

# Citrus Heights General Plan



Adopted by the City Council - August 11, 2011





## CHAPTER

# 1

# INTRODUCTION



As a recently incorporated City entering its second decade, Citrus Heights is in the position to define and pursue a locally-defined vision for the community. The General Plan establishes the planning and policy framework that articulates the community's vision and guides development for the next 15 - 20 years. It presents the community's social, economic and environmental goals to guide decisions about private and public development projects and the City's use of resources.

Incorporation on January 1, 1997, brought a new sense of community pride to Citrus Heights and set the stage for locally-responsive public services. The General Plan defines the qualities that make Citrus Heights a special place and establishes policies and actions to preserve and enhance the quality of life for the City's residents, workers, merchants and visitors.

This General Plan also addresses State general plan requirements. California law requires that every city and county adopt a long-term General Plan that addresses seven specific topics or "elements," organized in any format or structure preferred by the community. The general plan may also address other topics the community feels are relevant. Regardless of the format or issues addressed, the plan must be internally consistent. This Plan is organized into three elements that meet the State requirements, as shown in *Table 1: General Plan Content*.

Residents played a major role in creating the initial Citrus Heights General Plan in 2000 and the focused update in 2010. Carrying out the plan requires many individual actions and ongoing programs involving virtually every City department and many other public agencies and private organizations. This Plan is designed to be practical and flexible to ensure that it can be effectively implemented.

The goals, policies and actions in each element of the Plan embody the City's approach for achieving the community's vision for its future. Goals identify physical, economic, environmental and/or social ends that the community desires. Goals should be reviewed periodically to ensure that they continue to reflect the preferred direction of the community.

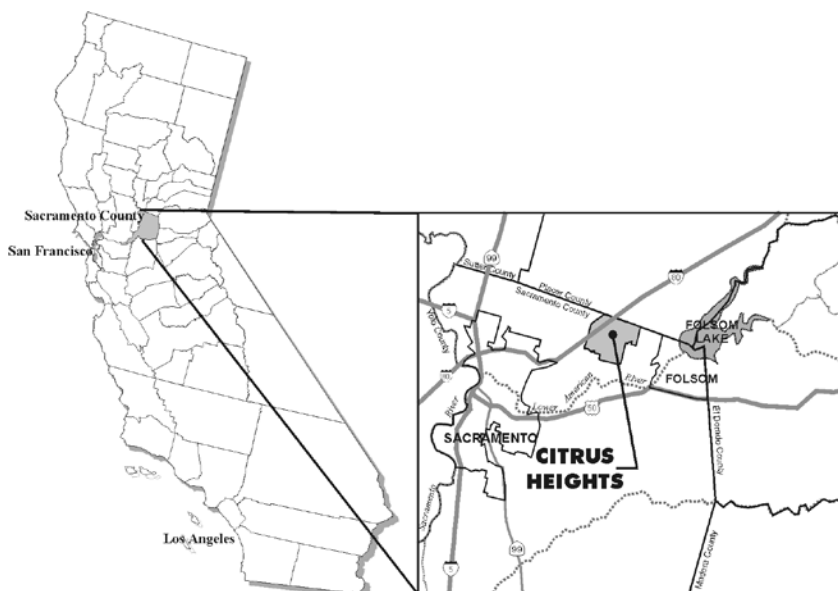
**Table 1**  
**General Plan Content**

Citrus Heights Plan Elements	Required Plan Topics	Issues Covered
Community Development	Land Use Circulation Housing	Community character, neighborhoods, corridors, economic development, gateways, public spaces, housing, transportation and mobility, regional coordination
Resource Conservation	Conservation Open Space	Biological resources, open space, energy conservation, cultural resources
Community Health	Noise Safety	Flooding, seismic activity, hazardous materials, noise, air quality, climate change, services, parks and recreation, education, utilities

Each goal is followed by policies that establish basic statements guiding action to pursue community goals. Policies are used directly to guide the responses of City decision makers and staff to development proposals and related community actions. Actions are necessary to carry out the policies (see *Table 10: Implementation Schedule for Actions*).

## SETTING

Citrus Heights is located in northeast Sacramento County, just south of the Placer County line. With a 2010 population of approximately 88,115, Citrus Heights is the third largest city in Sacramento County (see *Table 2: Population Trends*). Citrus Heights lies 12 miles northeast of downtown Sacramento on Interstate 80. Citrus Heights is surrounded by unincorporated industrial and agricultural areas, as well as the unincorporated communities of Fair Oaks, Carmichael, Gold River, Orangevale, Antelope, Foothill Farms, and North Highlands. The city of Folsom and Folsom Lake reservoir are located approximately six miles to the east, and the city of Roseville, in Placer County, lies immediately to the north. The map below shows the location of Citrus Heights.



**Table 2**  
**Population Trends**

Year	Population	Change	Percent Change	Annual Percentage Change
<b>Citrus Heights</b>				
<b>1970</b>	31,015			
<b>1980</b>	63,848	32,833	105.9%	10.6%
<b>1990</b>	82,045	18,197	28.5%	2.9%
<b>2000<sup>1</sup></b>	85,071	3,026	3.7%	0.4%
<b>2010<sup>1</sup></b>	88,115	3,044	3.6%	0.4%
<b>Sacramento County</b>				
<b>1970</b>	631,498			
<b>1980</b>	783,381	151,883	24.1%	2.4%
<b>1990</b>	1,041,219	257,838	32.9%	3.3%
<b>2000<sup>1</sup></b>	1,223,499	182,280	17.5%	1.8%
<b>2010<sup>1</sup></b>	1,455,327	231,828	18.9%	1.9%
Source: <sup>1</sup> State of California, Department of Finance, E-5 Population Estimates for Cities, Counties and the State, 2001–2009, with 2000 Benchmark. Sacramento, California, May 2009				

## VALUES

The values of the community – safe neighborhoods, mobility for all users of the transportation system, rural setting and economic opportunity – were reinforced by City residents throughout the process leading up to creation and adoption of this General Plan.

Citrus Heights is a city of neighborhoods. Neighborhoods form the basic building block of local government, providing important input for City decisions. Citrus Heights is also a great place to do business. Residents value the variety of shopping opportunities, and people from outside the City frequently travel to Citrus Heights to shop. Additional economic opportunities can be realized by improving access to businesses, revitalizing shopping centers, filling vacant spaces, and creating new office and industrial centers.

With its central location in a growing and diverse region, Citrus Heights can play an important role in helping to address a wide range of regional issues. Growth in Placer and El Dorado Counties presents new challenges to addressing regional issues that affect the quality of life for Citrus Heights' residents and businesses.

Mobility for all users of the transportation network – including not just autos but also transit users, bicyclists, and pedestrians of all ages and abilities – is an important issue for City residents. While the high volume of regional traffic passing through Citrus Heights benefits residents by increasing business activity, decisions for roadway improvements must give equal consideration to non-auto users of the roadways.



## THE GENERAL PLAN PROCESS

### Vision

The vision embodied in this General Plan began with the drive for local control that resulted in the City's incorporation on January 1, 1997. During 1999 and 2000, there was an intensive general planning process that combined efforts of the City and the community to shape the future direction of Citrus Heights. Key steps in this process included identifying issues at community workshops, refining those ideas through a General Plan Advisory Committee (GPAC), and verifying the results of that work with a community survey. The high degree of consistency between the workshop conclusions, GPAC recommendations and survey responses was summarized in the following vision for the future of Citrus Heights:

Citrus Heights is a highly livable place that:

- Is safe because of excellent public services and controlled traffic;
- Has a strong sense of identity, character and pride;
- Offers ample business and job opportunities in attractive commercial areas; and
- Is supported by a strong and fiscally responsible City government.



Citizen involvement was extensive and vital throughout the inaugural General Plan process. The City's first General Plan was adopted in November 2000.

During the first decade of the 21<sup>st</sup> century, the General Plan served the City well. Only a few minor amendments were made to the General Plan during this decade, primarily state-mandated housing element updates. During 2009, the City Council reflected on the General Plan and determined that most of the goals and policies still accurately represent the City's vision. The City Council directed that a focused update to the General Plan should occur, focusing on three primary areas: sustainability, mobility/complete streets, and water quality/flooding.

## Planning Principles

The community's values can be further explained using the following planning principles. These principles were originally devised by residents during the workshops to help create the goals of the City's first General Plan. The principles were later modified to incorporate the mobility and sustainability themes of the 2011 update to the General Plan.

**Land Use** - Neighborhoods with high vacancies, poor maintenance and potential for crime should be targeted for improvements under a variety of programs and strategies. Future planning should continue to provide for a range of housing opportunities, without higher-density projects dominating any neighborhood.

**Economic Development** - Citrus Heights does not have the property tax base common in other cities and relies heavily on sales tax revenues. The City should pursue a strong economic development program that supports existing businesses and attracts new ones. Economic development and redevelopment strategies should target commercial corridors with vacant buildings and lots, inappropriate signage and poor property maintenance. The City should consider expanding its boundaries to include land suitable for job-creating uses such as offices and light industry.

**Mobility** - Increasing traffic, much of it from outside the City, will exacerbate congestion on the City's major roadways and also result in cut-through travel through residential neighborhoods, higher vehicle speeds and increased noise levels. Solutions could include street improvements, fixed-route transit (i.e., connecting key commercial districts), and improved bicycle and pedestrian routes. Where appropriate, streets should be completed and connected. In the past, roadways were viewed primarily for automobile travel. This viewpoint has evolved to one where roads are seen within a complete streets context, where the needs of all travel modes, users, and ability levels are equally important.

**Natural Resources** - Creek corridors provide opportunities for new biking and walking trails for recreation and transportation, provided that private property rights are respected and safety and maintenance concerns are addressed. Natural habitat areas should be preserved, including creek corridors and oak woodlands. The City should plant and preserve trees where possible, and require trees and landscaping in new development. The City should promote a low-impact development approach to land development that uses natural or naturalized landscaping to filter and manage stormwater flows and urban runoff.

**Historic Resources** - Though many historic landmarks are gone, the community can retain its sense of place by using historic names, installing plaques, preserving trees and other natural features, restoring and reusing noteworthy buildings, and creating a museum or other historic resource center. Development should respect and consider historic and archaeological resources, as well as the creeks and oak woodlands that originally attracted native peoples to the area.

**Cultural Resources** - The City should support school district efforts to provide quality teaching, facilities and activities, and recreation and park district efforts to provide opportunities for residents to enjoy parks and participate in a wide range of sports, education and recreation programs. The community needs more and prominent social and civic gathering places. The City should promote activities such as farmers' markets, outdoor fairs, concerts, organized public art displays and private art and performance venues. The City should improve community gateways with landscaping, signage, trees and art.

**Public Services** - The City should forge strong partnerships to provide high quality services to Citrus Heights residents. The City also should require new developments or annexations to pay their fair share toward maintaining current levels of service. Residents should be afforded all opportunities to participate in governance.

**Sustainability** - The City should promote efforts to improve communitywide sustainability for both the existing built environment and new development. Building and site design and construction practices should include energy, water, and other conservation techniques that reduce the consumption of natural resources. In addition, the City should support a transition to cleaner, more renewable energy sources. The City should implement measures to improve air quality and reduce greenhouse gas emissions.

## HISTORICAL DEVELOPMENT

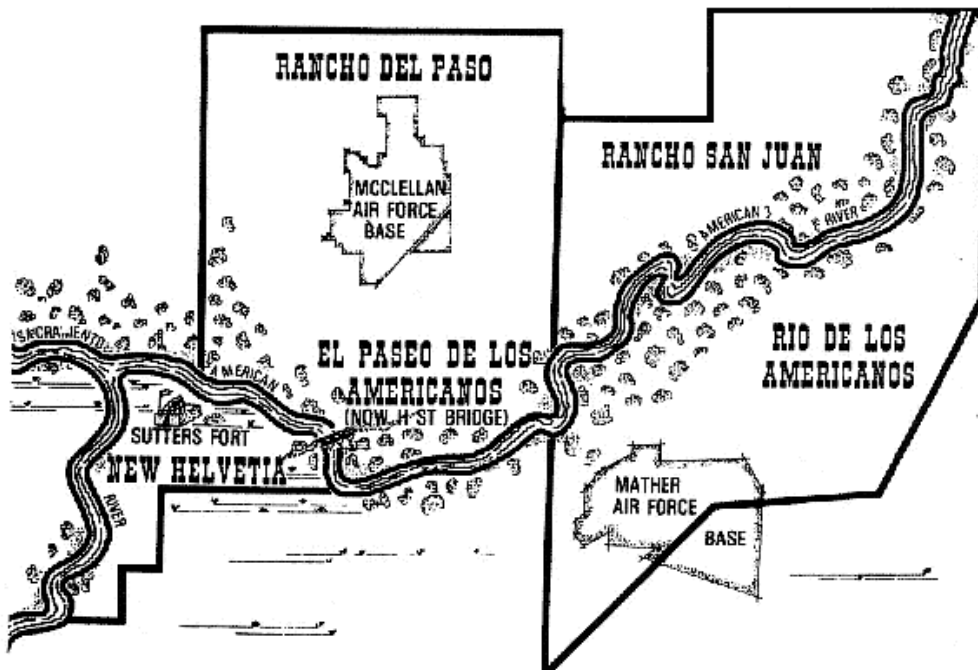
The earliest inhabitants of the Sacramento region were the Plains Miwok and Valley Nisenan (Maidu) Indians. The Native Americans established communities, satellite villages and seasonal camps along local streams. The 1800s brought forced colonization and exposure to previously unknown diseases, decimating the Indian population. When California was still under Mexican rule, German-Swiss immigrant John Augustus Sutter obtained an 11-square league grant from Mexico in 1840 for the rich farmland of the area. A condition of the grant was that he settle 12 other families in the area. One of these sub-grants was the 20,000-acre Rancho San Juan, or the San Juan Grant, that included the area of present-day Citrus Heights.

Following the 1849 Gold Rush and California statehood in 1850, land grant parcels were divided under the township system, with the area of present-day Citrus Heights becoming a part of Sacramento County's Central Township. In 1850, Auburn Road was cut diagonally through the township to connect Auburn and Sacramento. Miners, traders, teamsters, and other members of the traveling public made their way from Sacramento to the gold-mining country of Auburn and beyond, using this new and shorter road. The freight traffic along this thoroughfare gave rise to a number of way stations.

In 1862, a schoolhouse was built on five acres at Sylvan Corners, where the new Auburn Road crossed Sylvan Road. Sylvan School and Sylvan Corners became the educational, civic, social, and religious center of the small, rural community. The Sylvan area was given its name because of the pristine oak-dotted countryside. In 1864, the County Board of Supervisors approved a petition by local farmers to build Greenback Lane to connect Auburn Road to the eastern part of the Sylvan district. That same year, extension of the Central Pacific Railroad brought in new settlers and increased export of local crops.



The original Sylvan School.



Map of Rancho San Juan Grant

Among the newcomers of the 1860s and '70s was Cornelius Donahue. Donahue established a ranch in 1863, which he later expanded in 1872 to include the area now home to the Sunrise MarketPlace. Another early settler, Peter Van Maren, amassed an almost 1,000-acre estate by 1875 located between today's Greenback Lane and Dewey Drive. The historic Rusch Home in Rusch Park dates back to 1885 when Fred and Julia Volle built the original sod-roofed house, which was replaced with the existing structure after a 1914 fire. Much of their 480-acre ranch is occupied by Rusch Park.

The original San Juan School was built in 1880, making it one of the oldest remaining in the region and establishing the basis for the area's strong emphasis on education. In 1913, San Juan High School was built on Greenback Lane, where it remains in operation.

During the latter part of the 19<sup>th</sup> century, Sylvan Corners continued to provide lodging for teamsters, food for local markets, and a pastoral life for its primarily farming residents.

By 1900, Sylvan was still largely a sparsely settled farming community consisting of a relatively small number of large landowners.

In 1910, quiet Sylvan underwent a marked change when the real estate firm Trainor & Desmond bought large tracts of idle land and subdivided them into 10-acre lots. To attract buyers, the firm replaced the name Sylvan with the catchier "Citrus Heights," although little citrus production ever developed. The Citrus Heights Water Takers Association provided irrigation water in 1911, initiating the transformation of the rural grain farming area into the present residential community.

The suburbanization of Citrus Heights began in 1912 with the construction of Highway 40, connecting San Francisco with Sacramento and Roseville, and the introduction of irrigation water in 1911 by the Citrus Heights Water Takers Association (later, Citrus Heights Irrigation District). The increase in both resident and visitor travel on the new state highway led to increased business opportunities, and a number of service stations, auto camps (motels), restaurants, and small general stores sprang up along Auburn Boulevard. The community built a library at Sylvan Corners in 1930.



During the Great Depression, attempts at fruit farming ended in Citrus Heights. A freeze in 1932 destroyed most of the remaining working orchards. A volunteer fire-fighting group was organized in 1934, and the Citrus Heights Fire District followed in 1935.

After World War II, families moved into new subdivisions with lots as small as one acre, straining an already limited water supply and escalating the need for new public facilities. In 1947, Citrus Heights opened its own post office in Wood's Variety Store. New businesses continued to accommodate the growing population along Auburn Boulevard, Mariposa Avenue, and Greenback Lane. By 1950, the San Juan Unified School District had grown to include eight elementary schools and one high school.

Postwar activity at the Southern Pacific Roseville railyards and McClellan Air Force Base, a supply center for forces around the Pacific Rim, attracted new residents to the area. By 1960, the population in Citrus Heights reached 22,600. Auburn Boulevard continued to serve as the community's main street, spurred by the 1960 construction of the Grand Oaks Plaza, one of the first enclosed malls in

## Chapter 1 - Introduction

the country. Business at the Aerojet General rocket motor manufacturing plant boomed; the company employed more than 19,000 people locally at its peak in the early 1960s.

The groundbreaking for Sunrise Mall was in 1970, stimulating significant new growth in the Sunrise Boulevard-Greenback Lane area. In 1976, across Sunrise Boulevard from Sunrise Mall, rose Birdcage Town Centre, a collection of shops and businesses laid out along a park-like walkway. The two shopping centers spurred the construction of hundreds of additional businesses in the surrounding area. Radiating outward from this area, now known as Sunrise MarketPlace, came large office buildings, new apartment complexes and housing tracts, the bulk of which were built during the 1970s and 1980s. Sunrise Boulevard replaced Auburn Boulevard as the principal business and commercial center of Citrus Heights.



Beginning in 1974, Citrus Heights residents began to seriously pursue incorporation as means of achieving orderly and efficient development, circulation, and public facilities, rather than annexation into the City of Sacramento. The incorporation movement experienced a number of defeats during the 1970s and 1980s, attributable primarily to opposition by the County Board of Supervisors. The Citrus Heights Community Council, an advisory body to the Board of Supervisors, fought for increased land use controls and improved public services. The community's population continued to grow, as most of the last rural properties developed. The County seemed unable to address increased service needs resulting from the rapid growth, particularly in providing enough law enforcement officers to combat car thefts, residential burglaries, and vandalism. Finally on November 5, 1996, voters approved incorporation, and on January 1, 1997, the community became the City of Citrus Heights.





## CHAPTER

# 2 COMMUNITY DEVELOPMENT

## INTRODUCTION

The character of the community is strongly influenced by how it develops and transitions over time. This element of the General Plan focuses on the City's neighborhoods, commercial areas, corridors, Sunrise MarketPlace, gateways, public spaces, housing, economic development and mobility. It strives for an attractive and orderly physical form and appearance of Citrus Heights. The element establishes a clear course for directing future decisions regarding land use in the City.

## LAND USE

The Citrus Heights General Plan Area includes all land designated for or to be considered for future development as part of Citrus Heights, including all land within the existing City limits and areas the City may wish to consider for annexation in the future. Currently, Citrus Heights is about 98% built out, meaning not much vacant land remains to be developed. As shown in *Table 3: Vacant Land Inventory*, about three-quarters of the City's remaining vacant land is residential in nature.

**Table 3**  
**Vacant Land Inventory**

Current Land Use/Zoning	Vacant Acres
Residential*	149
Commercial**	46
Total Land Area	195
Notes: * Based on Vacant Land and Pending Development Inventory (2007), City of Citrus Heights ** Based on Sacramento County Assessor Data	

## Chapter 2 - Community Development

*Map 1: Land Use Diagram* designates land uses for the Citrus Heights General Plan Area. The Land Use Diagram employs a series of residential and non-residential land use designations. The Land Use Diagram identifies locations of the land use designations to indicate where certain types of land uses may occur.

