building security was addressed in the 2006 Zoning Code update.
56.8	A. Establish agency responsibilities, and incorporate them into the Emergency Preparedness and Response Plan.	GS	Mid-term	This will be done in conjunction with PD's efforts to develop the Plan.
	B. Invite Fire District representatives to City Council, neighborhood and tri-annual beat meetings, when appropriate.	PD/CDD	Ongoing	Ongoing.
56.9	A. Provide training and space at City Hall to allow Fire District staff to continue to check building and development plans and provide high-quality customer service.	CC/CDD	Ongoing	Two Metropolitan Fire District personnel have recently established an office at the Civic Center Complex.
56.11	A. Continue working with the California Office of Emergency Services to ensure that fire/emergency agencies in the region respond efficiently to a major disaster.	GS	Ongoing	Scheduled to be completed in 2010.
56.16	A. Analyze the animal control program to provide better customer service in a more cost effective and time efficient manner.	GS	Short-term	Study in progress.
	B. Develop and implement an education program regarding animal control services.	GS	Mid-term	Reviewing services and services delivery. Community Advisory Committee will be formed early 2010.
	C. Partner with other local agencies in the provision of animal control services.	GS	Short-term	Study to be completed in 2010.
57.1	A. Promote the recreational needs of all age groups, abilities, and special interest groups in park, recreation and community services planning.	CC/SR&PD	Short-term Ongoing	The PD committed to form a Police Activities League Program (PAL) to serve the youth of our community. Incorporation of PAL is expected in 2009.
	B. Continue to emphasize senior citizen programs and services.	CC/SR&PD	Short-term Ongoing	The Police Department work together with the City, the Collaborative, and Healthy Cities to host a Senior Health Fair on the City Campus.
	C. Ensure that a mechanism is in place to provide opportunities for participation by economically disadvantaged families and individuals.	AS/Sunrise	Short-term	Through the Community Development Block Grant program, Sunrise Recreation & Park District is able to provide vouchers to economically disadvantaged families and youth for participation in programs they offer on a "scholarship basis". The Bridges After-School programs are available at nine elementary schools, Sylvan Middle School, and the New San Juan High School at no cost to students or their families.
	D. Encourage the Sunrise Recreation and Parks District to maintain and systematically renovate and upgrade existing parks and recreation facilities.	AS/SR&PD	Short-term	The City continues its partnership with Sunrise Recreation and Park District. In 2005, the Park District completed the Stock Ranch Park which was partially funded by park impact fees collected within Citrus Heights. The City and Park District continue to collaborate on park masterplanning and looking for additional funding opportunities to enhance parks and facilities.
	E. Provide supervision and law enforcement involvement in park areas to promote park safety and security.	PD/SR&PD/ AS	Ongoing	The City's Police Department works collaboratively with the private security firm that patrols park property and facilities. The Sunrise Recreation and Park District has been exceptionally pleased at the timeliness and quality of response by the new Police Department when sensitive or dangerous situations occur.