State law mandates that general plans include standards of population density and building intensity for all of the territory covered by the plan. To satisfy this requirement, *Table 4: Land Use Designations* includes such standards for each of the land use designations on Map 1. These standards are stated differently for residential and non-residential development. The following paragraphs explain how these standards operate.

### Residential Uses

Standards of building intensity for residential uses are stated as the allowable range of dwelling units per *net* acre. Net acreage includes all land (excluding streets and rights-of-way) designated for a particular residential use, while *gross* acreage would reflect land before streets and rights-of-way are dedicated. Net acreage is the standard typically used in zoning and is more applicable for areas that are largely developed.

Standards of population density for residential uses can be derived by multiplying the maximum allowable number of dwelling units per net acre by the average number of persons per dwelling unit assumed for all residential designations. The assumed average number of persons per household in Citrus Heights is 2.55, based on 2010 figures from California Department of Finance. This is an overall household average, typically household sizes are larger for single family homes and smaller in multi-family complexes. It is important to note that the average person per dwelling unit figures cited do not represent City policy; they simply provide the basis for correlating the permitted number of dwelling units per acre with the potential residents of those units.

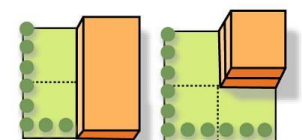


### Non-Residential Uses

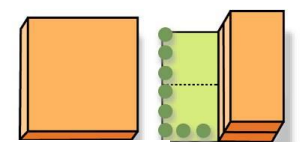
Standards of building intensity for nonresidential designations in the General Plan are stated as maximum floor area ratios (FARs). A floor area ratio is the ratio of the gross building square footage on a lot to the net square footage of the lot.

To illustrate, on a lot with 10,000 net square feet of land area, a FAR of 1.0 will allow 10,000 square feet of gross building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor). On the same lot, a FAR of 0.5 would allow 5,000 square feet of floor area, and an FAR of 0.25 would allow 2,500 square feet.

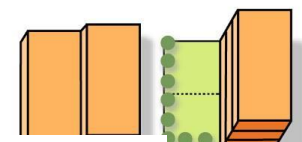
Standards of population density for nonresidential uses can be derived by multiplying one acre (43,560 square feet) by the applicable FAR and then dividing by the assumed average square footage of building area per employee. The assumed average square footage of nonresidential building floor area per employee also is shown in Table 4. It is important to note that the average employee density figures cited do not represent City policy; they simply provide the basis for correlating the permitted building coverage with the potential number of employees in nonresidential development.



0.5 FAR



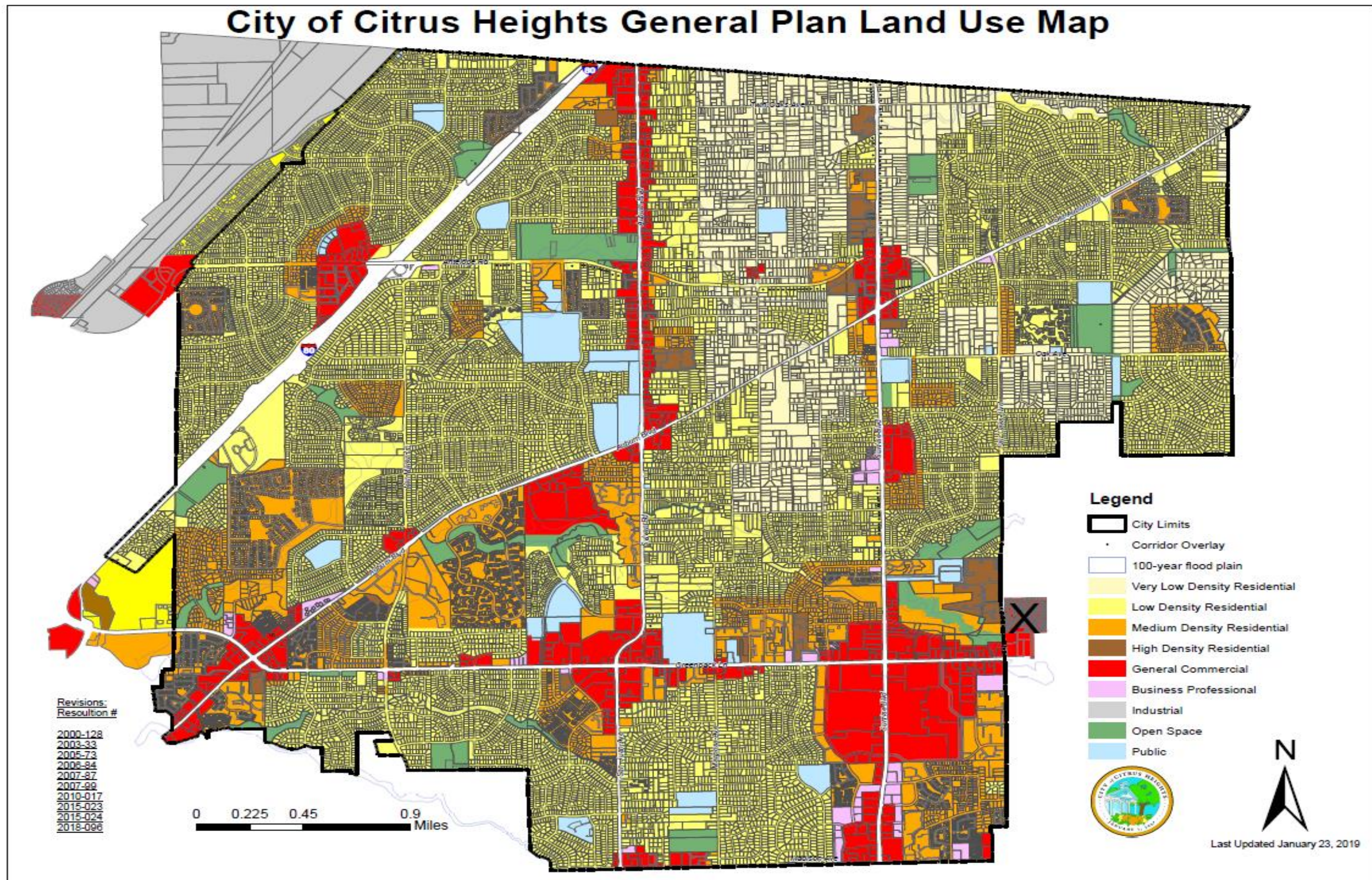
1.0 FAR



1.5 FAR

$$\text{Floor Area Ratio (FAR): } \frac{\text{Gross Building Area}}{\text{Lot Area}}$$





Map 1- Land Use Map



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## LAND USE DESIGNATIONS

The General Plan includes nine residential, commercial, industrial, and other land use designations to depict the types of land uses that will be allowed in the General Plan Area. Each land use designation is defined in terms of the allowable uses and density and intensity standards. *Table 4: Land Use Designations* summarizes the standards for each land use designation.

**Table 4**  
**Land Use Designations**

General Plan Land Use Designation	Zoning Districts*	Residential Density (units/acre)	Assumed Avg. Population/Household	Maximum FAR****	Assumed Avg. Employees Per Acre***
Very Low Density Residential	RD-1, RD-2, RD-3, RD-4, SPA	0-4	2.55	0.4	
Low Density Residential	RD-1, RD-2, RD-3, RD-4, RD-5, RD-7, SPA	1-8	2.55	0.4	
Medium Density Residential	RD-10, RD-15, RD-20, MH (Mobile Home), SPA	9-20	2.55	0.5	
High Density Residential	RD-30, SPA	21-30	2.55	0.5	
General Commercial	AC (Auto Commercial) GC (General Commercial) LC (Limited Commercial) SC (Shopping Center) SPA (Special Planning Area)	0-40		0.6	48
Business Professional	BP (Business Professional) SPA (Special Planning Area)	0-20	2.55	0.5	87
Industrial	MP (Industrial/Office Park) SPA (Special Planning Area)			0.5	27
Open Space	CR (Commercial Recreation) O (Recreation/Open Space) SPA (Special Planning Area)			0.1	
Public	RD-2, RD-5, RD-30, SPA O (Recreation/Open Space) SC (Shopping Center)			0.5	
Corridor Transition Overlay	All Residential Districts SPA (Special Planning Area)	0-30**	2.55	0.5	
Notes: * Special Planning Areas (SPAs) are consistent with all General Plan designations ** Not to exceed density of underlying designations *** Source: SACOG **** Maximum Floor Area Ratio for non-residential uses					



## Chapter 2 - Community Development

The General Plan is implemented largely through zoning. Table 4, which also shows correspondence between the General Plan land use designations and zoning districts, is a guide to assist in implementing the General Plan, but does not constitute a formal statement of General Plan policy. The table identifies the zoning districts that will normally be considered consistent with the various land use designations of the General Plan.

### Very Low Density Residential

This designation provides for single family detached homes, secondary residential units, hobby farming and keeping of animals, public and quasi-public uses, and similar and compatible uses. Residential densities should not exceed four units per net acre. The FAR for nonresidential uses shall not exceed 0.4.

### Low Density Residential

This designation provides for single family detached homes, secondary residential units, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 1-8 units per net acre. The FAR for nonresidential uses shall not exceed 0.4.

### Medium Density Residential

This designation provides for single family detached and attached homes, duplexes, triplexes, fourplexes, multi-family residential units, group quarters, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 9-20 units per net acre. The FAR for nonresidential uses shall not exceed 0.5.

### High Density Residential

This designation provides for single family attached homes, multi-family residential units, group quarters, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 21-30 units per net acre. The FAR for nonresidential uses shall not exceed 0.5.

### General Commercial

This designation provides for retail uses, services, restaurants, professional and administrative offices, hotels and motels, mixed-use projects, multi-family residences, public and quasi-public uses, and similar and compatible uses. The FAR for nonresidential uses shall not exceed 0.6. Residential densities shall not exceed 40 units per net acre.

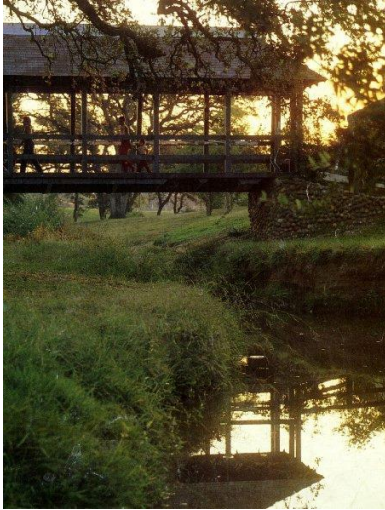
### Business Professional

This designation provides for office uses, including uses supportive of offices, public and quasi-public uses, mixed-use projects, multi-family and similar and compatible uses. The FAR for nonresidential uses shall not exceed 0.5. Residential densities shall not exceed 20 units per net acre.



## Industrial

This designation provides for industrial parks, warehouses, manufacturing, research and development, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.5.



## Open Space

This designation provides for outdoor recreational uses, habitat protection, agriculture, drainage features, public and quasi-public uses, and other areas typically limited for human occupation due to public health and safety features such as floodways or unstable soils or environmentally-sensitive features. The FAR shall not exceed 0.1.

## Public

This designation applies to public and quasi-public facilities such as schools, hospitals, libraries, government offices, religious places of worship, meeting halls, and similar and compatible uses. The FAR shall not exceed 0.5.

## Corridor Transition Overlay

The Corridor Transition Overlay designation is a combining designation that is applied in conjunction with a residential land use designation to modify the uses and standards of that designation. The purpose of the Corridor Transition Overlay designation is to provide for a mix of business service uses and other nonresidential uses that are compatible with residential uses in transitional areas between residential and commercial areas. Allowable nonresidential uses are those that meet the following criteria: generate low to moderate traffic volumes; have daytime or evening hours, as long as it can be clearly demonstrated that any evening operations support and will not negatively affect nearby residential uses; and are otherwise compatible with the residential character and uses of the area. The building intensity and density standards of this designation shall be those of the underlying designation. The corresponding Zoning Code section is designed to encourage the use of the Corridor Transition Overlay designation.

## Goal 1: Ensure quality development by establishing and maintaining an orderly land use pattern

Policy 1.1: Development in the City shall occur as shown on *Map 1: Land Use Diagram* and *Table 4: Land Use Designations*.

*Action A. Rezone property as needed to ensure consistency with the adopted Land Use Diagram.*

Policy 1.2: Encourage merger of parcels to create larger parcels and more usable properties.

## COMMUNITY CHARACTER AND IDENTITY

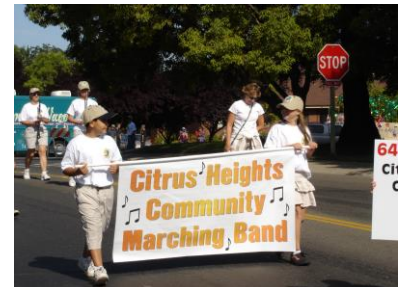
The General Plan seeks to maintain and enhance Citrus Heights' community character and to provide the City with a distinctive identity as it grows. Citrus Heights is an older community with a rich heritage. Many of its citizens are second or third generation residents who are extremely proud of their community's history.

Until 1997, Citrus Heights' development was guided by the policies of Sacramento County, as were neighboring communities. As a result, the City lacked a discernable physical image other than perhaps the present day Sunrise MarketPlace, and it was hard to distinguish where Citrus Heights began and ended. The past decade has brought physical improvements that are shaping the appearance of the City and forging our distinct identity.

The policies in this section preserve the City's positive values and enhance its image. These policies are also intended to emphasize the City's high-quality environment for families and focus on the importance of civic and community organizations and their role in fostering a strong, healthy civic image.

### Goal 2: Preserve the unique character of Citrus Heights, and create a distinctive community identity

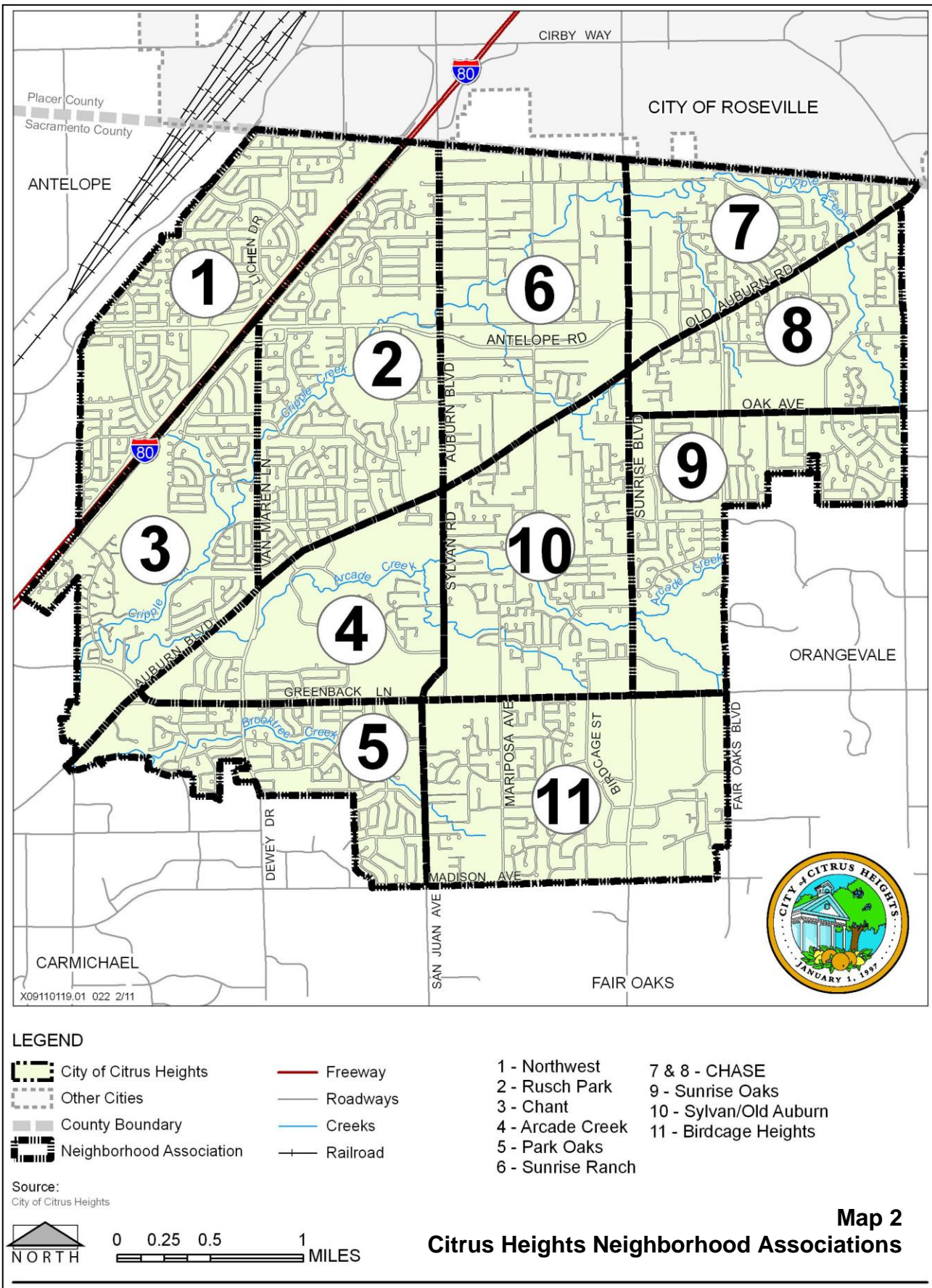
- Policy 2.1: Distinguish Citrus Heights from other communities through quality development that typifies the City's desired image.
- Action A. Encourage local community organizations and businesses to include "Citrus Heights" in their names.*
- Policy 2.2: Preserve the City's small-town attributes and sense of community.
- Actions A. Seek partnerships with local civic organizations to provide programs and services that will foster community pride and cohesiveness.*
- B. Sponsor and promote positive activities and events in the City that further the image of a family-friendly community.*
- C. Continue to encourage the establishment of a daily local newspaper.*
- Policy 2.3: Maintain a high level of services for all citizens, including high standards of public safety.
- Policy 2.4: Preserve individual neighborhoods and promote a prosperous business community.



## NEIGHBORHOODS

Citrus Heights' character is in large part reflected in the character of its neighborhoods. Healthy neighborhoods provide the basic foundation for a





## Chapter 2 - Community Development

successful community. The quality of life within individual neighborhoods directly correlates to quality of life for the entire community.

Soon after incorporation, the City helped create 11 neighborhood associations to communicate with local officials, and to assist residents in making positive changes. The boundaries of the neighborhood associations are shown on *Map 2: Neighborhood Associations*. These associations have worked on crime prevention, traffic calming projects, code enforcement, and reviewed proposed development projects for compatibility with existing neighborhoods.

Residents desire to maintain and enhance the best qualities of their neighborhoods, working together to assist their neighbors and to improve their neighborhoods. Reflecting the importance of neighborhoods to the City's overall health and character, the policies in this section are aimed at preserving neighborhoods as safe and high quality places to live and ensuring that new development is compatible with its neighborhood.

### Goal 3: Maintain safe and high-quality neighborhoods

Policy 3.1: Recognize and reinforce the City's individual neighborhoods.

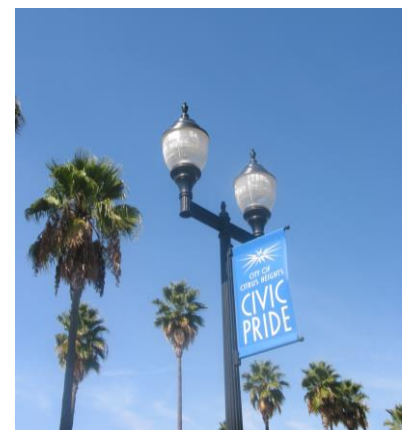
- Actions*
- A. *Address neighborhood issues within the Resident Empowerment Associations of Citrus Heights (REACH) forum.*
  - B. *Work with neighborhood associations to identify priorities, enhancement strategies and solutions for neighborhood issues.*
  - C. *Explore the potential role of local lending institutions in preserving neighborhoods, including through Community Reinvestment Act opportunities.*

Policy 3.2: Facilitate effective communication between the City and neighborhood associations.

- Actions*
- A. *Involve neighborhood associations in implementing appropriate General Plan policies.*
  - B. *Participate in neighborhood-oriented education efforts, including crime prevention and environmental programs*

Policy 3.3: Preserve and enhance the best qualities of Citrus Heights' neighborhoods, including well-maintained buildings and landscaping, well-maintained public infrastructure, and high levels of personal safety and security.

- Actions*
- A. *Establish proactive code enforcement programs, including efforts that involve neighborhood volunteers.*
  - B. *Continue public safety programs with neighborhood associations, including Neighborhood Watch and Problem-Oriented Policing Programs, and Police Department Team Meetings.*





- C. *Develop a Building Security Ordinance that provides for adequate addressing, street lighting and other appropriate crime prevention strategies.*
- D. *Improve street lighting where needed and desired by local residents.*

Policy 3.4: Enhance the visual quality of City neighborhoods.

- Actions
- A. *Continue regular, scheduled street sweeping.*
  - B. *Continue and expand graffiti removal programs.*
  - C. *Work with the Sacramento Municipal Utility District to promote street tree planting and undergrounding of utility lines.*
  - D. *Adopt a Street Tree Ordinance.*
  - E. *Continue to budget for infrastructure improvements in neighborhood areas.*

Policy 3.5: Plan, design, and construct neighborhood streets to encourage walking and bicycling while discouraging high vehicle speeds and volumes consistent with Policy 29.1.

- Actions
- A. *Regulate development to limit traffic on new local residential streets to 3,000 vehicles per day.*
  - B. *Pursue Neighborhood Traffic Management strategies to reduce and calm traffic on existing residential streets that have significant speeding or other safety problems.*

Policy 3.6: Facilitate the use of schools, park facilities, and fire stations for neighborhood meetings and activities.

Policy 3.7: Work with the Sunrise Recreation and Park District to provide park and recreation facilities and programs within neighborhoods.

### **Goal 4: Ensure that new development is compatible within its neighborhood**

Policy 4.1: Require new residential development to maintain or enhance the positive characteristics of the surrounding neighborhood.

Policy 4.2: Ensure that decisions concerning land use and development are not detrimental to the positive character and identity of existing residential neighborhoods in Citrus Heights.

Policy 4.3: Discourage features in residential development that tend to isolate residents from the sense of an integrated community, such as walls and gated single-family neighborhoods.

Policy 4.4: Provide opportunities for interested and affected parties to have input in proposed planning activities as early as possible.

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*Action A. Utilize the City's website and other mechanisms to notify interested parties of proposed development projects as soon as applications are filed.*

Policy 4.5: Ensure that requests for rezonings to increase the allowable residential density in all neighborhoods shall only be approved for projects providing superior design and enhanced community benefit. It shall be the responsibility of the applicant to demonstrate how the rezoning will allow for the development of a project that exceeds the City's minimum requirements by proving superior design and enhanced community benefit. In addition, rezonings shall only be approved if the following findings can be made:

- The proposed rezoning shall result in a project that contributes to and enhances the best characteristics of the surrounding neighborhood.
- The applicant has demonstrated that the increased density will not negatively impact storm drainage within the local area. Proponents shall be required to provide adequate topographic and flow characteristics information to demonstrate their project will not contribute to or worsen any flooding problems in the locale.
- The applicant has demonstrated that adequate public infrastructure, including streets, water, and sewer, is available to serve the project.
- The proposed rezoning will assist the City in meeting the goals of the General Plan.

## RURAL RESIDENTIAL AREAS

Some of Citrus Heights' older neighborhoods have a rural character. Characteristics of these neighborhoods include mature trees, large lots with large front yards, narrow streets without curbs and sidewalks, natural features such as creeks, and varied housing types. Despite being surrounded by more urban style development, these neighborhoods have retained and value their rural feel.

With their large areas, vacant parcels within these rural residential neighborhoods present an opportunity to provide move-up housing within the City. Residents of these neighborhoods express concern that development on vacant parcels could alter the historic character, increase flooding potential from the creeks, and create unacceptable traffic levels. Residents are also interested in addressing existing infrastructure issues, such as storm drainage capacity and traffic volumes, in a manner that respects the rural setting.

Rural residential neighborhoods have developed with a variety of lot sizes. The General Plan provides for a Very Low Density designation to maintain large lots and setbacks, although existing lots that may not meet new standards will be allowed to develop with single family homes. Areas adjacent to commercial or higher density residential areas are designated as Low Density Residential as a transition.

The policies in this section are intended to preserve and enhance the best qualities of the rural neighborhoods, and ensure that new development does not negatively affect the quality of life in these areas.

## **Goal 5: Preserve and protect the features that contribute to the rural character of certain neighborhoods**

- Policy 5.1: Conserve and enhance the best qualities of the City's rural areas.
- Policy 5.2: Require new lots in rural residential areas to meet density, size, and setback standards that promote rural quality of development.

## **Goal 6: Preserve and enhance the character, distinct identity, and livability of the City's rural neighborhoods**

- Policy 6.1: Provide public improvements that are appropriate and compatible with the unique qualities of the City's rural neighborhoods.
- Action 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.*
- Policy 6.2: Support "hobby farming" agricultural uses and the keeping of animals that are in harmony with rural neighborhoods.
- Action 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.*
- Policy 6.3: Enhance and improve the City's tree cover as a valuable community resource.
- Actions A. Adopt a Street Tree Ordinance.*
- B. Work with the Sacramento Tree Foundation and the Sacramento Municipal Utilities District in tree planting programs.*
- Policy 6.4: Work closely with neighborhood associations to develop and fund solutions to local infrastructure problems (such as flooding) that do not conflict with the rural character of the area.
- Policy 6.5: Consider the neighborhood context when developing traffic calming devices for established rural neighborhoods.
- Policy 6.6: Support development of "safe routes" to school for children residing in rural neighborhoods.

*Action A. Investigate installation of sidewalks on collector streets that are used as primary routes to schools.*

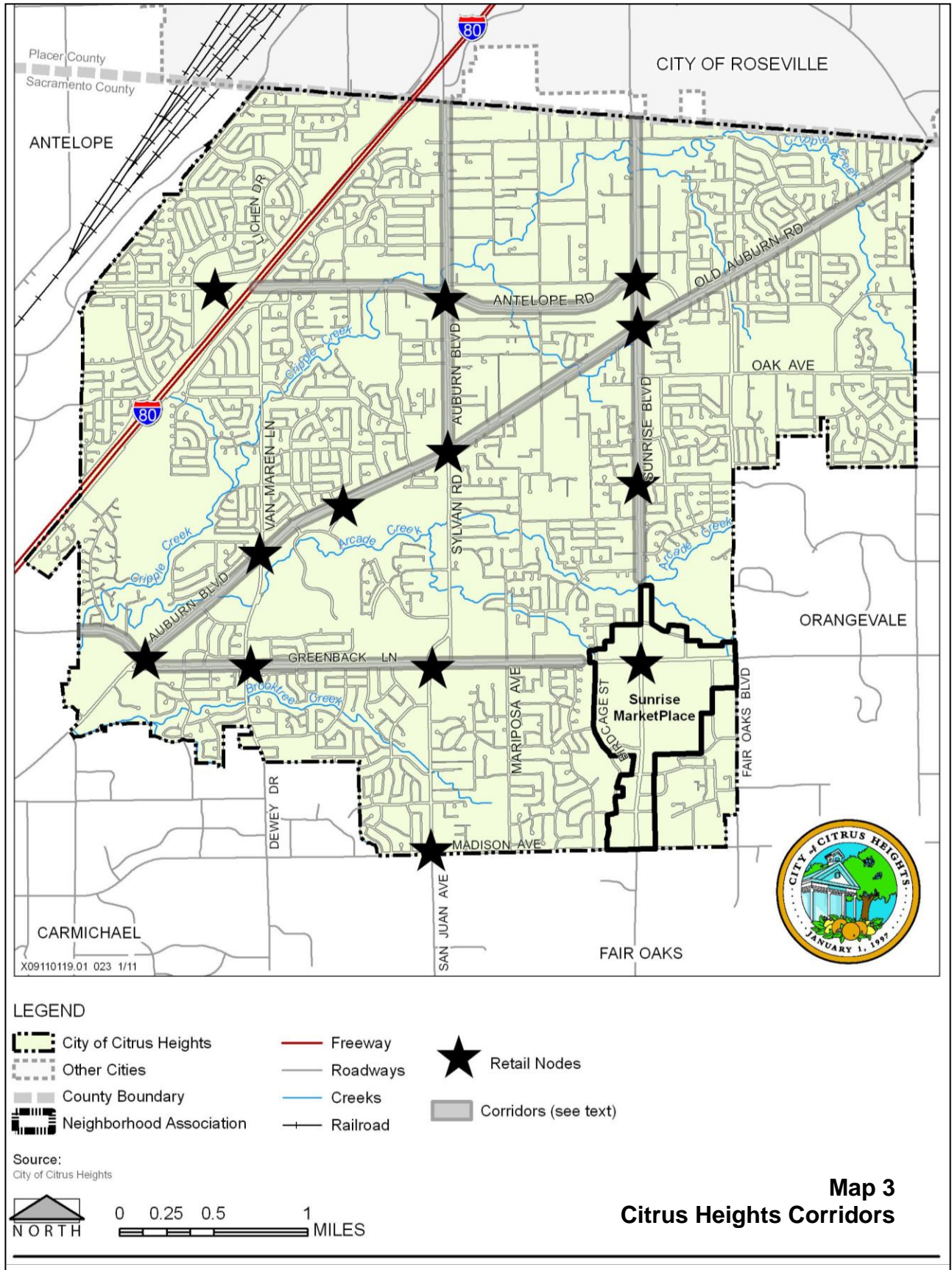
### **Goal 7: Ensure that new development in rural areas is compatible with the surrounding neighborhood**

- Policy 7.1: Ensure that new development in Citrus Heights' rural residential neighborhoods contributes to the rural feel through appropriate location, size and design.
- Policy 7.2: Promote new development that is designed to encourage neighborliness, a sense of belonging to the community and community pride.
- Policy 7.3: Require new development to preserve and enhance significant natural features (such as creeks, wetlands and trees) and retain the existing topography. In some cases, consideration of these factors will reduce the density of a project to a level below the densities permitted by the General Plan and Zoning Code.
- Policy 7.4: Discourage the creation of any new parcel that does not meet all minimum standards contained in the Zoning Code, including lot width and depth. Attempting to achieve maximum permitted densities shall not be considered a valid reason to support the creation of odd-shaped parcels.
- Policy 7.5: Require evaluation of potential flood hazards prior to approval of development projects. The City shall require proponents of new development to submit accurate topographic and flow characteristic information. This will include depiction of the 100-year floodplain boundaries under fully developed pre-and post-run-off conditions.
- Policy 7.6: Plan, design, and construct rural residential streets to encourage walking and bicycling and discourage high vehicle speeds and volumes consistent with Policy 29.1.
- Policy 7.7: Preserve the character of the rural areas by providing for compatible residential design and landscaping.

## **CORRIDORS**

Citrus Heights' major transportation corridors have shaped and influenced its physical development. The appearance and function of these corridors strongly affects the City's overall image, both to residents and visitors. These corridors serve important transportation and economic functions. They carry high traffic volumes, much of it through-traffic serving adjacent communities, and they serve the city's major commercial areas.

Each of the major corridors has its own identity, with unique opportunities and issues. The General Plan seeks to protect and enhance those portions of the





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corridors that support viable and attractive commercial development and high quality residential areas. In sections of some corridors, adjacent development is showing signs of deterioration, including a decline in viability and appearance of some older commercial areas and single family residential areas that have been negatively affected by the adjacent high traffic levels.

To ensure the long-term viability and attractive appearance of the major corridors, the General Plan focuses retail activity at the intersections of the City's heavily traveled arterials. *Map 3: Citrus Heights Corridors* identifies the retail nodes of the City. In the stretches of corridor between the retail nodes, non-retail uses such as offices, service businesses, mixed use and residential development are encouraged. Creation of Design Guidelines is envisioned to improve the corridors' appearance and guide the transition to these mixed uses without negatively affecting surrounding residential areas.

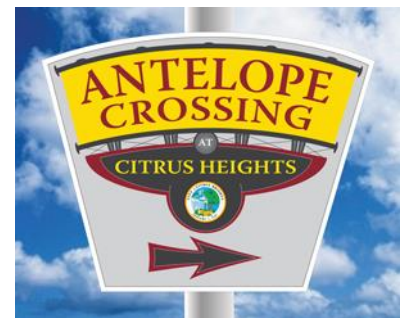
Portions of some corridors where residential development fronts directly onto the street are identified as transitional – while they may no longer provide a suitable environment for residential uses, they are not appropriate for a wide range of commercial development. These corridors also are shown on Map 3. For these areas, the General Plan provides a Corridor Transition Overlay designation, which allows for low intensity commercial and mixed use developments that are compatible with surrounding land uses. The underlying residential designation will remain along these corridors.

The following paragraphs describe the vision for each of the corridors:

Greenback Lane: Areas of commercial and residential development are located along Greenback Lane. Along those sections of Greenback Lane designated for commercial uses, retail uses should be located at the major intersections, and non-retail commercial uses, such as offices and service businesses, should dominate the stretches between intersections. Mixed use and higher density residential developments could also locate in the areas between the retail nodes. Some residentially designated areas, where residential uses back onto Greenback Lane, have a frontage road separating them from Greenback Lane, or are part of a multi-family complex, are designated to remain residential.

Sunrise Boulevard: The southern portion of Sunrise Boulevard within the City is dominated by Sunrise MarketPlace, which is designated for commercial and office uses. Two other commercial areas exist at Woodmore Oaks Drive and between Old Auburn Road and Antelope Road. The General Plan seeks to retain existing medium and high density residential developments along Sunrise Boulevard, and other residential uses that back or side onto Sunrise Boulevard. Some areas with single family residences, some of which front on Sunrise Boulevard, are designated with the Corridor Transition Overlay designation.

Antelope Road: Antelope Road has three commercial nodes: west of the I-80 Interchange (Antelope Crossing), at the intersection with Auburn Boulevard, and at the intersection of Sunrise Boulevard. The remainder of Antelope Road is residential, with a mixture of low, medium, and high density residential. The low density residential lots that back onto and side on Antelope Road shall remain residential. Those that front on Antelope Road are designated as Corridor Transition Overlay to provide for alternative nonresidential, low intensity land uses at the appropriate time.



Auburn Boulevard from Greenback Lane to Sylvan Corners: Two General Commercial areas are currently located at Greenback Lane and Sylvan Road. A smaller General Commercial center is located at the northwest and northeast corners of Van Maren Lane. The largest commercial area along Auburn Boulevard is the Stock Ranch property north of Arcade Creek. This property is partially developed. "A Guide for Development" for Stock Ranch provides direction for the design, type and intensity of development for the remainder of the property. With the exception of Stock Ranch, the General Plan does not envision any other changes along this portion of the Auburn Boulevard corridor.

Auburn Boulevard from Sylvan Corners to Northern City Limits: A Specific Plan has been adopted to guide the revitalization of this stretch of the Auburn Boulevard corridor, which includes a mixture of commercial, residential and public uses. This is an important corridor for the City because of its direct connection to Interstate 80. The Specific Plan will provide an overall approach to the rehabilitation of the Auburn Boulevard corridor.

Old Auburn Road: This corridor is developed with primarily residential and institutional uses except where it intersects with Auburn Boulevard, Sylvan Road, and Sunrise Boulevard. At these intersections, General Commercial nodes of activity can be found. One area, west of McDonald Field Park, with single family residences that front onto Old Auburn Road, is designated with the Corridor Transition Overlay.

Madison Avenue, Fair Oaks Boulevard, and San Juan Avenue/Sylvan Road: These transportation corridors contain smaller commercial nodes and various residential densities land uses.

The policies within this section of the General Plan are intended to ensure the City's corridors remain attractive, economically viable, and high quality places for appropriate residential and commercial activities.

### **Goal 8: Maintain the economic strength of retail centers by focusing retail activities at major intersections**

Policy 8.1: Locate retail businesses at or near major intersections.

*Action A. Improve streetscapes and access, and allow creative signage as incentives for retention and expansion of retail businesses at major intersections.*

Policy 8.2: Discourage spot retail commercial developments and the creation of new strip commercial areas. Focus new retail uses within the retail nodes identified on Map 3.

Policy 8.3: Support the creation of transit centers near Greenback Lane/Sunrise Boulevard and Greenback Lane/Auburn Boulevard.

## Goal 9: Revitalize and maintain corridors as economically viable and physically attractive

- Policy 9.1: Where appropriate, provide opportunities for a mix of low-intensity nonresidential land uses in residential sections of major corridors that will support attractive and healthy work and living environments.
- Policy 9.2: Provide opportunities for mixed-use projects within commercial corridors.
- Policy 9.3: Include all major corridors in a redevelopment district.
- Policy 9.4: Implement the *Boulevard Plan, Reinventing the Auburn Boulevard Corridor*, which promotes improvements that will enrich existing businesses, stimulate private investment, and encourage new business opportunities.
- Policy 9.5: Discourage the creation of any new parcels within existing commercial centers, if such creation might hinder the viability and/or future redevelopment of the center.

## Goal 10: Achieve attractive, inviting, and functional corridors

- Policy 10.1: Require superior architectural and functional site design features for new development projects along major corridors.
- Policy 10.2: Design buildings to revitalize streets and public spaces and to enhance a sense of community and personal safety.
- Policy 10.3: Discourage trademark or generic architecture in order to provide unique visual interest in Citrus Heights.
- Policy 10.4: Encourage high quality signage that is attractive, appropriate to the location and balances visibility needs with aesthetic needs.
- Policy 10.5: Improve the appearance of the City by creating livelier, friendlier, safer spaces through the artful illumination of buildings, streetscapes, walkways, plazas, public art and other highlights.

- Actions* 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 cutoff 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*

- B. Review existing City requirements for lighting, update as needed, and consider establishing both minimum and maximum lighting levels.*

- Policy 10.6: Encourage innovative and creative design for cellular and wireless communication facilities.
- Policy 10.7: Require removal of abandoned, unsafe, or unsightly buildings where such action is preferable to rehabilitation.
- Policy 10.8: Discourage concentration of auto intensive facilities (such as drive through and gas station uses) and ensure that drive-through businesses are allowed only where compatible with the surrounding areas.

*Action A. Review Engineering Standards to ensure adequate distance between driveways in commercial areas.*

- Policy 10.9: Require upgraded architectural and landscape features on projects involving auto intensive facilities.

- Policy 10.10: Require undergrounding of utility lines and removal of utility poles where feasible.

*Actions A. Enact an ordinance requiring undergrounding of all new utility connections.*

- B. Work with the Sacramento Municipal Utility District to provide financing mechanisms for undergrounding.*

## SUNRISE MARKETPLACE

Sunrise MarketPlace – the ten-block area along Greenback Lane between Birdcage Street and Fair Oaks Boulevard and along Sunrise Boulevard between Madison Avenue and just north of Arcadia Drive – is the heart of commercial activity in Citrus Heights. Sunrise MarketPlace provides local jobs, a myriad of shopping opportunities, personal and business services, office space, and generates a significant share of City sales tax revenue. Sunrise MarketPlace is also an ideal location for recreational and entertainment venues, as well as civic and community events and activities.

With competition from the development of large commercial centers in surrounding communities, Sunrise MarketPlace will need a vibrant, distinct identity to remain a major regional draw and top revenue source for the City. Aggressive marketing and business promotion efforts and beautification will be required to ensure the continued success of Sunrise MarketPlace as a commercial center and community resource.

Protecting and enhancing Sunrise MarketPlace is a critical part of the City's economic development strategy. The policies in this section are intended to support the efforts of the Sunrise MarketPlace Property-based Business Improvement District (PBID), establish proactive City strategies for promoting and attracting businesses to Sunrise MarketPlace, and assist in implementing the programs of the City's 1999 Sunrise MarketPlace Revitalization Blueprint.



## **Goal 11: Maintain and strengthen Sunrise MarketPlace as the heart of commercial activity in Citrus Heights**

Policy 11.1: Actively seek to attract, retain and expand commercial activities at Sunrise MarketPlace.

- Actions*
- A. Support the activities and programs of the Sunrise MarketPlace Property-based Business Improvement District.*
  - B. Establish an ongoing business attraction, retention and expansion program that includes partnerships with key property owners, real estate brokers and retailers.*
  - C. Identify opportunities to expand entertainment, restaurant, lodging and leisure activities that complement and support the retail uses in Sunrise MarketPlace.*
  - D. Identify opportunities to expand civic and community activities that complement and promote the retail uses in Sunrise MarketPlace.*

Policy 11.2: Locate office buildings in Sunrise MarketPlace to increase the vitality of the area.

Policy 11.3: Promote new regional and community-oriented commercial development within Sunrise MarketPlace that is compatible and supportive of existing uses.