#		Responsible Party	Time Line	January 2008 to December 2008 Comments
	F. Work with the Sunrise Recreation and Parks District to update and implement the District Parks and Recreation Master Plan.	AS	Mid-term Ongoing	The City and Park District continue to collaborate on park masterplanning and looking for additional funding opportunities to enhance parks and facilities.
	G. Continue to collect development fees for all new development for the provision of park and recreation facilities.	CDD	Ongoing	Ongoing.
	H. Continue working with the Sunrise Recreation and Parks District and the San Juan Unified School District and other agencies to develop mutually beneficial joint-use park and recreation projects and programs.	AS	Ongoing	The City continues to meet with Sunrise Recreation and Park District Board Members and SJUSD Board Members on a variety of topics and to see if opportunities for joint-use arise.
	I. Amend the Zoning Ordinance to require open space and recreation areas in multi-family housing projects.	CDD	Ongoing	
57.2	A. In the design of new parks, encourage consideration of safety, security, maintenance, accessibility, travel distance for users, passive versus active use areas, restrooms, citizen input, adequacy of off-street parking, flexibility of programming activities, and landscaping that complements the surrounding environment.	SR&PD	Ongoing	The PD will review and recommend environmental safety designs to deter criminal behavior at any proposed park facility.
	B. Require dedication of parkland or payment of in-lieu fees for parkland pursuant to the Quimby Act.3	CDD/CC	Short-term Ongoing	Ongoing.
57.5	A. Work with public agencies, non-profit organizations and the private sector to develop programs and facilities, which serve youth, teens and seniors.	AS	Mid-term Ongoing	<p>The Community Development Department works with organizations, including public agencies and non-profit organizations, which provide programs and facilities to serve youth, teens and seniors through CDBG process.</p> <p>The Human Resources and City Information Department facilitates monthly meetings of the Citrus Heights Collaborative, which is comprised of public agencies and non-profits working together on issues affecting the Citrus Heights community. Extensive work has been done for the listed audiences.</p> <p>The City Council has also created a new 3-year goal in 2008 to "enhance youth programs". The first effort was to create a list of youth programs that are currently available to Citrus Heights youth -- the Citrus Heights Youth Resource Guide has been created. In addition, on May 2, 2009, the first community-wide meeting with 95 adults and youth together was held to begin to look at how to make Citrus Heights more youth friendly and focused. The next steps from the May 2nd meeting are still being reviewed.</p>
58.2	A. Explore all options for achieving desired improvements, including joint use agreements for shared facilities.	CC/AS	Ongoing	The City actively works with SJUSD and Sunrise Recreation and Park District to explore shared facility options. As new facilities are created, the possibility of joint use is always discussed and reviewed.
	B. Ensure that school impact fees are collected in conjunction with building permit issuance.	CDD	Ongoing	Ongoing.
	C. Promptly contact and coordinate with the San Juan Unified School District following receipt of development applications that have the potential to significantly impact school capacity. This coordination shall include the proponents of development to assure the mutually agreed mitigation is incorporated into the project.	CDD	Ongoing	Ongoing.
58.3	A. Explore all options for achieving desired improvements, including joint use agreements for shared facilities.	AS	Long-term	The City actively works with SJUSD and Sunrise Recreation and Park District to explore shared facility options. As new facilities are created, the possibility of joint use is always discussed and reviewed.

#		Responsible Party	Time Line	January 2008 to December 2008 Comments
58.6	A. Work with the business sector and the School District to make latest-technology tools available to all students.	AS/CC/ED&CI	Short-term Ongoing	The City Council has been supportive of special bond measures for schools in Citrus Heights that have been sponsored by SJUSD. Some of this bond funding has been used for new technology and the infrastructure for the technology.
	B. Support the development of appropriately located private schools to provide additional educational facilities.	CC	Ongoing	
58.7	A. Work with UC Davis, Sacramento State University, other higher education entities, and local community colleges to continue to provide a range of educational services and facilities for Citrus Heights residents.	AS	Ongoing	In fall 2008, the City hosted a Higher Education Fair for our employees and then opened it up to the general public in a partnership with the Citrus Heights Regional Chamber of Commerce. This was done with the Sacramento County Higher Education Forum which is a wonderful coalition that the City would like to continue working with.
58.9	A. Continue working with Sacramento County to ensure that library facilities are convenient and available to Citrus Heights residents, and to improve library services where possible.	CC	Ongoing	
	B. Work with Sacramento County to increase library hours of operation.	CC	Short-term	
	C. Explore opportunities for shared library services, such as incorporation with the Sunrise Recreation and Parks District facilities.	CC	Short-term	
	D. Support expansion of the telecommunications program at the library.	AS	Mid-term	At time, the Library has high speed wireless technology available to all patrons. Additional computers are available for use by the public also. This goal has been accomplished.
59.1	A. Approve new development only if water purveyors can demonstrate an adequate water supply and delivery system.	CDD	Ongoing	Ongoing.
59.4	A. Require water-conserving building design and equipment in new construction.	CDD	Ongoing	Ongoing.
	B. Encourage water-conserving landscaping and other conservation measures.	CDD	Short-term	Completed. The 2006 Zoning Code Update does contain water conservation efforts.
	C. Encourage retrofitting of existing development with water-conserving devices.	CDD	Short-term	Ongoing.
	D. Promote water conservation education programs.	CDD/Districts	Ongoing	Ongoing.
	E. Prepare and adopt a water conservation program.	GS	Ongoing	City partnered with water district to install water meters in Area 5; San Juan Water District is considering plans. Some policies are currently in place.
60.2	A. Distribute materials describing options for recycling, source reduction and composting, as well as proper disposal of construction and demolition debris and residential yard waste.	GS	Mid-term	In process with City administered solid waste program.
	B. Establish a City sponsored residential composting program.	GS	Mid-term	To be completed in 2010.
60.3	A. Perform source reduction and recycling at City offices and operations.	GS	Ongoing	Ongoing
60.4	A. Provide public recognition and awards to individuals or organizations that successfully implement source reduction activities.	GS	Ongoing	Long-Term.
	B. Allow variable rate structures for residential, commercial and industrial waste collection.	GS	Short-term	Ongoing.
62.5	A. Study the use of City right-of-way to foster development of a public utility telecommunications infrastructure to provide high-speed networking throughout the community, and to make the community attractive to information-based businesses.	ED&CI/AS	Mid-term	There is a regional effort underway that staff has explored preliminarily.
62.7	A. Improve the City's website to achieve direct interactive communication with the public.	AS	Mid-term	The City's webpage is updated on a continuous basis to publicize community events and distribute pertinent information about the City.
63.2	A. Investigate mechanisms to be used for funding the five-year update.	CDD	Long-term	Ongoing.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Citrus Heights
 Reporting Period Jan-08 - 1-Dec-08