## **Goal 12: Create an inviting and distinctive identity for Sunrise MarketPlace to promote its image as the City's premier destination to shop, work, live, and play.**

Policy 12.1: Implement the Sunrise MarketPlace Revitalization Blueprint to enhance the physical appearance of the district, create a recognizable destination, establish a sense of place, and promote private investment in the area.

- Actions*
- A. Install street benches, sidewalk improvements, trees, public art, and entry features at strategic locations in Sunrise MarketPlace.*
  - B. Coordinate and improve signage within the Sunrise MarketPlace district.*
  - 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.*





## **Goal 13: Increase activity in the Sunrise MarketPlace through transportation investments that enhance the convenience and safety of driving, riding transit, bicycling, and walking to, from, and within the district**

Policy 13.1: Improve mobility in the Sunrise MarketPlace area to provide adequate access for vehicles, transit, bicycles and pedestrians.

- Actions*
- A. *Support the mobility, pedestrian enhancement, and way-finding signage concepts identified in the Sunrise MarketPlace Revitalization Blueprint.*
  - B. *Support free shopping shuttle service at Sunrise MarketPlace.*
  - C. *Establish a well connected grid-pattern street network, which provides connectivity among district land uses and linkages to surrounding residential neighborhoods.*

Policy 13.2: Create convenient connections across Sunrise Boulevard for vehicles, bicycles, pedestrians and transit.

- Actions*
- A. *Install separated sidewalks along major arterials and plant and maintain trees to reinforce a pedestrian-friendly atmosphere.*
  - B. *Explore options for creating pedestrian crossings on Greenback Lane and Sunrise Boulevard between the major shopping centers, including a bridge connector.*
  - C. *Provide bike lanes and bicycle parking facilities in the Sunrise MarketPlace.*

Policy 13.3: Promote installation of additional, distinctive transit stops at key activity areas and encourage covered shelters at existing and new stops.

Policy 13.4: Facilitate the development of new buildings in areas currently devoted to parking to shorten distances between buildings and foster better pedestrian connections between shopping centers.

- Actions*
- A. *Consider establishment of a maximum parking ratio for the MarketPlace area that recognizes the value of land for additional development that can increase shopping and employment opportunities while also improving the convenience of walking, bicycling, and using transit.*
  - B. *Help broker private efforts to develop new commercial space that enhances connections between shopping centers.*

Policy 13.5: Promote transit-oriented development through reuse and redevelopment of opportunity sites near the Greenback

Lane/Sunrise Boulevard intersection, including potential mixed-use projects with a residential component. Coordinate potential development plans with transit near this intersection.

## ECONOMIC DEVELOPMENT

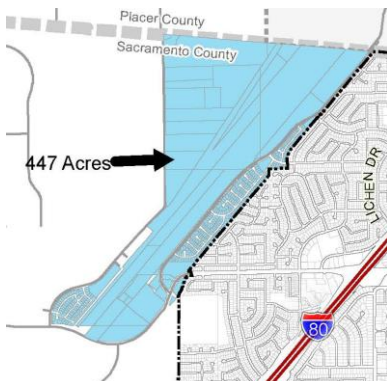


The City of Citrus Heights, through General Plan policies, redevelopment, and partnerships with the private sector, seeks to maintain and enhance the quality of life of its residents by retaining and encouraging expansion of existing businesses and employment. Business activity is an important part of the City's fabric, providing a source of jobs, shopping and services to City residents, and in providing revenues for the financially healthy city. About 2,300 businesses currently exist in the City, employing more than 20,000 people. Retail establishments account for about 42% of jobs in the City (see *Table 5: Major Private Employers*)

**Table 5**  
**Major Private Employers**

Employer	Employees	Business Type
WalMart	370	Retail
Lowe's	300	Home Improvement
JC Penney	250	Retail
Manor Health	250	Healthcare
Costco	220	Retail
Macys	175	Retail
Sears	150	Retail
Safeway	130	Grocery

Source: [http://en-us.nielsen.com/tab/product\\_families/nielsen\\_claritas](http://en-us.nielsen.com/tab/product_families/nielsen_claritas)



Strengths of the Citrus Heights economy include its central regional location between the Interstate 80 and State Highway 50 corridors, a large established retail base, a range of residential opportunities and good quality of life. Weaknesses include a lack of identity in the regional office market, limited freeway visibility, and a minimal amount of vacant land available for new commercial or industrial development within the existing city limits.

Recognizing the importance of economic development, the City has adopted two key programs aimed at improving the local economy. In 1998, the City adopted the *Citrus Heights Redevelopment Plan*. The 558-acre Redevelopment Project Area is located along Auburn Boulevard, Sylvan Road and Greenback Lane. The *Redevelopment Plan* is intended to help the City preserve and enhance activities along the major commercial corridors that are losing their competitive edge and showing signs of decline. In 1999, the City adopted an *Economic Development Strategy and Action Plan* that outlines the City's approach to fulfilling its economic goals. Some opportunities that this Strategy identifies are the growing sectors of information services and home-based businesses. An update to the Economic Development Strategy and Action Plan is scheduled for 2011.

The City does not currently have industrial land, and is interested in pursuing annexation of land suitable for industrial development, identified on land northwest of the City. The City also intends to pursue annexation of a portion of the area around the Greenback Lane interchange at Interstate 80. Annexation of this area would allow the City to have control over safety and traffic issues associated with the interchange and would offer visibility from the Interstate 80 corridor as a prominent gateway and commercial attraction.

The policies in this section of the General Plan are intended to strengthen and diversify the economy as a way of securing the City's financial future, ensure that adequate land is available for economic development, and make certain that new commercial uses are consistent with the City's development objectives.

### **Goal 14: Strengthen the retail base to ensure the City's fiscal stability, provide needed goods and services, and promote the vitality of City commercial districts and nodes**

Policy 14.1: Retain and expand the City's base of retail jobs and sales tax revenue.

- Actions*
- A. *Enhance business attraction, retention and expansion activities that includes partnerships with key property owners, real estate brokers and retailers.*
  - B. *Continue to foster public/private partnerships with the Chamber of Commerce, the Sunrise MarketPlace Property-based Business Improvement District, and other business groups.*
  - C. *Support the Sunrise MarketPlace as a core location for retail business attraction, retention and expansion activities.*
  - D. *Use Redevelopment and other available City resources to leverage, reinforce and assist property owner efforts to retain and attract retail clients.*

Policy 14.2: Provide incentives to the private sector for catalyst projects that stimulate private investment in the City's commercial districts.

- Actions*
- 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.*
  - B. *Implement a commercial rehabilitation program to provide financial assistance to business and property owners to improve the exterior of their buildings, including façade improvements, signage, landscaping, parking lot improvements, and marketing.*





## **Goal 15: Diversify the local economy to meet the present and future employment, shopping, and service needs of Citrus Heights residents and sustain long-term fiscal health**

Policy 15.1: Pursue non-retail development and reuse (including home occupations, information services, lodging and conference uses) to provide additional job opportunities, reduce the City's long-term dependence on retail sales for jobs and revenue, and provide viable alternatives for currently underutilized retail centers.

- Actions*
- 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. Work with service providers to ensure cost-effective business access to high-speed telecommunications infrastructure. Facilitate conversion of obsolete retail uses to other viable commercial uses.*
  - B. Pursue sites for lodging and conference/meeting centers.*

Policy 15.2: Ensure that the City's regulations and processes support economic development opportunities.

- Action*
- A. Review and amend the Zoning Code to address any regulatory impediments to attracting target businesses, and to facilitate desired business expansions and reuse.*

## **Goal 16: Make adequate land available for economic development opportunities**

Policy 16.1: Expand the boundaries of the City to provide for future non-residential development, as shown on *Map 1: Land Use Diagram*.

- Actions*
- 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.*
  - B. Pursue possible annexations of all or parts of areas around the Greenback Lane and Auburn Boulevard/Riverside Avenue interchanges to gain better control of routes into the City and to establish a distinctive City presence along Interstate 80.*
  - C. Pursue annexation of land northwest of the current city limits to provide for existing and future industrial development.*

*D. Conduct a fiscal analysis of potential annexations.*

Policy 16.2: Focus economic revitalization and redevelopment efforts on key opportunity sites within the City to be catalysts for economic revitalization and/or redevelopment.

- Actions*
- A. Underground the utility lines and construct the streetscape improvements identified in The Boulevard Plan – Reinventing the Auburn Boulevard Corridor.*
  - B. Develop and offer incentives for economic revitalization and/or redevelopment.*
  - C. Pursue improvements to the Antelope Road interchange to enhance the entrance to the City.*

### **Goal 17: Develop the Stock Ranch property with a mix of uses that enhance the City's economic base, are compatible with surrounding land uses, and are sensitive to natural resources**



Policy 17.1: Use a flexible planning approach for Stock Ranch to allow for a variety of uses and to respond to evolving market conditions and community needs.

Policy 17.2: Promote uses in Stock Ranch that can be economically supported, are financially feasible and self-sustaining, and maximize fiscal benefits to the City.

Policy 17.3: Promote development in Stock Ranch in a manner that creates an attractive, distinct, cohesive, high quality place. Features shall include: recognition of site and City history; good automobile and pedestrian connection; compatibility with surrounding land uses; avoids cut-through traffic; and maintains open space.

Policy 17.4: Incorporate trail, park, open space and public access along Arcade Creek.

Policy 17.5: Provide adequate infrastructure concurrent with development of Stock Ranch.

### **Goal 18: Be responsive to changing economic conditions and opportunities**

Policy 18.1: Keep the Economic Development Strategy and Action Plan current to reflect evolving economic conditions, local needs, and priorities.

*Action A. Establish a process to monitor progress in implementing the Economic Development Strategy and Action Plan and to recommend revisions as needed.*

Policy 18.2: Evaluate potential implications for economic development when considering major City policy issues (e.g., land use, public services and facilities, finances, infrastructure, and transportation).

*Action A. Conduct appropriate fiscal analyses for major City policy decisions.*

Policy 18.3: Participate in regional economic development and planning efforts to promote the attractiveness of the overall region for business.

## STREETSCAPES AND GATEWAYS

As described earlier, Citrus Heights' major corridors are important components of the City's image and identity. The City lacks clear physical distinctions at its boundaries largely because it developed as an unincorporated community. A driving force behind incorporation was a perception among residents that Citrus Heights is different from surrounding areas. To reinforce this, the General Plan strives to create distinctive gateways to the city that identify and promote its character and values. In addition, the City's major arterial streets are to be beautified through new plantings and maintenance of existing landscaping.

The City's 1999 *Economic Development Strategy and Action Plan* recommends coordinating gateway treatments with overall design planning for commercial corridors. Creating interesting and attractive entrances to the City can help direct shoppers to the City's commercial centers. The policies in this section are intended to establish recognizable streetscapes and gateways that create an attractive and distinct image for Citrus Heights.

### Goal 19: Establish and maintain attractive streetscapes along the City's major roadways

Policy 19.1: Promote improvements to major corridors to make them more distinctive and inviting. Encourage installation and maintenance of landscaping in median and street frontages along arterial roadways.

*Actions A. Seek a funding mechanism to support installation and maintenance of landscaping.*

*B. Utilize water conserving landscaping where appropriate.*

Policy 19.2: Establish a street tree planting program for major corridors.

Policy 19.3: Require landscaping on commercial, residential, and institutional uses adjacent to all public street frontages.

## Chapter 2 - Community Development

Policy 19.4: Monitor and enforce the maintenance of landscaping on private property along major corridors.

Policy 19.5: Work with the California Department of Transportation to encourage beautification and maintenance of highway corridors through Citrus Heights.

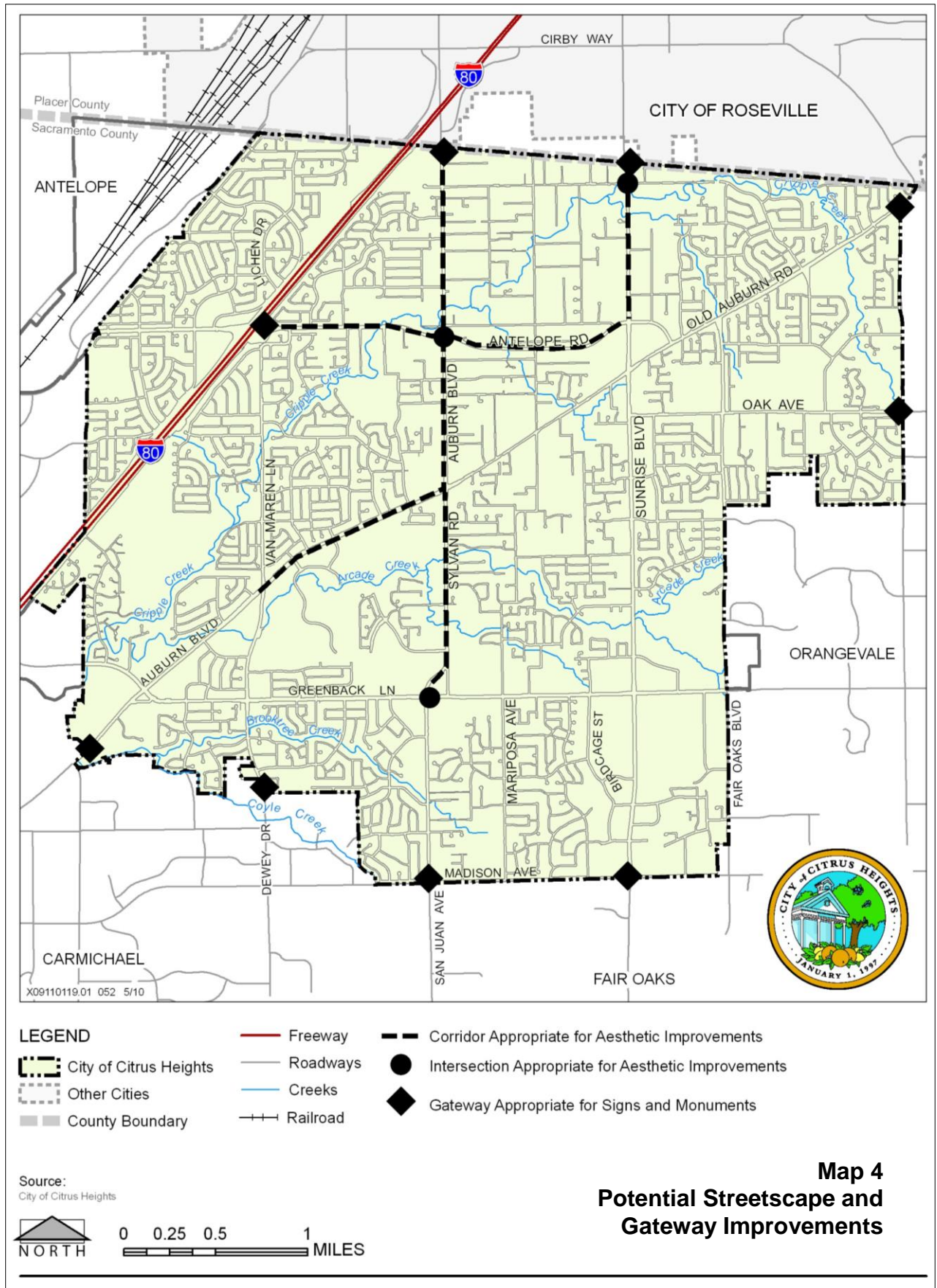
### **Goal 20: Create distinctive entryways to clearly demarcate and establish a positive image of the City**

Policy 20.1: Develop gateway treatments at the locations shown on *Map 4: Potential Streetscape and Gateway Improvements*.

Policy 20.2: Establish gateway treatments that may include public art, public purpose signage and landscape and streetscape improvements.

- Actions*
- A. Coordinate gateway treatments with the overall design guidelines prepared for commercial corridors.*
  - B. Develop an art competition to design specific entrance elements.*
  - C. Develop a preferred design and funding mechanism to install signs and/or monuments at selected gateways.*
  - D. Explore use of non-General Fund revenues for construction of gateway elements.*





## PUBLIC SPACES

Public spaces bring citizens together in a variety of ways that promote a sense of community. With additional identifiable gathering places, Citrus Heights can become a more vibrant and active place. Schools, parks, plazas, and other civic, institutional, and recreational uses provide needed services and help unify a community.

The City's civic center complex includes a concentration of civic uses such as city hall, the police station, post office, and a new community center. The civic center provides efficient access to government services and gathering places for the community.

The General Plan also seeks new community center facilities to accommodate recreational and cultural events, for all segments of the population including teenagers and senior citizens. This kind of facility can be incorporated into and complement an existing or future commercial center.

The policies in this section are aimed at the development of public spaces that provide opportunities for informal social gathering and interaction. Places such as parks, schools, and neighborhood shopping centers should also be designed to foster spontaneous interaction and enhance the sense of community in Citrus Heights.



### Goal 21: Concentrate government uses at a civic center complex that provides residents and businesses easy and efficient access to a range of government services

Policy 21.1: Locate public and quasi-public facilities at or near the civic center.

*Action A. Develop and implement a Public Facilities Master plan for expanding the civic center.*

Policy 21.2: Coordinate facility planning with other governmental agencies to determine feasibility of joint-use and/or adjacent facility locations.



### Goal 22: Establish adequate facilities to accommodate public events and cultural activities

Policy 22.1: Promote development of community places for public events and cultural activities.

- Actions
- A. *As part of the Public Facilities Master Plan, develop a site location and use study for community centers.*
  - B. *Support development of outdoor public spaces at Sunrise MarketPlace.*
  - C. *Host community-wide events at Sunrise MarketPlace.*
- Policy 22.2: Provide for youth and senior citizen programs and activities.
- Action
- A. *Investigate various successful models of youth and senior programs and their facility implications.*
- Policy 22.3: Support the expansion of art and cultural activities within the community.

## Goal 23: Support adequate locations and facilities for local and neighborhood gatherings

- Policy 23.1: Support the use of available facilities for community gatherings.
- Action
- A. *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.*
- Policy 23.2: Incorporate plazas or other public outdoor activity spaces into public and private development projects.
- Action
- A. *Incorporate requirements for public gathering and interaction areas in Design Guidelines for new development as appropriate.*
- Policy 23.3: Promote development of attractive public and quasi-public spaces in non-residential development as amenities for workers and customers.
- Action
- A. *Develop a plan for providing future community work hubs with high-speed video-conferencing and internet access to reduce the need for vehicle travel and increase the time available for Citrus Heights residents to engage in other activities.*
- Policy 23.4: Promote the development of interesting small places for social interaction, such as plazas, mini-parks, and outdoor cafes.

## HOUSING

Citrus Heights' residents value and seek to preserve the range and variety of housing available in the City. The community's mix of housing types and accessibility is one of the key elements of its character. The mix of housing found in the City ranges from rural style single-family homes on large lots to standard single-family subdivisions, from townhouses to apartments. The community's affordable home prices and rents make it particularly appealing to young families and its affordable senior housing developments make it attractive to retirees.



## Chapter 2 - Community Development

Preserving and enhancing the range and affordability of housing is an important goal of the General Plan. A goal of this Plan is to continue to address the housing needs of all, including move-up homeowners, first time homebuyers, low - income renters, seniors, disabled persons, and others with special needs.

Two of the most pressing issues that the General Plan seeks to address include the balance between owner-occupied and renter-occupied housing and the preservation and maintenance of the City's aging housing stock. In 2020, 56% of the City's housing stock was owner-occupied and 44% was renter-occupied. The rental proportion has increased by 2% from 2010 - 2020. Since 2010, 172 (92%) new single family units have been constructed, whereas 15 (8%) multifamily units have been constructed in the same period. While the City seeks to provide opportunities for both ownership and rental, a good proportion of owner-occupied housing is desired to maintain stability and investment in the community. The General Plan strives to encourage home ownership for all income groups by participating in programs that help families to achieve this goal and working with developers to ensure that new housing offers a reasonable level of ownership opportunities. It is the City's long range goal to restore the home ownership rate to 65% of the housing stock. The goals and policies of this section are intended to achieve this rate. Homeownership is a viable component in maintaining community and neighborhood stability and continuity in our schools.

As a mature suburb with an aging housing stock, both single-family homes and apartment complexes in Citrus Heights face increasing needs for upgrading and maintenance. In the 15 years since incorporation, the City has encountered many rental properties with major deferred maintenance. The City pursues safe and well-maintained neighborhoods through its Neighborhood Enhancement Program, housing programs, and coordination with the community's 10 neighborhood organizations.

The City's Code Enforcement Program has found successful ways of dealing with blight. The City's enforcement tools include:

- Fines for non-compliance, which can be cumulative
- Resolving most issues with an educational approach
- Assessments for cost-recovery of City expenses
- The recordation of a Certificate of Nuisance – this “clouds” the title and acts as lien to collect fines and costs
- Administrative Hearing Board – this body enables the City to abate blighting conditions when a property owner fails to abate a nuisance.

The City also has used its Housing Rehabilitation Programs, including Federal Community Development Block Grant Funds and Redevelopment Agency Housing Funds to eliminate blighting conditions in housing. In the period between 2015 and 2019 the City assisted 25 homeowners in rehabilitating their homes.







## REGIONAL HOUSING NEEDS

State law requires all local governments to prepare a Housing section that indicates how it will meet its allocated “fair share” of regional housing needs for all income groups over a specified period. The Sacramento Area Council of Governments (SACOG) prepared a Regional Housing Needs Plan (RHNP) in 2019 that establishes housing needs for each jurisdiction in the region.

The “fair share” housing goals for the City are derived from projected household growth and correction factors including vacancy and normal market removals. The City’s total housing goal for 2021 to 2029 is 697 new housing units, divided into income groups as shown in *Table 6: Fair Share Housing Needs*. The table shows the needs for the 2021 – 2029 planning period by income category and converts this into an annual need. By reviewing the City’s records (building permits), current development plans under review, historical affordable housing preservation/conversion, annual production estimates have been made. These estimates show that the City is expected to produce more units in all income categories than the City’s projected “fair share” requirement. It is believed that the goals, policies, and actions of the General Plan, and their continued implementation and monitoring, will ensure that the City produces housing for all sectors of the community.

**Table 6**  
**Fair Share Housing Needs**

Income Category	8-year Need Units	Annual Need Units	Percent	Projected Annual Units	Production Percent
Very Low	132	17	19%	18	18%
Low	79	10	11%	35	34%
Moderate	144	18	21%	25	24%
Above Moderate	342	43	49%	26	25%
<b>Total</b>	<b>697</b>	<b>87</b>	<b>100%</b>	<b>112</b>	<b>100%</b>
Notes: Numbers may not appear to total correctly due to rounding. Income categories are based on percentage of median income adjusted by household size: Very Low (less than 50% of median income) Low (51% to 80% of median income) Moderate (81% to 120% median income) Above Moderate (More than 120% of median income) Sources: SACOG RHNP 2021-2029, City of Citrus Heights Planning, Building, and Redevelopment records and plans					

## GOALS, POLICIES AND ACTIONS

The housing goals, policies and actions of the General Plan are primarily directed toward the following objectives:

- Increase the level of home ownership in the community
- Preserve the existing housing supply and assure its continuing quality

## Chapter 2 - Community Development

- Optimize remaining development opportunities
- Ensure that adequate housing is available to all residents including those with special needs such as seniors and homeless persons.

Programs that are intended to affirmatively further fair housing in the City of Citrus Heights for the 2021-2029 Housing Element planning period are marked with a \*.

### Goal 24: Increase homeownership opportunities to ensure a balance of housing and household types

Policy 24.1: Support the use of public and private funds to assist first-time homebuyers.

- Actions*
- A. *Use City Housing funds to leverage private funds to create homeownership opportunities.*
  - B. *Continue to participate in programs that encourage people to own homes close to their workplaces.*
  - C. *Conduct outreach and provide information at City Hall and on the City's website about resources available to potential homebuyers.*
  - D. *Use available state and federal funds for a citywide First-Time Homebuyer Assistance Program.*
  - E. *Create and participate in partnerships that encourage home ownership.*
  - F. *Explore innovative ways of creating opportunities for increased home ownership.*
  - G. *The City will monitor foreclosures and provide programs and technical assistance as necessary.*

Policy 24.2: Assist in the conversion of rental developments to owner occupancy where appropriate.

- Actions*
- A. *Develop a program to allow and encourage conversion of small rental properties to owner occupancy.*
  - B. *Investigate ways and provide resources to promote ownership of mobile home parks by their residents.*

### Goal 25: Provide adequate sites for a variety of housing opportunities to serve all residents

Policy 25.1: Promote development of a variety of housing types in terms of location, cost, design, style, type, and tenure, while ensuring compatibility with adjacent uses of land.

- Action 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 Code, with the goal of permitting 100 total ADUs over the 2021-29 planning period. Continue to meet with developers, including nonprofits, to discuss the City's zoning and other resources as part of Action 28.7C.\**
- B. *Update the Zoning Code to bring Agricultural Worker Housing into compliance with all current State requirements pursuant to Health and Safety code 17021.5.*
- C. *Implement the City's Pre-Approved Accessory Dwelling Unit program, with the goal of permitting 100 total ADUs over the 2021-29 planning period.\**

Policy 25.2: Strive to meet the City's fair share housing allocation based on the Regional Housing Needs Assessment.

- Action A. *Maintain and update an inventory of land suitable within the City for the development of housing for all segments of the community.*
- B. *Prepare an annual General Plan Progress Report to analyze the City's progress to meet the fair share allocation based on the RHNP.*
- C. *Continue to implement the housing monitoring program including 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*

Policy 25.3: Facilitate mixed-use development and redevelopment in appropriate areas.

- Action A. *Continue to encourage mixed use development along the City's major corridors, with the goal of creating at least 349 housing units within mixed-use zones. Continue to meet with developers, including nonprofits and community stakeholders to discuss opportunities under the City's zoning and other resources as part of Program 28.7C.\**
- B. *The City will adopt a Specific Plan for the Sunrise Mall site by January 2022 including policies that promote and require residential uses for the overall plan development. Residential development in the Specific Plan shall be encouraged to be at densities of at least 20 units per acre and shall include design standards such as reduced parking and setbacks and increased building heights as compared to existing zoning. Site planning should include logical phases or developable areas of 50-150 units of varying housing typologies. The City will routinely*

*coordinate with property owners and implement CEQA streamlining afforded by the Specific Plan.\**

- C. *Pursue funding to incentivize and promote housing within the City's three identified "Green Zones" for the SACOG Green Means Go Pilot Project, with the goal of achieving 25-35% of the city's overall RHNA requirement within these zones.\**

Policy 25.4: Support a variety of housing opportunities on vacant or under-utilized lands.

Policy 25.5: 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, with the goal of entitling 50% more of these facilities over the 2021-29 housing period than were entitled during the 2013-2021 period.\*

### **Goal 26: Develop, conserve, and improve the housing stock to ensure decent accommodations for all segments of the community**

Policy 26.1: Encourage the conservation and improvement of existing housing.

- Actions*
- A. *Promote the use of administrative remedies to remediate substandard rental units.*
  - B. *Remove unsafe or dilapidated housing through the Code Enforcement Program. Secure vacant residential structures that are unsafe to occupy and require resolution.*
  - C. *Offer incentives and financing assistance for affordable housing and housing rehabilitation.*
  - D. *Work with financial institutions, nonprofit organizations and government agencies to promote housing rehabilitation.*
  - E. *Support the efforts of all local service organizations, schools, and other community groups to provide housing repair assistance.*
  - F. *Continue and expand the City's Owner-Occupied Rehabilitation Program where feasible.*
  - G. *Continue to provide interest free housing repair loans to senior residents through the City's Owner-Occupied Rehabilitation Program.*
  - H. *Use available housing funds to assist in rehabilitating housing.*
  - I. *Pursue a variety of funding sources such as the Housing Stock Fee and the Abandoned Vehicle Abatement*



*Program to fund and strengthen code enforcement activities.*

- J. Use a system of cumulative and substantial fines and other innovative approaches to gain compliance from the owner of nuisance properties.*
- K. Work with community based organizations to create self-help housing in the City.\**
- L. Seek new ownership opportunities to redevelop existing problematic housing developments.*
- M. Encourage the use of Green Building practices for the revitalization or redevelopment of the existing housing stock.*
- N. Seek grants and other funding mechanisms to assist in redevelopment of existing housing stock.*

Policy 26.2: Promote construction of housing types with a variety of prices, styles, and designs.

- Actions
- A. Promote the development of mixed-use housing including clustered, live/work and above-retail uses in appropriate zones.*
  - B. Continue streamlining the review process to minimize any constraints on or disincentives to housing development.*
  - C. Promote quality design by offering flexible housing development standards.*
  - D. Use available funding to assist in developing a variety of housing types for all income levels, including extremely low income, with the goal of entitling at least 50% more affordable housing projects within the 2021-29 planning period than the 2013-21 period.\**
  - E. Encourage and offer incentives to developments that include Green practices including LEED Certification and/or Photovoltaic Systems.*
  - F. Encourage and offer incentives to developments that promote Universal Housing.\**
  - G. Analyze the parking requirements for studio and one-bedroom apartments in the Zoning Code to ensure they are not a constraint or disincentive to housing development.*
  - H. Create an application streamlining process in compliance with SB35.*

Policy 26.3: Promote improvements and rehabilitation to enhance the quality of multi-family developments.

- Actions
- A. Continue to implement the Rental Housing Inspection Program, which issues over 4,000 corrections for housing violations per year, leading to better housing conditions within the community.*
  - B. Work with the local housing authority (Sacramento) to enhance the quality and appearance of public housing in the City.*

## Chapter 2 - Community Development

- Policy 26.4: Promote high-quality multi-family developments that include appropriate design, scale, and amenities.
- Action A. Implement the Design Guidelines within the Zoning Code.*
- Policy 26.5: Conserve the City's stock of sound and viable mobile home and manufactured homes as an important part of the City's affordable housing stock.
- Actions*
- A. Pursue the use of local, state, and federal funds to make physical improvements to existing mobile home parks.*
  - B. Continue to offer Community Development Block Grant (CDBG) funds to rehabilitate mobile home and manufactured homes.*
  - C. Continue to fund the Critical Repair Program for lower income homeowners, including mobile home and manufactured homes.*
  - D. Support parties interested in converting mobile home parks to resident owned or similar ownership. Provide resources and technical assistance to mobile home park owners and residents to evaluate the potential for partnerships to achieve resident ownership in mobile home parks.*
  - E. Redevelop/Rehabilitate existing deteriorated mobile home parks or manufactured homes.\**

## Goal 27: Conserve currently assisted units to ensure availability of housing for lower income households

- Policy 27.1: Pursue all available strategies and procedures to preserve government - assisted units that are at risk of conversion to market rate.
- Actions*
- A. Annually review the status of housing projects whose government restrictions are expiring or near expiration to determine the need for intervention.*
  - 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.*
  - C. Work with nonprofit housing organizations, SHRA, and other agencies to help purchase complexes where the owner wishes convert to market-rate.*
  - D. If preservation of an "at-risk" development cannot be accomplished, work with the owners to ensure proper federal, state, and local notification and moving assistance is provided.*
  - E. Use CDBG and other available resources to subsidize identified "at-risk" units, rehabilitate substandard units,*

*and/or fund self-help projects, to retain their availability as low-income housing.*

- F. *Continue to implement strategies to redevelop Sayonara Avenue (Sunrise to Lialana), with the goal of replacing the 35 units outlined within the replacement plan. This includes the implementation of the Sayonara Housing Replacement Plan and the continued support of the Sayonara Center, which provides the community with opportunities for education, recreation, and meal support.\**

## Goal 28: Ensure housing opportunities for all segments of the community

Policy 28.1: Pursue necessary resources for the development, maintenance and preservation of emergency housing, transitional housing, and housing to accommodate other special needs.

- Actions
- A. *Enforce Code requirements to ensure that housing is accessible to the disabled.*
  - B. *Consider development of Universal/Adaptable Design Guidelines for disabled and aging populations.*
  - C. *Update Reasonable Accommodation section of Zoning Code to comply with Government Code Section 65583(c)(3).*
  - D. *Update Zoning Code to modify required design features and parking requirements for Emergency Shelters in compliance Government Code Section 65583(a)(5).*

Policy 28.2: Endeavor to meet the housing needs of homeless persons.

- Actions
- A. *Work with other jurisdictions to assess need for transitional housing and develop plans to address this problem.*
  - B. *Continue to work with the Sacramento Steps Forward to provide emergency shelters and other support services.*
  - C. *Provide CDBG funds and other resources as available to help finance the City's fair share of homeless services.*
  - D. *Update the Zoning Code to allow Transitional and Supportive Housing by right in all zones that allow residential development, including commercial, in compliance with AB 101 and 2162.*

Policy 28.3: Support and cooperate with regional and community-based organizations in the delivery of special needs housing resources.

- Actions
- A. *Support efforts to provide housing assistance within the community, including supporting efforts to reduce the potential for displacement as outlined in Policy 25.9C.\**
  - B. *Enforce Federal and State anti-discrimination laws.\**
  - C. *Continue to educate, and be a conduit of information for residents and landlords regarding the fair housing and*

## Chapter 2 - Community Development

*landlord-tenant dispute services available to them in the community. Use CDBG and other grants to fund programs to support telephone counseling and mediation services, including the Renter's Help Line, which provides multi-lingual counseling for both tenants and landlords.\**

Policy 28.4: Assess the City's housing needs and the progress toward meeting its housing goals.

- Actions*
- A. Conduct annual review as part of the submittal of the Annual Report to HCD as required by law.*
  - B. Seek Grant Funding to implement housing programs.*
  - C. Ensure existing affordable housing developments are meeting their rent and income restrictions.*
  - D. Monitor market conditions to determine the effect of density and land costs on development of affordable housing bi-annually.*

Policy 28.5: Encourage development of a variety of sizes, design, and styles of housing so that residents will be encouraged to stay in Citrus Heights as their housing needs change.

- Action*
- A. Review the City's available land inventory annually to ensure that sufficient land is designated for an appropriate range of housing types.*

Policy 28.6: Enforce Local, State and Federal laws prohibiting discrimination in housing.

- Action*
- A. Continue to educate residents on the fair housing resources available to them in the community, and provide public funding to these organizations where appropriate.*

Policy 28.7: Minimize government constraints on the production of housing to the extent feasible, while meeting public facility and service needs.

- Actions*
- A. Continue to staff the Interdepartmental Development Review Committee to ensure timely processing of development applications.*
  - B. Continue to make development decisions at the lowest level possible (e.g. staff approvals) in order to expedite development decision making.*
  - C. Continue to use density bonuses, federal funds and other available resources to promote housing opportunities, especially for low-income persons (including Extremely Low Income) and those with special needs, including developmental disabilities. 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 affordable units in the planning period.*
  - 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*



## Chapter 2 - Community Development

*housing advocates, building trade organizations, Chamber of Commerce, and other private interests, in making this assessment.*

- E. Consider fee waivers and deferrals on a case by case basis.*
- 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.*
- G. Research the access to services, facilities, and transportation for special needs populations, including the adequacy of major streets and sidewalks.*
- H. Conduct an analysis of locally adopted ordinances and revise if necessary that potentially impact the cost and supply of housing..*

Policy 28.8: Create housing to help meet the needs of the community.

*Actions A. Leverage available funding to obtain Federal, State, or other funds for low and moderate housing projects, with the goal of entitling the required 211 low- and very-low income units within the 2021-29 planning period..\**

Policy 28.9: Implement policy actions to help Affirmatively Further Fair Housing for all segments of the community.

*Actions A. The city will pursue place-based strategies to accomplish Fair Housing goals, including targeting funding for housing projects and rehabilitation efforts within low resource areas like Sayonara Drive and SACOG-identified "Green Zones" to achieve 25-35% of the City's Very-Low and Low-Income RHNA requirement. This is supported by Policy Actions 25.3C, 25.5, 26.2D, and 27.1F.*

*B. The city will foster and encourage the development of a variety of housing types, including ADUs, to meet the needs of different income levels in order to achieve the city's low-income RHNA requirement. This is supported by Policy Actions 25.1A and B, 25.3A and C.*

*C. The city will continue to reduce the financial risk by providing grants to the Renter's Help Line, which provides counseling and mediation services to landlords. The city will also continue to support the State anti-discrimination efforts to identify hazardous living conditions. The Rental Housing Inspection Program will continue to provide corrections for upward mobility. The city will continue to support the city's efforts to provide technical assistance to fund programs such as the Renter's Help Line, which provides grants to small businesses for improvements as well as technical assistance.*

*right of return to existing residents in any units that are marked for rehabilitation or replacement. Additionally, the city will continue to educate residents on all fair housing resources that are available. This is supported by Policy Actions 26.3A and 28.3A, B, and C.*

- D. *The city will work to create more housing opportunities within higher resource areas by enhancing low resource areas and creating potential for greater economic outcomes. One example of the city's efforts includes the proposed Sunrise Mall Specific Plan, which has the potential to eliminate its surrounding neighborhood's low resource status by creating greater economic opportunities via increased housing, retail, commercial, office, and recreational facilities. The city's goal is to achieve at least 349 units of housing within the 100-acre site, 50 units of which would be considered low- or very-low income. This is primarily supported by Policy Action 25.3A and B.*

## TRANSPORTATION AND MOBILITY

Roadways are the primary transportation facilities in Citrus Heights. In the past, roadways were viewed as primarily for automobile travel. This view has evolved over time to recognize the important role roadways also play for travel by walking, bicycling, and using transit. The new view recognizes roadways within a complete streets context where the needs of all mobility types, users and ability levels are considered and accommodated.

While roadways still serve two basic functions from a design standpoint for vehicles – to provide mobility and property access– they are an important public space, which should be considered in their design and operation. Traditionally, high speeds were desirable for mobility, while low speeds were more desirable for access. Today, speeds should consider multiple operational objectives such as stability of flow, fuel consumption, air pollution and greenhouse gas emissions, and collision severity. Further, the City's roadway system should attempt to provide a high level of connectivity which increases the opportunity to connect places using multiple travel choices.

Today, the Citrus Heights roadway network hierarchy consists of arterial, collector, and local streets. This general plan updates this traditional classification of roadways to recognize that some arterials will have transit enhancements and that all streets are intended to be complete streets (refer to goals and policies). *Map 5: Circulation System* presents the functional classification of Citrus Heights' roadways.

The operation of the City's roadways will be managed in the future to balance a variety of objectives that consider all roadway users, recognizes constraints such as funding limitations, and addresses the tradeoffs of roadway operations with other community values such as safety, environmental protection, quality of life, and economic development. As such, the general plan transportation goals and policies below introduce new performance measures and thresholds that will guide decision making about how to modify and enhance the existing transportation network in response to future population and employment growth. A key focus on the policies is to manage the transportation network, which will require more emphasis on intelligent transportation systems (ITS). This approach is reflected in *Map 6: Potential Mobility Improvements*.

The traditional performance measure known as level of service (LOS) is still used to measure traffic operations from a driver's perspective. LOS ranges from A to F similar to a report card assuming the driver is the grader. LOS A describes conditions where drivers are not delayed by other traffic while LOS F recognizes that the presence of other drivers results in a deterioration in speeds and travel time resulting in delays. The City has chosen LOS E as its threshold, which represents the highest level of roadway capacity utilization, but has included some exceptions where LOS F would be allowed due to conflicts of expanding roadways to provide a better LOS for drivers with other community values (see policy 29.2 for details). Daily roadway segment LOS forecasts for 2035 conditions under this general plan are contained in *Map 7: 2035 Daily Roadway Segment LOS*.

Walking and bicycling are expected to grow in importance as efforts are made in the City to create a development form that will support multiple travel choices. The City has already completed a bikeway master plan (BMP) and the policies below identify the need to develop a pedestrian master plan, an Americans with Disability Act (ADA) Transition Plan, and a Safe Route to School Plan. *Map 8: Planned Bikeway System* shows the location of existing and proposed bicycle facilities while *Map 9: Potential Pedestrian System Needs* identifies gaps in the existing sidewalk network.



Public transit is also a vital part of the circulation system to serve people unable or desiring not to use automobiles. Public transit can also serve as a means of reducing congestion if the service is well utilized. *Map 10: Transit Emphasis Areas* shows current (2010) bus routes in the City and the areas within ¼ miles of these routes that will be targeted for enhancements to improve transit access, transit facilities, and transit service.

The policies in this section seek to provide a complete transportation system to meet the needs of all residents and to serve businesses within the City.