Annual Building Activity Report
 Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Table A

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	6	7	8		
			Affordability by Household Incomes									
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Very Low-	Low-	Moderate-	Above	Total Units per Project	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.		
			Income	Income	Income	Moderate-Income						
Garden Meadow	5+	i		1			1	0		1		
(9) Total of Above Moderate from Table A2						30	30					
(10) Total by income units (Field 5) Table A				1			31					

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Citrus Heights

Reporting Period Jan-08 - 1-Dec-08

Table A2

**Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)**

No. of Units Permitted for Above Moderate	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
18	2	5	3	2	30	

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Citrus Heights

Reporting Period Jan-08 - 1-Dec-08

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		RHNA Allocation by Income Level									Total Units to Date (all years)	Total Remaining RHNA by Income Level	
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed restricted												78
	Non-deed restricted												
	Deed restricted			1								1	
Low	Restricted Non-deed restricted												
	Deed restricted												
Moderate	Restricted Non-deed restricted												10
	Deed restricted												
Above Moderate		154	45	51	30							126	28
Total RHNA by COG. Enter allocation number:											262		
Total Units		45	51	31								127	135
Remaining Need for RHNA Period													

Table C
City of Citrus Heights
January 2008 - December 2008

Program Description (By Housing Element Program Name)	Housing Programs Progress Report - Government Code Section 65583.		
Name of Program	Objective	Deadline in H.	Status of Program Implementation
24.1	<p>A. Use City Housing funds to leverage private funds to create homeownership opportunities.</p> <p>B. Continue to participate in programs that encourage people to own homes close to their workplaces.</p> <p>C. Develop and distribute the housing resource materials to potential homebuyers.</p> <p>D. Use available state and federal funds for the city-wide first time home buyer assistance program.</p> <p>E. Create and participate in partnerships that encourage home ownership.</p> <p>F. Explore and pursue innovative ways of creating opportunities for increased home ownership.</p> <p>G. Assist homeowners facing possible foreclosures with technical assistance and support to prevent foreclosure.</p>	Ongoing	<p>Ongoing</p> <p>City has partnered with NeighborWorks and HCD to leverage private funds to create home ownership for 30 homeowners.</p>
24.2	<p>A. Develop a program to allow and encourage conversion of small rental properties to owner occupancy.</p> <p>B. Investigate ways to provide ownership of mobile home parks by their residents.</p>	<p>In Progress, Sep, 2003</p> <p>Ongoing</p>	<p>This is one of the goals of the Sayonara Drive Redevelopment Project.</p> <p>This was examined by no action was taken.</p>