### **Goal 29: Plan, design, construct, and manage a Complete Streets transportation network that accommodates the needs of all mobility types, users and ability levels**

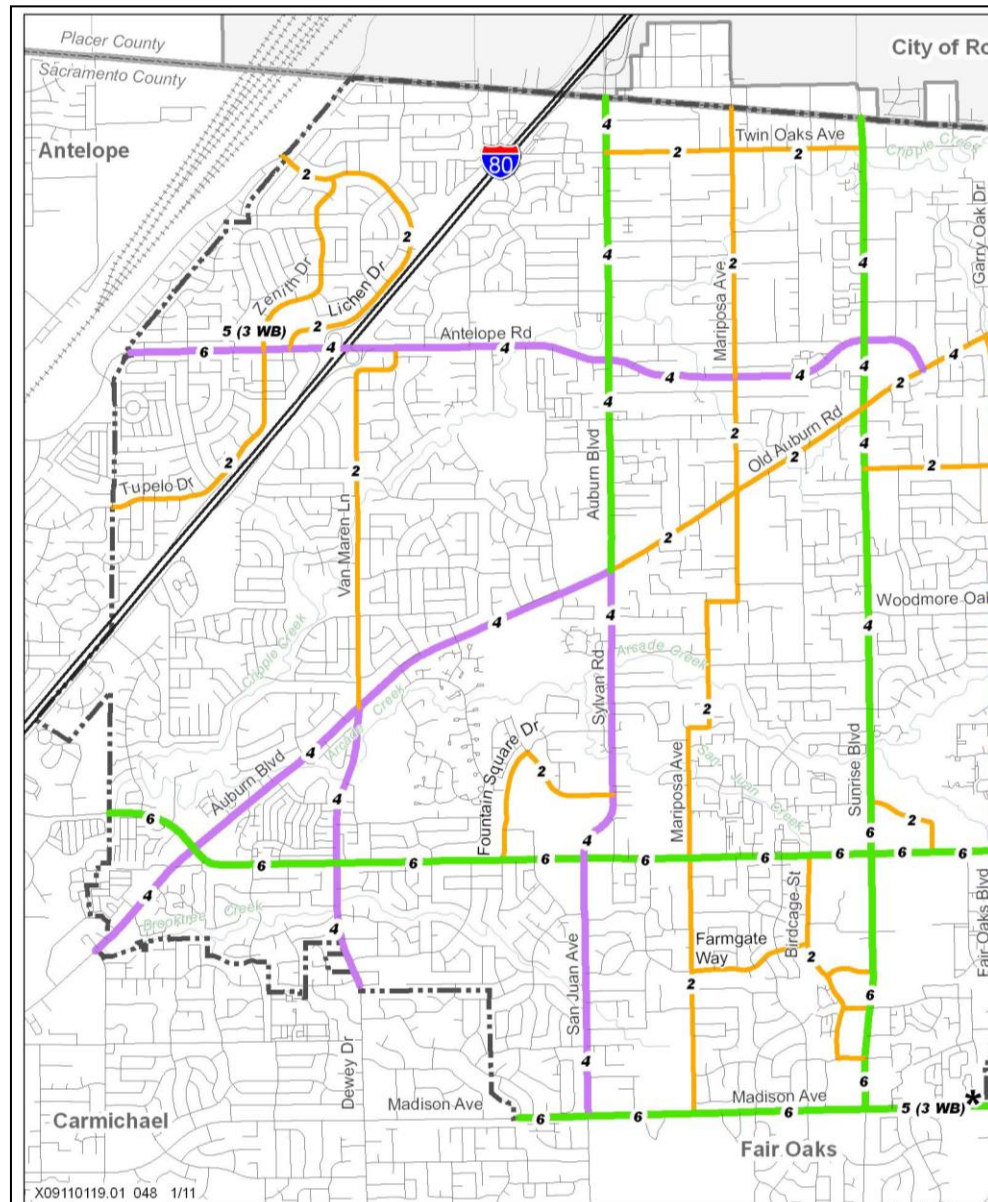
**Policy 29.1:** When constructing or modifying transportation facilities, strive to provide for the movement of vehicles, commercial trucks, alternative and low energy vehicles, transit, bicyclists and pedestrians appropriate for the road classification and adjacent land use.

**Actions** A. Update the Capital Improvement Program annually to incorporate necessary circulation system improvements.

## Chapter 2 - Community Development

- B. *Evaluate projects to ensure that the safety, comfort, and convenience of pedestrians and bicyclists are given equal level of consideration to drivers.*
- C. *Consider ways to increase and improve travel choices when reviewing development or transportation infrastructure projects.*
- D. *Require sidewalks on all arterial and collector streets. Where feasible, separate sidewalks from streets on arterials and collectors with landscaping including a tree canopy to create shade.*
- E. *Improve the existing street network to minimize travel times and improve mobility for transit, bicycle, and walking trips between new projects and surrounding land uses to reduce vehicle trips.*





**LEGEND**

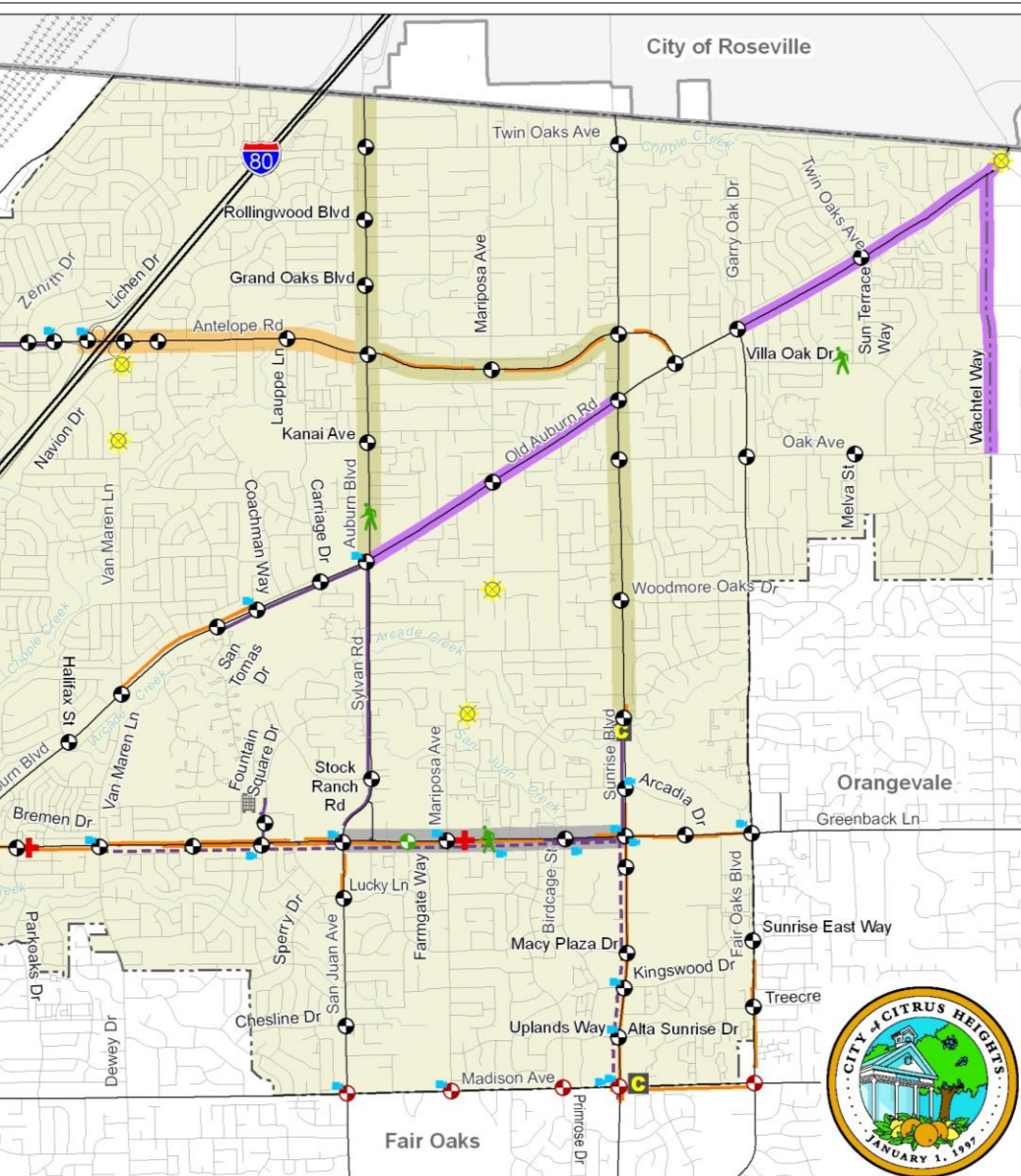
- Arterial with Transit Enhancements<sup>1</sup>
- Arterial
- Major Collector
- Local
- 2** Number of Through Lanes
- City of Citrus Heights
- County Boundary
- Creeks
- Railroad
- Other Cities

\* This segment of Sacramento River will be modified

<sup>1</sup> Note: Some arterials will be specifically designed to include transit enhancements, but all streets are intended to be complete streets (refer to Goal 29).



0 0.25 0.5 1  
MILES



- Copper Cable Interconnect
- Fiber Optics Interconnect
- - - Fiber Optics (for Cameras Only)
- - - City of Citrus Heights
- ▭ County Boundary
- Potential Mobility Improvements
- ▭ Extend Fiber Optics Interconnect
- ▭ Convert Copper SIC to Fiber Optics Interconnect
- ▭ Connect Signals Via Radio Link, and Link to City Hall
- ▭ Add Left-Turn Lanes

maintained by Sacramento County)

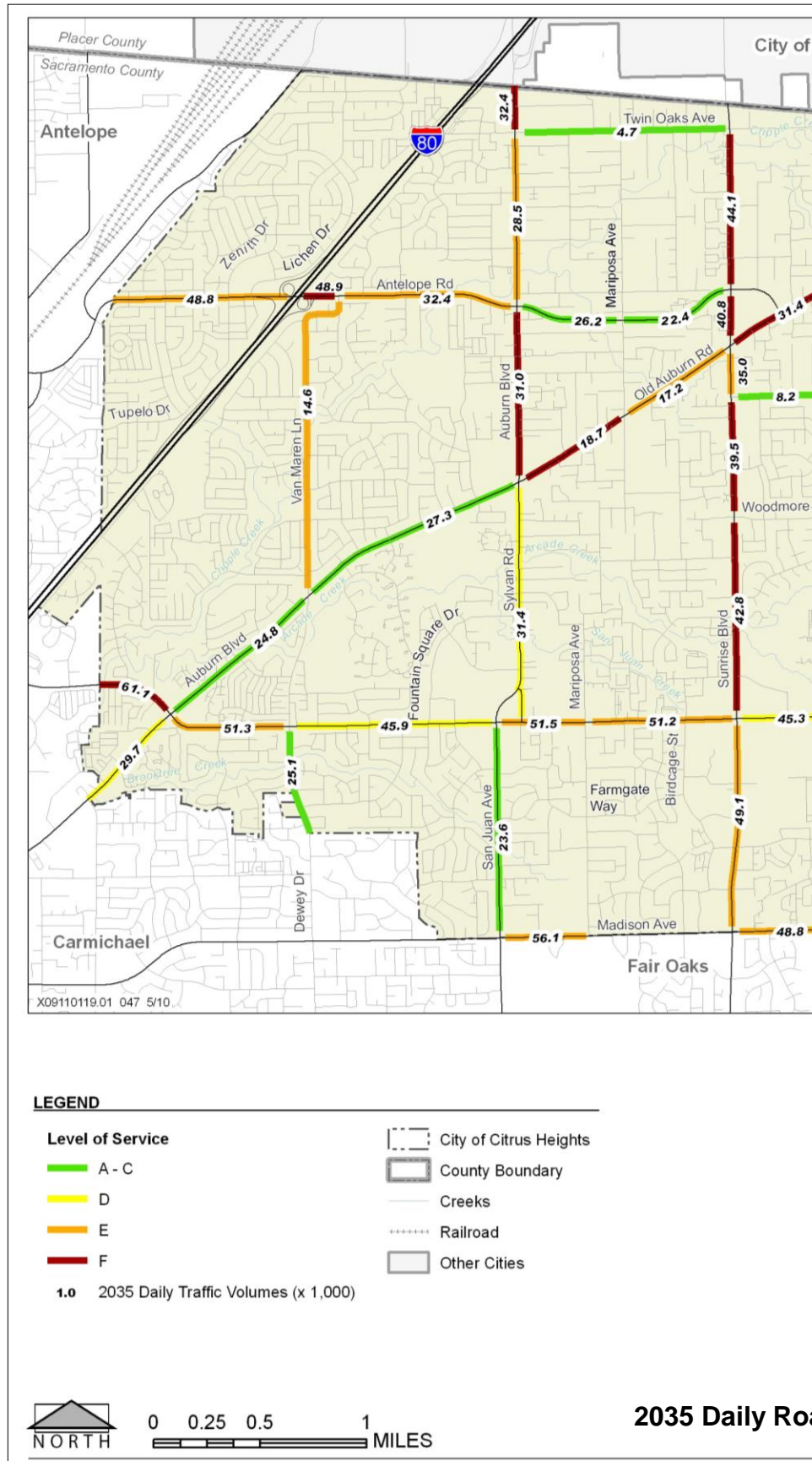
Block 2 Automobile Movements)

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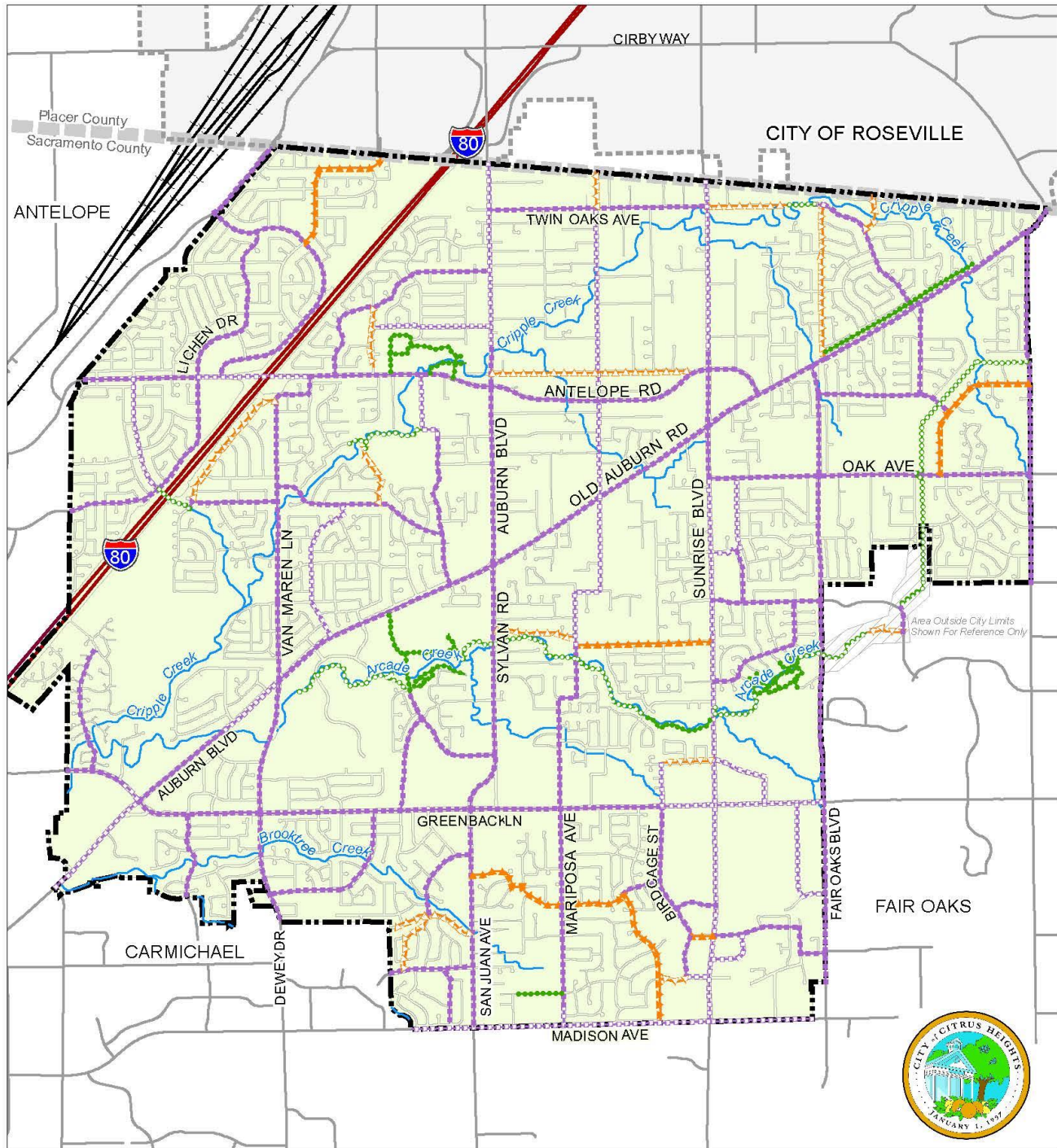
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25 0.5 1  
MILES









LEGEND

- City of Citrus Heights
- Other Cities
- County Boundary
- Railroad
- Creeks
- Class I Bike Lane (Existing)
- Class I Bike Lane (Proposed)
- Class II Bike Lane (Existing)
- Class II Bike Lane (Proposed)
- Class III Bike Route (Existing)
- Class III Bike Route (Proposed)

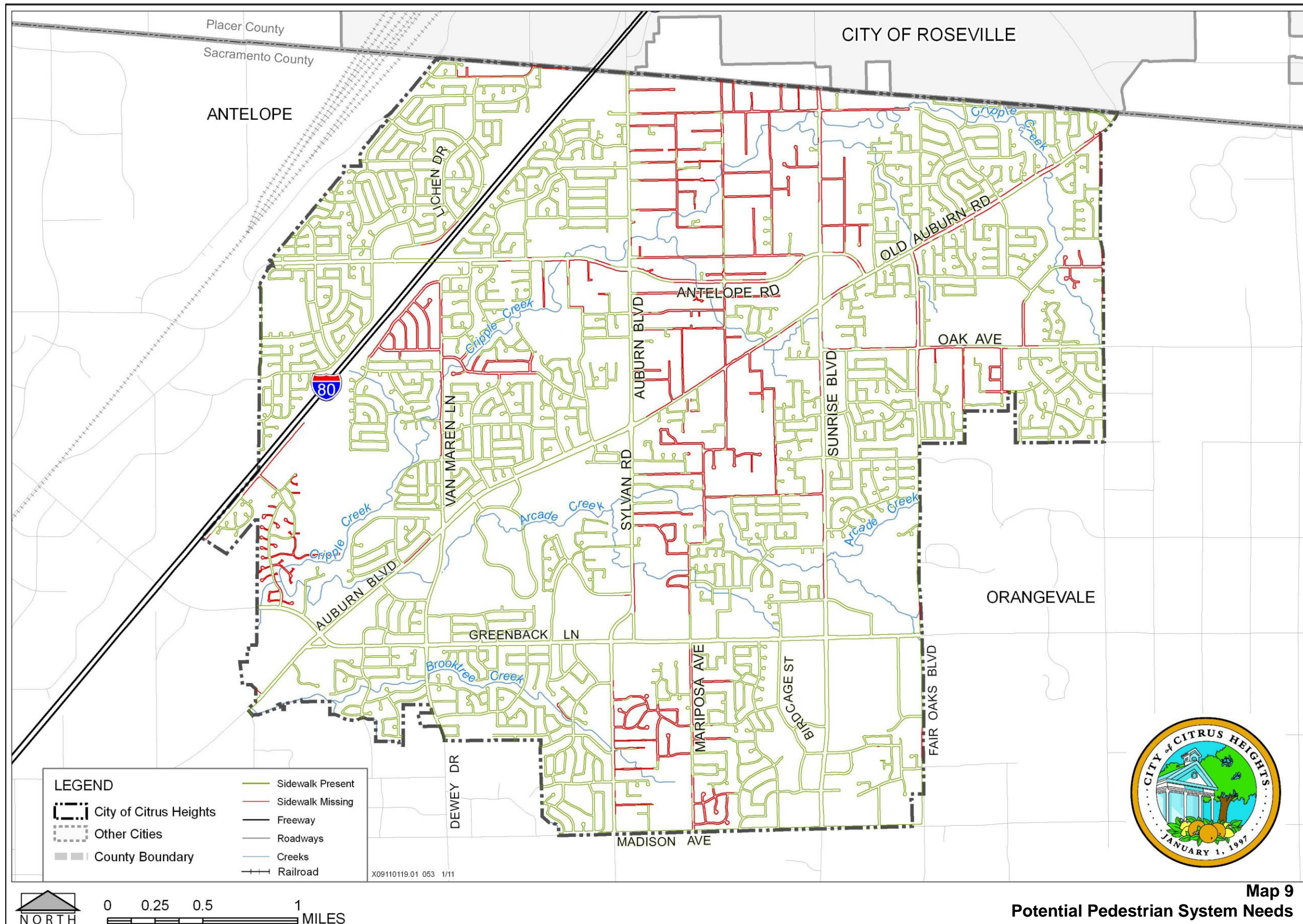
Existing and Proposed Bikeway Classification (Miles)			
Bikeway Classification	Existing	Proposed	Total
Class I	4.5	4.9	9.4
Class II	40.9	14.5	55.4
Class III	3.5	4.4	7.9
Total	48.9	23.8	72.7

0 0.25 0.5 1 MILES

**Map 8**  
**Planned Bikeway System**

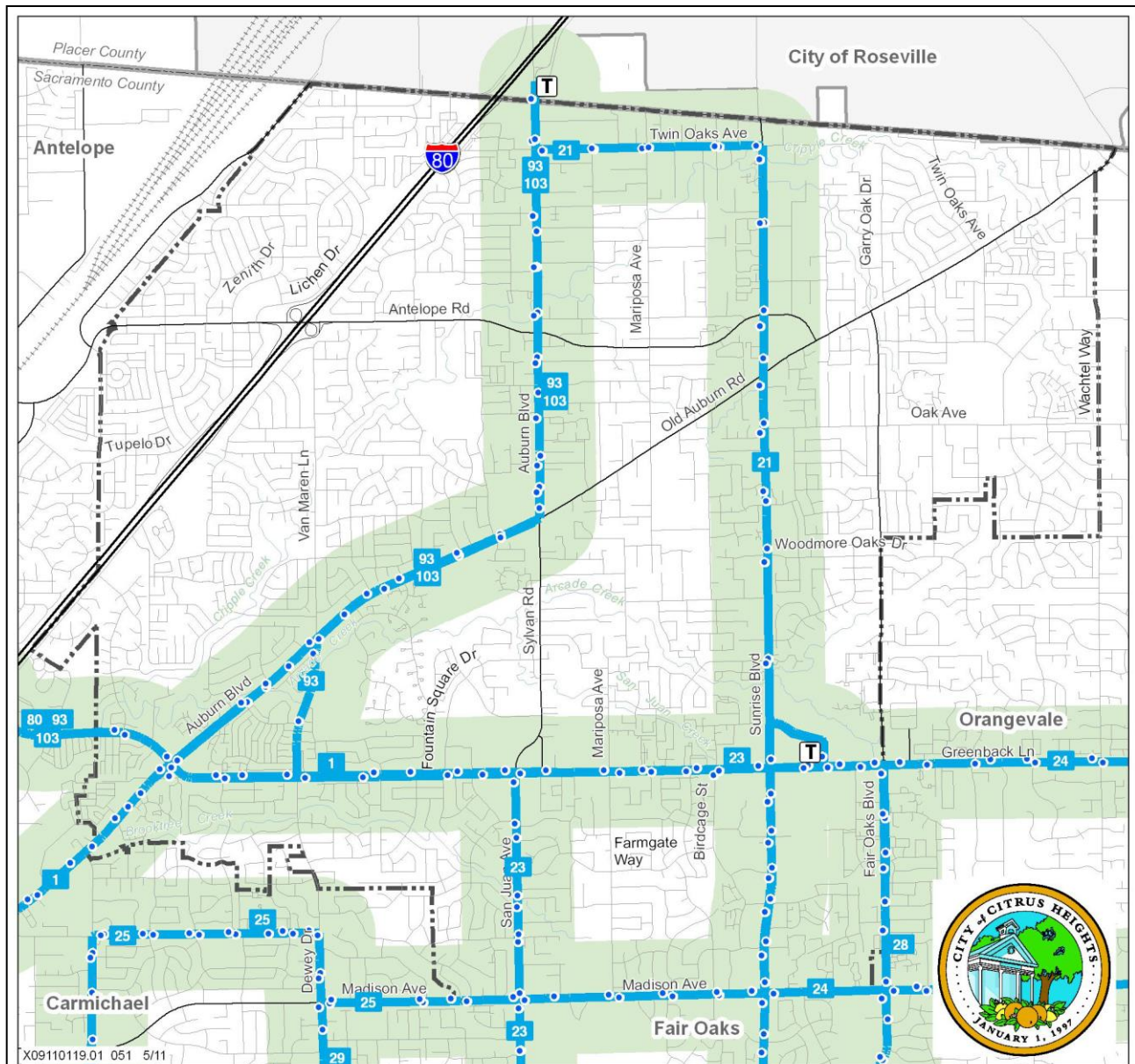






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#### LEGEND

- Transit Emphasis Area (1/4 Mile from Transit Lines)  
will be targeted for enhancements to improve transit  
access, transit facilities (e.g. shelters) and transit services
- Sacramento Regional Transit Bus Stops
- T Transit Center
- Sacramento Regional Transit Bus Routes (May 2011)
- City of Citrus Heights
- County Boundary
- Creeks
- Railroad
- Other Cities



0 0.25 0.5 1  
MILES

**Map 10**  
**Transit Emphasis Areas**



## Chapter 2 - Community Development

Policy 29.2: Measure customer satisfaction related to vehicle travel using level of service (LOS) according to procedures in the latest version of the Highway Capacity Manual published by the Transportation Research Board. The City will strive to achieve LOS E or better conditions for City roadways and intersections during peak hours (these may include weekday AM, Mid-Day, and PM hours as well as Saturday Mid-Day or PM peak hours). The intent of the policy is to effectively utilize the roadway network capacity while balancing the desire to minimize potential adverse effects of vehicle travel on the environment and other modes.

Exceptions to LOS E are allowed for both roadway segments and intersections along the following streets:

- Sunrise Boulevard – south City limits to north City limits
- Greenback Lane – west City limits to east City limits
- Old Auburn Road – Sylvan Road to Fair Oaks Boulevard
- Antelope Road – I-80 to Auburn Boulevard
- Auburn Boulevard – Old Auburn Road to northern City limits

No road widening to provide additional vehicle capacity of the above listed streets will be permitted. Development projects that impact these locations according to the City's transportation impact study guidelines would require mitigation, including, but not limited to, the following items:

- actions that reduce vehicle trips or provide non-auto improvements to the transportation network or services
- lengthening of turn pockets
- signal timing modifications

Additional exceptions may be allowed by the City Council at both exempt and non-exempt locations where mitigation is infeasible or would conflict with other community values such as those listed below:

- Impacts on general safety, particularly pedestrian, bicycle, and transit safety
- The right-of-way needs and the physical impacts on surrounding private or public properties
- The visual aesthetics of the required improvement and its impact on community identity and character
- Environmental impacts including air quality and noise impacts
- Impacts on quality of life as perceived by residents

*Actions A. Modify the existing traffic impact fee program to include a mitigation fee designed to reduce vehicle trips and vehicle miles of travel per capita within the City to avoid*

*or minimize the need to expand existing roadway capacity. This program should include a multi-modal (Complete Streets) capital improvement program (CIP) and, in conjunction with public funding, provide full funding for the City's circulation element improvements.*

- B. The City shall develop and adopt transportation impact study guidelines within one year of General Plan adoption.*

Policy 29.3: Require development proposals to analyze future transportation impacts and mitigate significant impacts consistent with Policies 29.1 and 29.2.

Policy 29.4: Support safe, complete and well-connected neighborhood street, bicycle, and pedestrian access and connections that balance circulation needs with the neighborhood context.

- Actions
- A. Modify the existing street network to enable direct physical connections within neighborhoods and between neighborhoods, neighborhood-commercial areas, and commercial-commercial areas, including connections accessible only by pedestrians and bicycles on existing cul-de-sac streets.*
  - B. Provide direct connection from residential areas to neighborhood parks and open space.*
  - C. Where feasible, provide pedestrian crosswalks on all intersection approaches.*
  - D. Develop and implement an ADA Transition Plan that focuses on compliant sidewalk improvements that provide continuous pedestrian access where compatible with the surrounding area.*
  - E. Develop and implement a Pedestrian Master Plan (PMP) that indicates which streets in addition to arterials and collectors will install sidewalks and what other pedestrian facilities and amenities (such as 'resting spots') are needed to complete the pedestrian network shown in Map 9. Sidewalk widths and shade coverage should also be addressed in the context of the adjacent land use, vehicle volumes, and vehicle speeds.*
  - F. Update the Bikeway Master Plan (BMP) and complete the proposed bikeway network shown in Map 8 within 10 years and prioritize projects that close existing gaps in the network.*
  - G. Develop and implement a Safe Routes to School Plan. This effort should complement the ADA Transition Plan, the PMP, and the BMP.*

Policy 29.5: Encourage movement of goods by truck on freeways and other appropriate designated routes.

- Actions
- A. Designate official truck routes to minimize the impacts of truck traffic on residential neighborhoods and other sensitive land uses.*
  - B. Establish a protocol to minimize noise and other impacts of truck traffic, deliveries and staging in residential areas.*

## Chapter 2 - Community Development

- C. *Consider restricting truck traffic on City streets during peak periods in collaboration with Caltrans, California Highway Patrol, and the California Trucking Association. Consider other methods to reduce regional through trucks on City streets to the extent feasible.*
- D. *Actively enforce compliance with truck route designations and any time period restrictions.*

Policy 29.6: Collaborate with neighboring jurisdictions when updating the General Plan and preparing the Capital Improvement Program to work toward providing a regional Complete Streets transportation network for all modes.

Policy 29.7: Develop a transportation financing program that will fully fund the planned expansion of the existing transportation network and comply with Policies 29.1 and 29.2. This program will combine federal and state transportation funds with local funding sources that provide the means by which new development consistent with the general plan will fully mitigate its cumulative transportation impacts. This approach to transportation finance is intended to streamline development review for those projects consistent with the general plan.

Policy 29.8: Minimize the number of access points along arterial roadways, including by consolidating or relocating driveways to provide for more efficient traffic movement.

### Goal 30: Promote attractive and well-maintained roadways and sidewalks

Policy 30.1: Improve aesthetic features along the City's roadways and maintain landscaping in an efficient and timely manner especially when it enhances the walking and biking environment.

- Actions*
- A. *Install improvements along roadway segments as identified on Map 4.*
  - B. *Update the Capital Improvement Program annually to incorporate aesthetic improvements on roadways. Seek additional funding for roadway maintenance to provide safe, functional and attractive streets and roads.*

Policy 30.2: Require public street right-of-way dedications and improvements as development occurs. Ultimate right-of-way and improvements should be installed at the time of development, except when a lesser right-of-way will avoid significant social, neighborhood or environmental impacts and perform the same traffic movement function.

- Action*
- A. *The City shall develop and adopt ultimate right-of-way dimensions for public roadways through a plan line study or equivalent. This study/plan should also address key complete street issues such as intersection and access spacing, lane widths, land use context, landscaping, transit, and non-motorized vehicles.*



Policy 30.3: Discourage the construction of private streets to ensure full public access to the City circulation system.

Policy 30.4: Maintain street and sidewalks in rural residential areas that balance circulation needs and compatibility within the surrounding neighborhoods.

### **Goal 31: Provide access to public transit service to all Citrus Heights residents and high quality, frequent public transit service to those residents living along designated transit routes**

Policy 31.1: Strive to increase fixed-route and demand responsive (i.e., paratransit) transit service coverage and frequency to Citrus Heights residents and employees.

*Action A. Develop and implement a long-range transit plan. The plan should identify desired service expansion, transit operating enhancements, and transit terminals especially within the transit enhancement areas shown in Map 10. The service expansion should address coverage area, types of vehicles, routes, operating times, and frequency. The operating enhancements should address how to improve transit travel times through actions such as transit signal priority, peak hour bus-only lanes, queue jump lanes, etc. The transit terminals should include facilities to accommodate transit transfers and use while also supporting transit oriented development.*

Policy 31.2: Strive to provide public transit that is an attractive, convenient, dependable and safe alternative to the automobile.

*Action A. As funding allows, construct attractive bus shelters at appropriate locations throughout the City.*

Policy 31.3: Consider express commuter bus service between Citrus Heights and major employment and transit centers.

Policy 31.4: Require new development to provide transit enhancements, (including, but not limited to bus pull-outs and bus shelters) where appropriate, that decrease transit travel times, improve access to transit stops, or improve the amenities, security, or travel information at transit stops.

## Goal 32: Use advanced technologies to enhance and improve safety and mobility

Policy 32.1: Evaluate and utilize technologies that can improve the performance, reliability, and safety of the transportation system (such as signal coordination, centralized traffic control, red-light cameras, and real-time travel information).

- Action A. *Prepare and implement an Intelligent Transportation System master plan that strives to achieve the following objectives:*
- *Regulate operating speeds on City streets that balance the City's desire to minimize air pollution and greenhouse gas emissions, reduce the severity of collisions (especially for bicyclists and pedestrians), and provide stable traffic flows (e.g., 40 miles-per-hour or lower on arterial streets, 30 miles-per-hour or lower on collector streets).*
  - *Connect all City traffic signals to the traffic control center to coordinate signal operations and improve incident response.*
  - *Reduce transit travel or wait times.*
  - *Improve traveler information about travel choices and travel times.*

## REGIONAL COORDINATION

While much of the General Plan focuses on shaping a unique character for Citrus Heights, the City remains inextricably connected to the larger region. In addition to the need to coordinate with the many public service providers in Citrus Heights, regional planning issues such as transportation and air quality require cooperation with other agencies (see *Table 7: Regional Coordination Agencies*). It is clearly in the City's interest to participate in regional planning efforts, both to ensure that City interests are represented and to help shape effective regional planning policies.

Regional transportation planning is especially critical. The Sacramento Area Council of Governments and Sacramento Regional Transit provide regional transportation and transit improvement planning. Citrus Heights should consider future transportation improvements in connection with planned regional light rail, public transit and highway improvements.

The policies in this section are intended to ensure that Citrus Heights participates effectively in regional planning efforts and provides timely input regarding land use decisions that will affect City residents.



**Table 7**  
**Regional Coordination Agencies**

<b>Agency</b>	<b>Responsibilities</b>
Sacramento Area Council of Governments (SACOG)	Advisory agency on issue of inter-jurisdictional concern; serves as the Metropolitan Planning Organization; primarily addresses issues relating to land use, circulation and air quality; prepares the Metropolitan Transportation Plan (MTP).
Sacramento County Local Agency Formation Commission (LAFCO)	Review and evaluates all proposals for formation of special districts, incorporation of cities, consolidation of districts, mergers of districts and cities, certain annexations to cities, and urban growth boundaries and urban service areas.
Sacramento Regional Transit	Responsible for planning of a comprehensive, multi-modal transportation system; prepares the Regional Transportation Plan (RTP)
Sacramento Groundwater Authority	Oversees provision of water supply from groundwater wells via distribution systems by the Citrus Heights and Sacramento Suburban Water Districts and the Citizens Utilities Company of California.
Sacramento Area Sewer District (SASD)	Responsible for sewer collection services; prepares the SPMUD Sewer Mater Plan, and participation in the preparation of the Regional Wastewater Treatment Service Area Master Plan.
Sacramento Metropolitan Fire District	Responsible for fire protection and emergency medical services.
Sacramento Municipal Utility District	Responsible for providing electric power.
Sacramento Metropolitan Air Quality Management District	Responsible for reducing and maintaining regional air pollution levels to within federal and state standards; prepares the Air Quality Management Plan (AQMP-federal) and Air Quality Attainment Plan (AQAP-state).
Sunrise Recreation and Park District	Administers parks within the City.
San Juan Unified School District	Responsible for pre-school/K-12 education facilities and programs.
Sacramento Area Commerce and Trade Organization (SACTO)	Responsible for promoting business and job creation.
Sacramento County Solid Waste Authority (SWA)	Develops a waste reduction, recycling, composting, and transformation programs.
Sacramento Public Library Authority	Regional effort to finance, provide, and maintain facilities and public library service in the Sacramento Metropolitan Area.
Sacramento Metropolitan Cable Television Commission	Administers terms and conditions of Cable Television Franchise Agreement.
Sacramento Transportation Authority (STA)	Responsible for administering Measure A monies (0.5% sales tax from 1989 to 2009) for transportation improvements.
Sacramento Area Flood Control Agency	Established by California Legislature to coordinate flood control on a regional basis.
Sacramento County Water Agency (SCWA)	Established to review permits for work within flood and drainage area.

## Goal 33: Ensure City involvement in all regional issues that have the potential to impact City residents

Policy 33.1: Maintain open communication and cooperation with all public agencies that serve residents and businesses in Citrus Heights.

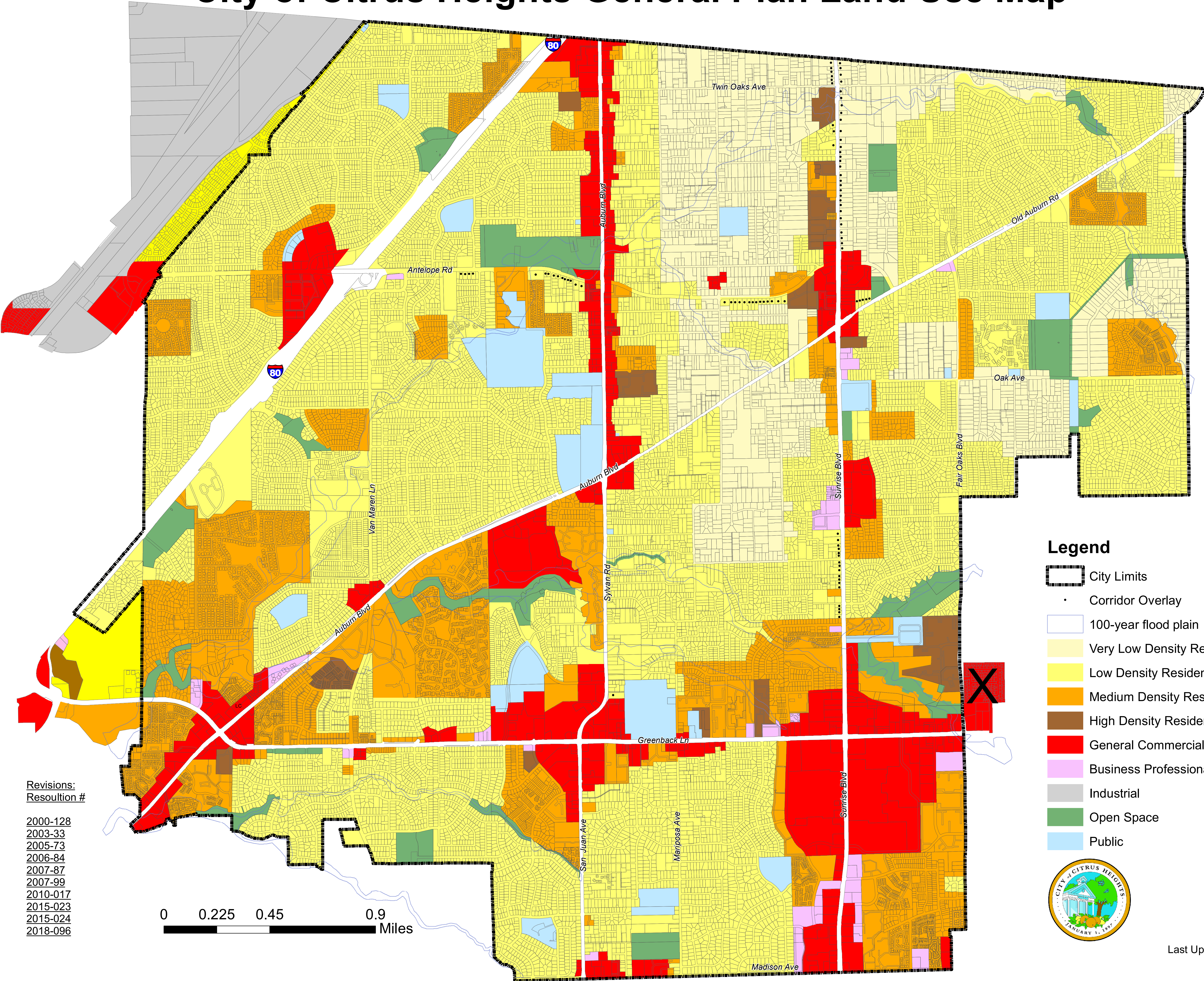
- Actions*
- A. *Coordinate with the Sacramento Area Council of Governments, Sacramento Transportation Authority, Sacramento Regional Transit, the California Department of Transportation and other appropriate agencies on regional transportation improvements and City transportation goals and plans.*
  - B. *Continue working with other agencies to develop an integrated bikeway system that connects regional bikeway facilities with local facilities.*
  - C. *Work with the providers of services such as water supply, sewage disposal, and parks and recreation facilities to ensure adequate service levels.*

Policy 33.2: Establish formal and informal processes with regional agencies, the City of Roseville, Sacramento County, and Placer County to review and provide input on proposed development within one-half mile of the City limits.