25.1	<p>A. Continue to support development of secondary dwelling units, cluster housing, work/live units, co-op housing, transitional housing, supportive housing, and other innovative housing types as allowed by the zoning ordinance. Develop a brochure and meet with developers, including nonprofits to discuss the City's zoning and other resources as part of Program 28.7 – C. The City will continue processing the update of its Zoning Code to clarify that Transitional and Supportive Housing are considered residential uses and treated as such. In addition the City will amend both the Zoning Code and the Boulevard Plan to ensure Emergency Shelters have adequate sites available for future development.</p>	Dec, 2003	Completed with the Zoning Code update in 2006.
25.2	<p>A. Develop an inventory of land suitable within the City for the development of housing for all segments of the community.</p> <p>B... Prepare an Annual General Plan Progress Report to analyze the City's progress to meet the fair share allocation based on the RHNP.</p> <p>C. Continue to establish a housing monitoring program that includes annual review of the following:</p> <ul style="list-style-type: none"> • Inventory of land suitable within the City for the development of housing for all segments of the community. • Proposed and approved residential projects and building permits issued • Home and apartment vacancies • Rental and home sales survey and Multiple Listing Service summary • Infrastructure and public services capacity. 	<p>Jun, 2003</p> <p>Ongoing</p> <p>Ongoing</p>	<p>Staff applies analysis to each application.</p> <p>Ongoing</p> <p>Ongoing</p>

25.3	<p>A. Continue to implement mixed use development along the City's major corridors. Develop a brochure and meet with developers, including nonprofits and community stakeholders to discuss opportunities under the City's zoning and other resources as part of Program 28.7 -- C.</p>	In process	Auburn Specific Plan and the revised Zoning Code encourage this type of development.
25.4	<p>A. Support a variety of housing opportunities on vacant or underutilized lands</p>	Ongoing	Regularly meet with for-profit and non-profit housing agencies; somewhat hindered by decreasing supply of vacant land.
25.5	<p>A. Promote fair distribution of special needs facilities throughout the City to avoid over-concentration in any particular neighborhood, including assisted housing, below market rate projects, and senior housing.</p>	In process	Completed with the 2006 Zoning Code update with the addition of an "Accommodations" section.
26.1	<p>A. Promote the use of administrative remedies to remediate substandard rental units.</p>	Ongoing	The City has over 120 administrative cases filed annually on deteriorated rental units per year.
	<p>B. Remove unsafe or dilapidated housing through the Neighborhood Enhancement Program, secure vacant nuisance residential structures and require resolution through the Neighborhood Enhancement Program.</p>	Ongoing	In FY 08/09, the City pursued over 2,200 code compliance cases on residential and commercial properties.
	<p>C. Offer incentives and financing assistance for affordable housing and housing rehabilitation.</p>	Ongoing	New funds became available through the CallHOME and Neighborhood stabilization funds.

<p>D. The City will work with financial institutions, nonprofit organizations and government agencies to promote housing rehabilitation. The City will establish a Housing Rehabilitation Roundtable to bring financial institutions, non-profits and developers to the table on an annual basis to keep these groups informed and updated on changes to City funds and needs. The City will work with private banks and other lending institutions to create affordable housing opportunities for multi - family properties undergoing foreclosure. By using the leverage of the Community Reinvestment Act and other resources the City hopes to create a number of rent restricted rentals in the Sayonara area. The City also will work 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. The City will partner with organizations such as the local housing authority (Sacramento Housing and Redevelopment Agency) to modernize public housing as needed.</p>	<p>Ongoing</p>	<p>The City has a commendable record in accomplishing its rehabilitation goals.</p>
<p>E. Support the efforts of all local service organizations, schools, and other community groups to provide housing repair assistance, including "Rebuilding Together " program.</p>	<p>Ongoing</p>	<p>This program is currently not operational.</p>
<p>F. Continue and expand the City's Owner Occupied Rehabilitation Program where feasible.</p>	<p>Ongoing</p>	<p>Ongoing.</p>
<p>G. Examine the feasibility of creating a Resale Inspection Program.</p>	<p>2009</p>	<p>Not pursuing at this time.</p>
<p>H. Fund the Senior Housing Emergency Repair Program, or develop a local "handyman" program for seniors.</p>	<p>Ongoing</p>	<p>Ongoing</p>
<p>I. Use redevelopment funds to assist in funding and rehabilitating housing.</p>	<p>Ongoing</p>	<p>RDA funds are being directed at the Sayonara Redevelopment project and the ongoing Housing Rehabilitation Program.</p>

<p>J. 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.</p>	Ongoing	The City expanded its code enforcement activities in 2006 with the addition of a new officer.
<p>K. Use a system of cumulative and substantial fines to gain compliance from the owners of nuisance properties.</p>	Ongoing	Ongoing
<p>L. Work with community based organization to create self-help housing in the City.</p>	Ongoing	Currently working with 3 different agencies to provide housing crisis services.
<p>M. Seek new ownership opportunities to redevelop existing problematic housing developments.</p>	Ongoing	
<p>N. Encourage the use of Green Building practices for the revitalization or redevelopment of the existing housing stock.</p>	Ongoing	
<p>O. Seek Grants and other funding mechanisms to assist in redevelopment of the existing housing stock.</p>	Ongoing	
<p>A. Promote the development of mixed-use housing including clustered, live-work and above-retail uses in appropriate zones.</p>	Ongoing	Completed with the Zoning Code update in 2006 as well as the Auburn Boulevard Specific Plan.
<p>B. Continue streamlining the review process to minimize any constraints on or disincentives to housing development.</p>		Ongoing
<p>C. Promote quality design by offering flexible housing development standards.</p>	Ongoing	Ongoing
<p>D. Use Redevelopment Funds to assist in developing a variety of housing types for all income levels, including extremely low income.</p>	Ongoing	City currently funds this through the Housing Trust Fund program and Redevelopment funds.

26.2

	<p>E. The City will encourage and offer incentives to developments that include Green practices including LEED certification and/or Photovoltaic Systems. The City will team with SMUD and offer streamlined processing for Solar Energy Projects and will consider waiving the building permit fee for these permits. The City will continue to research Green Building and incentives that have worked for other Cities. The City will consider fee deferrals/waivers, fast tract processing, as immediate options to implementation.</p>	Ongoing	City currently provides fee waivers for the installation of solar units on residential homes.
	<p>F. The City will encourage and offer incentive to developments that promote universal housing.</p>	Jul-09	Ongoing.
26.3	<p>A. The City will investigate the feasibility of establishing a rental inspection program. The City will consider incorporating the concept of a resale inspection program. The City will consider incorporating the concept of a resale inspection program as a part of the Climate Action plan, addressing energy efficiency into older homes.</p> <p>B. Work with the local housing authority (Sacramento) to enhance the quality and appearance of public housing in the City.</p>	June, 2010	Not actively pursuing at this time.
26.4	<p>A. Implement the Design Guidelines within the Zoning Ordinance.</p>	Ongoing	Completed in 2006.
26.5	<p>A. Continue to pursue the use of local, state, and federal funds to make physical improvements to existing mobile home parks.</p>	Annually	Attempts have made without success; a partnership with local residents hasn't been achieved.
	<p>B. Continue to offer Community Development Block Grant (CDBG) funds to rehabilitate mobile and manufactured homes.</p>	Ongoing	In place.
	<p>C. Continue to fund the emergency repair program for lower income owners of mobile and manufactured homes.</p>	Ongoing	In place.

	<p>D. The City will investigate the feasibility of converting mobile home parks into resident owned or similar ownership. The City will conduct annual assessment with Mobile Home Park owners and resident to evaluate the potential for partnerships to achieve resident ownership in mobile home parks.</p> <p>E. Redevelop/Rehabilitate existing deteriorated mobile home parks or manufactured homes.</p>	Annually	Attempts have made without success; a partnership with local resident hasn't been achieved.
27.1	<p>A. Annually review the status of housing projects whose government restrictions are expiring or near expiration to determine the need for intervention.</p> <p>B. Work with the federal Housing and Urban Development Department (HUD), Sacramento Housing and Redevelopment Agency (SHRA), and other agencies to determine the City's options in preserving at risk units.</p> <p>C. Work with nonprofit housing organizations, SHRA, and other agencies to help purchase complexes where the owner wishes to convert to market rate.</p> <p>D. If preservation of "at-risk" development cannot be accomplished, work with the owners to ensure proper federal notification and moving assistance is provided.</p> <p>E. Use CDBG, Redevelopment funds and other available resources to subsidize identified "at-risk" units, rehabilitate standard units, and/or fund self-help projects, to retain their availability as low-income housing.</p> <p>F. Continue to implement strategies to redevelop Sayonara Drive (Sunrise to Lialana)</p>	Annually	The City has historically worked to save units from converting. Actively work with owners on an ongoing basis.
28.1	<p>A. Enforce Code requirements to ensure that housing is accessible to the disabled.</p> <p>B. The City will consider development of Universal/Adaptable Design Guideline for disabled and aging populations.</p>	Ongoing	City has made major strides in this area recently.

28.2	<p>A. Continue to work with other jurisdictions to assess the need for transitional housing and develop plans to address this problem. Develop a plan by June 2010.</p> <p>B. Continue to work with the Sacramento County Department of Housing Assistance to provide emergency shelters and other support services.</p> <p>C. Provide CDBG funds and other resources as available to help finance the City's fair share of homeless services.</p>	Ongoing	Ongoing
28.3	<p>A. Support SHRA efforts to provide housing assistance within the community.</p> <p>B. Enforce Federal and State anti-discrimination laws.</p> <p>C. Continue to fund and support the Human Rights and Fair Housing Commission.</p>	Ongoing	Ongoing
28.4	<p>A. Conduct annual review as part of the submittal of the Annual Report to HCD as required by law.</p>	Annually	Ongoing

	<p>B. Continue to seek grant funding to implement housing programs. The City will aggressively monitor the availability of new housing resources and program funds. In recent years the City has been successful in obtaining a \$1 million grant from the State 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 special funding to assist in the redevelopment of Sayonara Drive which is the City's most hard – pressed low income area. The City will pursue housing resources consistent with the priorities outlined in the City's Housing Element and Consolidated Plan, including pursuing 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. The City will continue housing rehabilitation as a priority need and the City will direct internal resources (Housing Trust funds and Redevelopment Set Aside funds) as well as State and Federal funding resources in addressing these needs.</p>	Annually	The City has successfully implemented these efforts.
	<p>C. Ensure existing affordable housing developments are meeting their rent and income restrictions.</p>	Annually	In place
28.5	<p>A. Review the City's available land inventory annually to ensure that sufficient land is designated for an appropriate range of housing types.</p>	Annually	The City's available land inventory was completed in 2008.

28.6	<p>A. Continue to fund the Human Rights and Fair Housing Agency to support of its efforts to prevent housing discrimination. The City will actively promote the Human Rights and Fair Housing Agency to any resident with a question related to Fair Housing. In addition the City will distribute information through the City's website, make information available at City Hall, information at the Library, and provide direct mailings upon request. Most importantly the City will provide information to Neighborhood Associations regarding the agency and distribute pamphlets to residents that participate in these meetings or residents they see that are in need. In addition, the City will provide office space for the Human Rights and Fair Housing representative, including a direct phone line to provide easy access to these services</p>	Annually	In place.
28.7	<p>A. Continue to staff the Interdepartmental Development Review Committee to ensure timely processing of development applications.</p> <p>B. Continue to make development decisions at the lowest level possible (e.g. staff approvals) in order to expedite development decision making.</p> <p>C. Continue to use density bonuses, City Redevelopment funds, federal funds and other available resources to promote housing opportunities, especially for low-income persons (including Extremely Low Income) and those with special needs. Meet with developers, including nonprofits and service providers and community stakeholders every two years to promote the City's resources, including available sites, zoning, various incentives and opportunities and financial and other available resources to develop action plans for developing 100 units in the planning period.</p>	<p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p>	<p>Project Review Team meets 2 times per month to review development projects. This past year SMUD has joined the team.</p> <p>The Zoning Code update in 2006 included the addition of a Minor Use Permit that can be approved by staff as well as a revised Land Use Table that increased the number of land uses that could be approved by staff.</p> <p>Ongoing</p>

	<p>D. 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.</p>	Ongoing	Fees adopted in 2006.
	<p>E. Establish Council policy on fee waivers and deferrals for future development.</p>	Jul-09	The City Council has used, and continues to use this authority.
	<p>F. 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.</p>	Ongoing	Ongoing.
	<p>G. Research the access to services, facilities, and transportation for special needs populations, including the adequacy of major streets and sidewalks</p>	Ongoing	Ongoing.
28.8	<p>A. Use City Redevelopment "Set Aside" funds and Low Income Housing funds for low and moderate-income housing projects.</p>	Ongoing	Ongoing.
	<p>B. Update the five-year plan to identify specific projects and priorities for City Redevelopment "Set Aside" funds and Low Income Housing Funds</p>	Jul-08	Ongoing.