- Actions*
- A. *Continue meeting with regional agencies on a regular basis to discuss development issues.*
  - B. *Actively seek and maintain City representation on appropriate regional boards and commissions.*



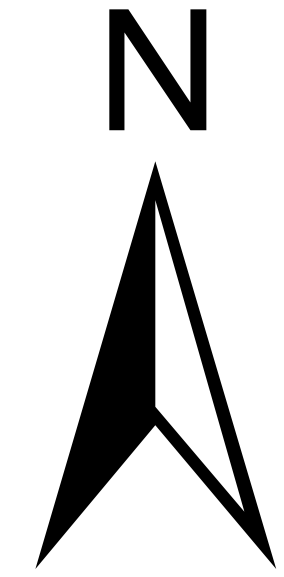
# City of Citrus Heights General Plan Land Use Map



Revisions:  
Resoulution #  
  
2000-128  
2003-33  
2005-73  
2006-84  
2007-87  
2007-99  
2010-017  
2015-023  
2015-024  
2018-096



- Legend**
- City Limits
  - Corridor Overlay
  - 100-year flood plain
  - Very Low Density Residential
  - Low Density Residential
  - Medium Density Residential
  - High Density Residential
  - General Commercial
  - Business Professional
  - Industrial
  - Open Space
  - Public



Last Updated January 23, 2019





## CHAPTER

# 3

# RESOURCE CONSERVATION

## INTRODUCTION

Citrus Heights' natural resources and open space are important to the heritage, identity, and quality of life of the community. This element of the General Plan addresses biological resources, open space, energy conservation and cultural resources. Its focus is on the protection and enhancement of these limited resources.

## BIOLOGICAL RESOURCES



Stinkbell

Biological resources include natural and altered biotic habitats (vegetative communities and corresponding wildlife habitat) as well as associated flora and fauna. Four distinct biotic habitats are present within Citrus Heights – Urban, Annual Grassland, Interior Live Oak Woodland, and Valley Foothill Riparian. Each of these habitats provides cover, food, and water necessary to meet biological requirements of a variety of animal species. Within Citrus Heights, three types of plants are accorded “special status” designation: Sanford’s arrowhead, stinkbell, and bigscale balsam root. Special status animal species with known occurrences in the Citrus Heights vicinity include while-tailed kite and northwestern pond turtle. Wetland features in Citrus Heights are limited to perennial and intermittent streams and drainages.

Citizens place a high priority on protecting the valuable natural features that remain in the City. The City’s oak trees, wildlife habitat, creeks and riparian areas contribute to quality of life in many ways. They are visual resources, unique places to visit, and key departures from the urban character that surrounds them. While Citrus Heights is largely built out, some of the City’s largest vacant parcels adjoin sensitive natural areas. The General Plan recognizes the need to balance growth with the conservation and enhancement of the area’s natural resources. The City promotes a low impact development (LID) approach to balance the needs of land development and stormwater management. This is especially important in areas in close proximity to sensitive habitats, which may potentially be polluted by runoff from developed areas. Low impact development uses

various stormwater best management practices such as vegetated swales, bio-filters, and constructed wetlands. Typically, the first flush after a storm event flows over polluted land and carries the pollution to City's natural drainage system. LID measures ensure that the first flush gets cleaned by natural process of vegetation filters or at least delays the run-off by retention and infiltration methods before running into the City's natural drainage systems. The policies in this section are intended to enhance and preserve the City's existing natural resources.

### **Goal 34: Preserve, protect and enhance natural habitat areas, including creek and riparian corridors, oak woodlands, and wetlands**

Policy 34.1: Preserve continuous riparian corridors and adjacent habitat along the City's creeks and waterways.

Policy 34.2: Achieve and maintain a balance between conservation, development and utilization of open space to enhance air and water quality.

- Actions*
- A. *Prepare and adopt Community Design Guidelines to include standards to protect habitat areas from encroachment of lighting, non-native landscaping, noise, soil erosion and toxic substances.*
  - B. *Revise grading guidelines to minimize removal of significant vegetation and promote creation of pervious surfaces around natural habitat areas.*
  - C. *Adopt a landscape ordinance complying with Department of Water Resources guidelines. The City's landscape ordinance should update landscape provisions to incorporate climate-appropriate native trees and water conserving landscaping that increase infiltration rates and protect sensitive areas.*
  - 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, and will not create habitat that exceeds thresholds established by the Sacramento-Yolo Mosquito and Vector Control District.*

Policy 34.3: Provide for "no net loss" of sensitive habitats such as aquatic and riparian areas.

- Actions*
- A. *Update development standards to limit construction activity and development to maximize the water-holding capacity and maintain natural nutrient levels of the soil within buffer zones adjacent to drainages.*
  - B. *Require new development and redevelopment projects to incorporate LID measures and source controls in all cases to reduce runoff to the community's sensitive habitat areas.*





## Goal 35: Protect special status species and other important species that are sensitive to human activities

Policy 35.1: Identify and protect significant natural resource areas critical to protecting and sustaining wildlife populations.

Policy 35.2: Maintain habitat corridors to connect conservation areas such as parks and open space, protect biodiversity, accommodate wildlife movement, and sustain ecosystems.

## Goal 36: Preserve, protect and increase plantings of trees within the City



Policy 36.1: Incorporate existing trees into development projects. Avoid adverse effects on health and longevity of native oaks or other significant trees through appropriate design measures and construction practices. When tree preservation is not possible, require appropriate tree replacement.

*Actions A. Review and strengthen the City's Tree Preservation Ordinance.*

*B. Prepare a plan to systematically increase tree canopy in the City.*

Policy 36.2: Raise community consciousness about the value and importance of trees, including native oaks.

*Actions A. Participate in Arbor Day programs and promote planting of trees on a Citywide basis.*

*B. Involve community groups, such as schools and youth, and partner with other regional non-profit organizations in tree planting programs.*

*C. Prepare and adopt a climate-appropriate tree list to inform community planting and preservation choices.*



## Goal 37: Ensure that surface and groundwater quality supports public use, enjoyment and a healthy aquatic environment

Policy 37.1: Implement low impact development strategies to create water-conserving landscapes.

## Chapter 3 - Resource Conservation

Policy 37.2: Celebrate potable water as a critical community resource.

Policy 37.3: Implement water sensitive urban design techniques to promote water efficiency and protect water quality.

### OPEN SPACE

While much of Citrus Heights is developed with urban and suburban uses, important areas of open space remain. Much of the remaining open space adjoins creeks and streams. Direct public access is currently not widely available to much of the City's open space. Residents desire greater access and protection of these unique resources.

The policies in this section are intended to protect open space, including oak and riparian areas, while also making them more available for public leisure and recreation.

### Goal 38: Establish a system of creekside trails, passive open space and parks for public use

Policy 38.1: Provide for recreational trail rights-of-way along local creek channels through development easements and agreements.

*Action A. Pursue development of recreational trails that respect privacy of adjoining properties, safety of users, and maintenance of natural areas.*

Policy 38.2: Continue working with the Sunrise Recreation and Park District to develop an integrated creekside trail system including low impact development strategies.

*Actions A. Establish a city trail network program for acquisition, development and administration of a natural trails system and recruit volunteers for trail construction and maintenance.*

*B. Coordinate with the Police Department and Sunrise Recreation and Park District for patrol of creekside trails and open space areas.*

*C. Implement low impact development strategies such as pervious paving for trails, water conserving landscapes along the trails to enhance water quality of creeks and promote public education.*

Policy 38.3: Consider potential impacts to natural habitat areas when establishing links between developed areas. Identify alternative sites for linkages where sensitive habitat areas have the potential to be adversely impacted.



## Goal 39: Create open spaces in future urban development with natural features for public use and enjoyment

Policy 39.1: Provide for appropriate open space amenities in new development, protecting existing usable open space to the extent feasible.

*Action A. Amend the Zoning Code to establish standards for incorporating open space in new development.*

Policy 39.2: Require new development to provide linkages to existing and planned open space systems.

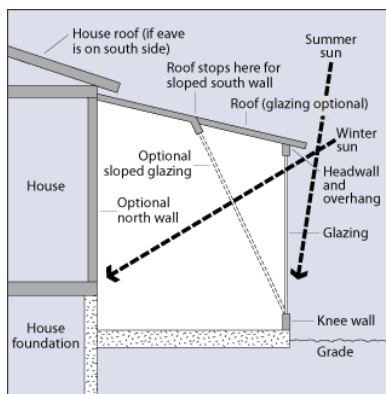
Policy 39.3: Require buildings to conform to existing natural topography, and minimize cutting and filling.

*Action A. Develop and adopt Community Design Guidelines that include standards for earthwork and grading.*

Policy 39.4: Utilize the services and expertise of organizations involved in resource conservation and open space protection.

Policy 39.5: Pursue agreements with other jurisdictions to provide for conservation and open space protection within the City's General Plan Area.

Policy 39.6: Enlist the support and efforts of appropriate state and federal agencies and private foundations in pursuit of conservation and open space protection.



## ENERGY CONSERVATION

The climate of Citrus Heights is Mediterranean in character, with mild, rainy weather from November through March and warm to hot, dry weather from April to October. The abundant sunny weather affords an excellent opportunity to take advantage of solar energy.

As the City is nearly built-out, the focus of energy conservation in Citrus Heights is on retrofitting existing homes and businesses. Remodels and renovations offer an opportunity to increase energy efficiency. Building energy usage can also be reduced by planting shade trees in appropriate locations.

The policies in this section are intended to increase the use of active and passive solar design, renovations to increase insulation and weatherization, orientation and landscaping to reduce energy use in both new and existing structures.

## Goal 40: Promote energy conservation through appropriate design and construction techniques.

- Policy 40.1: Encourage new buildings to maximize solar access to promote passive solar energy use, natural ventilation, effective use of daylight, and on-site solar generation.
- Policy 40.2: Promote a climate-appropriate tree planting and maintenance program in order to reduce ambient air temperature on hot sunny days, and require that all tree plantings and outdoor lighting be integrated.

## Goal 41: Minimize building energy consumption and transition to clean, renewable energy sources

- Policy 41.1: Require energy-efficient site and building designs in new construction.
- Actions*
- A. *Explore use of grant funds and programs with utility providers and non-profit agencies to establish programs for energy conservation (such as home weatherization, Energy Star appliances) and transition to the use of clean and renewable energy (such as photovoltaic retrofit, solar hot water heating and pumps).*
  - B. *Implement ordinances and programs that would require energy audits, solar access, insulation, solar retrofit, and solar water heating.*
- Policy 41.2: Provide financial incentives to maximize energy conservation and the use of clean and renewable energy.
- Policy 41.3: Retrofit existing buildings using low maintenance, durable building materials and high-efficiency energy systems and appliances.
- Policy 41.4: Reduce energy consumption supporting municipal operations.



## CULTURAL RESOURCES

Prior to the arrival of Spanish explorers and American trappers, the Valley Nisenan (Maidu) and Plains Miwok inhabited the Sacramento area. Both Native American groups were hunting and gathering cultures that established seasonal encampments along small creeks and streams. Evidence of such encampments has been found along Arcade and Cripple Creeks in Citrus Heights. As development occurs near local creeks, it will be incumbent upon the City to

ensure that any archaeological discoveries are properly investigated and archived.

Following the Gold Rush, the mid-to-late-1800s saw early pioneers establish ranches in the Citrus Heights area. Unfortunately, most of the structures from the early settlement period were demolished in the 20<sup>th</sup> century to make way for new development. In May 2006, a Historic Resources Survey was performed and there are a few noteworthy historical remnants. *Map 11: Historic Resources* highlights some of the structures still in existence today.

The General Plan also recognizes that today's residents, with their diverse backgrounds and interests, are a cultural resource. The citizens of Citrus Heights have historically united to address issues, as demonstrated by their efforts that led to incorporation. The City desires to continue the active involvement of its citizens in decision making, and wishes to support an environment supportive of youth and families. The City's cultural diversity should be celebrated by providing events and facilities that bring people together.

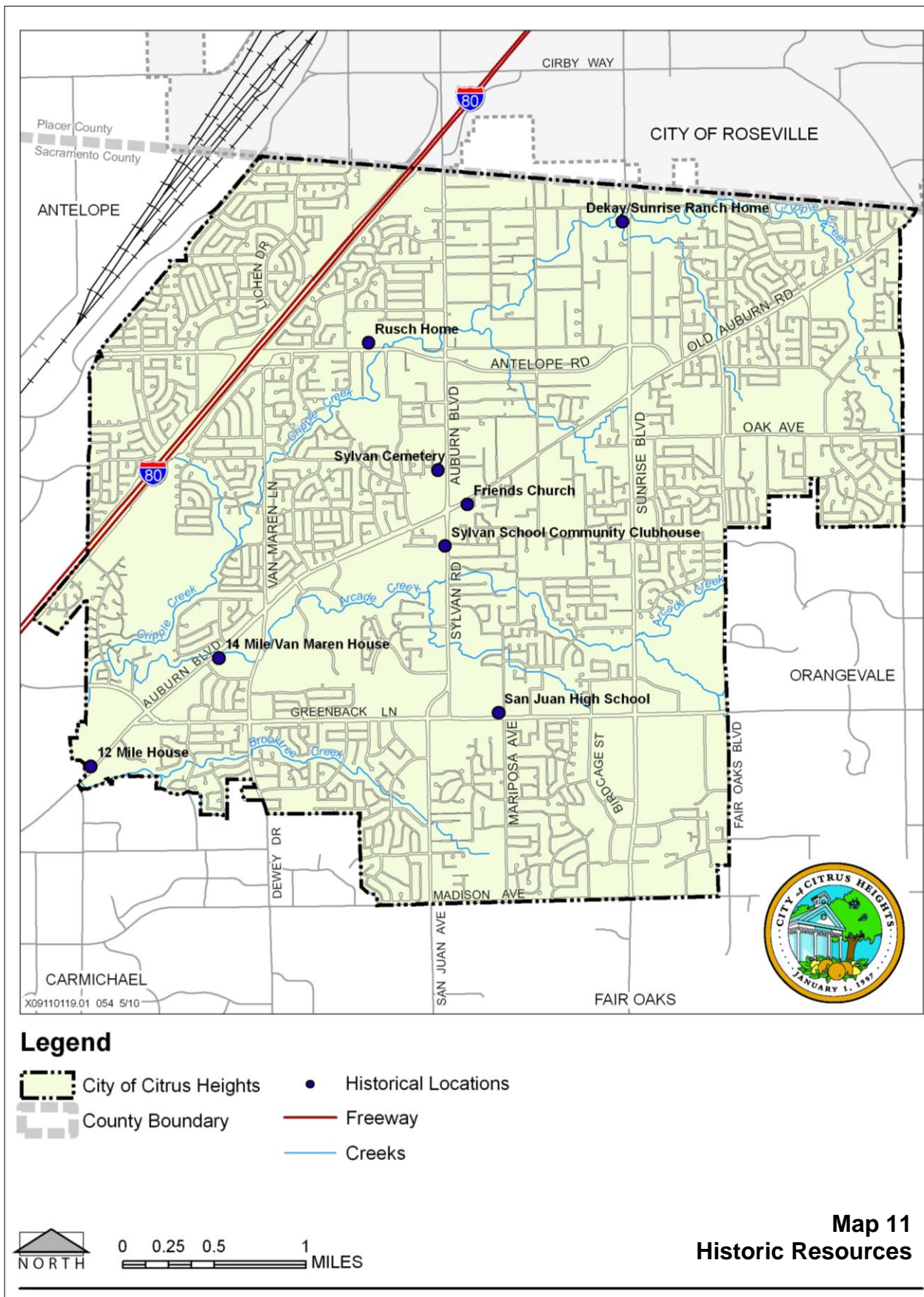
The policies in this section are intended to preserve and bring to public attention physical reminders of early settlement in the area, treat local artifacts appropriately and respectfully, promote cultural diversity and encourage citizen participation in decision making.

### Goal 42: Preserve and protect the City's Native American heritage

Policy 42.1 Determine early in the planning process whether archaeological resources may potentially be located on a development site.

- Actions*
- 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 of action.*
  - 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).

Policy 42.2: Require that any development and tentative subdivision map approvals include the condition that upon discovery of any archaeological artifacts, development activity will cease immediately and a professional archaeologist will be consulted.

### **Goal 43: Preserve and protect places that embody the City's social, architectural and agricultural history**

Policy 43.1: Encourage property owners to maintain and preserve historic properties in the best possible condition.

*Action A. Adopt a Historic Preservation Ordinance to identify and preserve important historic resources.*

Policy 43.2: Incorporate natural resources such as land and water into development when appropriate to understanding and appreciating the history of a site.

*Action 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.*

Policy 43.3: Support preservation of historic resources, including providing for adaptive reuse where appropriate.

*Actions A. Pursue grants for historic preservation.*  
*B. Implement the State Historical Building Code on eligible resources.*  
*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 or districts) and should define locations for potential prehistoric resources.*

### **Goal 44: Promote appreciation and awareness of Citrus Heights history**

Policy 44.1: Work with the Citrus Heights Historical Society to establish a museum to provide for visual displays of the City's past.

Policy 44.2: Encourage use of historically significant place names.

*Action A. Maintain historic markers to delineate sites of historic buildings, events, people and activities.*

Policy 44.3: Incorporate historic observances into the annual celebrations of the City's birthday.

### Goal 45: Promote and enhance involvement and participation in City government by all sectors of the community

Policy 45.1: Promote participation by residents in government decision-making processes and in community social, cultural and recreational activities.

- Actions*
- A. Explore opportunities to involve volunteers in carrying out needed City programs.*
  - B. Work with REACH and the Neighborhood Associations to develop methods to increase citizen participation in City programs and processes.*
  - C. Increase use of technology and the City's website to promote participation in the City and the community.*



Policy 45.2: Continue to work with the Chamber of Commerce to develop business involvement in City decision making processes.

Policy 45.3: Encourage youth participation in a variety of community service and public policy activities.

*Action A. Work with public and private schools to bring students into City Hall and City officials to classrooms.*

Policy 45.4: Promote the concept of Healthy Cities, expanding the definition of community health to include multiple aspects of health, ranging from air quality to economic prosperity to transportation efficiency.

### Goal 46: Celebrate and support the diversity of residents

Policy 46.1: Participate with local educational groups in programs that support cultural diversity.

Policy 46.2: Practice an open-door policy in City programs, welcoming all individuals, regardless of ethnicity, race, religion, class, ability, gender and age.

Policy 46.3: Ensure that the disabled are afforded opportunities for full participation in City life.

- Actions
- 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.*
  - B. *Ensure that all City facilities, including communication devices, comply with applicable Americans with Disabilities Act (ADA) provisions.*

## Goal 47: Provide a supportive environment for youth and families



Policy 47.1: Support businesses, organizations, and programs that respond to youth and family needs.

- Actions
- A. *Work with agencies and non-profits to address the problems of youth in innovating, caring ways.*
  - B. *Work with the private sector to develop businesses that serve youth and families.*

Policy 47.2: Encourage events that integrate family, school and community.

- Action
- A. *Continue to help support and host community building events such as Sunday FunDay; the Red, White, and Blue Parade; Community Campout; Race Unity Day; and the Christmas Tree Lighting ceremony.*

Policy 47.3: Promote the development of a range of child care facilities and arrangements, including family day care homes, quasi-public and private child care centers, before- and after-school programs and recreational activities, to fulfill the needs of Citrus Heights residents and employees.

- Actions
- A. *Prepare and adopt 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.*
  - B. *Ensure access to child care referral services for Citrus Heights citizens and workers.*
  - C. *Pursue funding for development of child care facilities and programs.*
  - D. *Support training programs for child care providers.*

Policy 47.4: Ensure citizen access to an adequate supply of elder care facilities and services.

- Action
- A. *Review community needs for elder care and assess how well the supply of care in the private sector is meeting the demand.*

## Goal 48: Expand opportunities for community-wide cultural events

- Policy 48.1: Support the expansion of local art and cultural activities, events, and venues (such as farmers' markets, outdoor/street fairs, public art displays, and performing arts).
- Policy 48.2: Promote Sunrise MarketPlace as a desirable location for cultural events.
- Policy 48.3: Coordinate with other public and private agencies to promote joint use of facilities, where appropriate, for cultural and arts events.
- Policy 48.4: Encourage coordination among local cultural and arts groups and event promoters to expand their appreciation by the community.







## CHAPTER

# 4

# COMMUNITY HEALTH

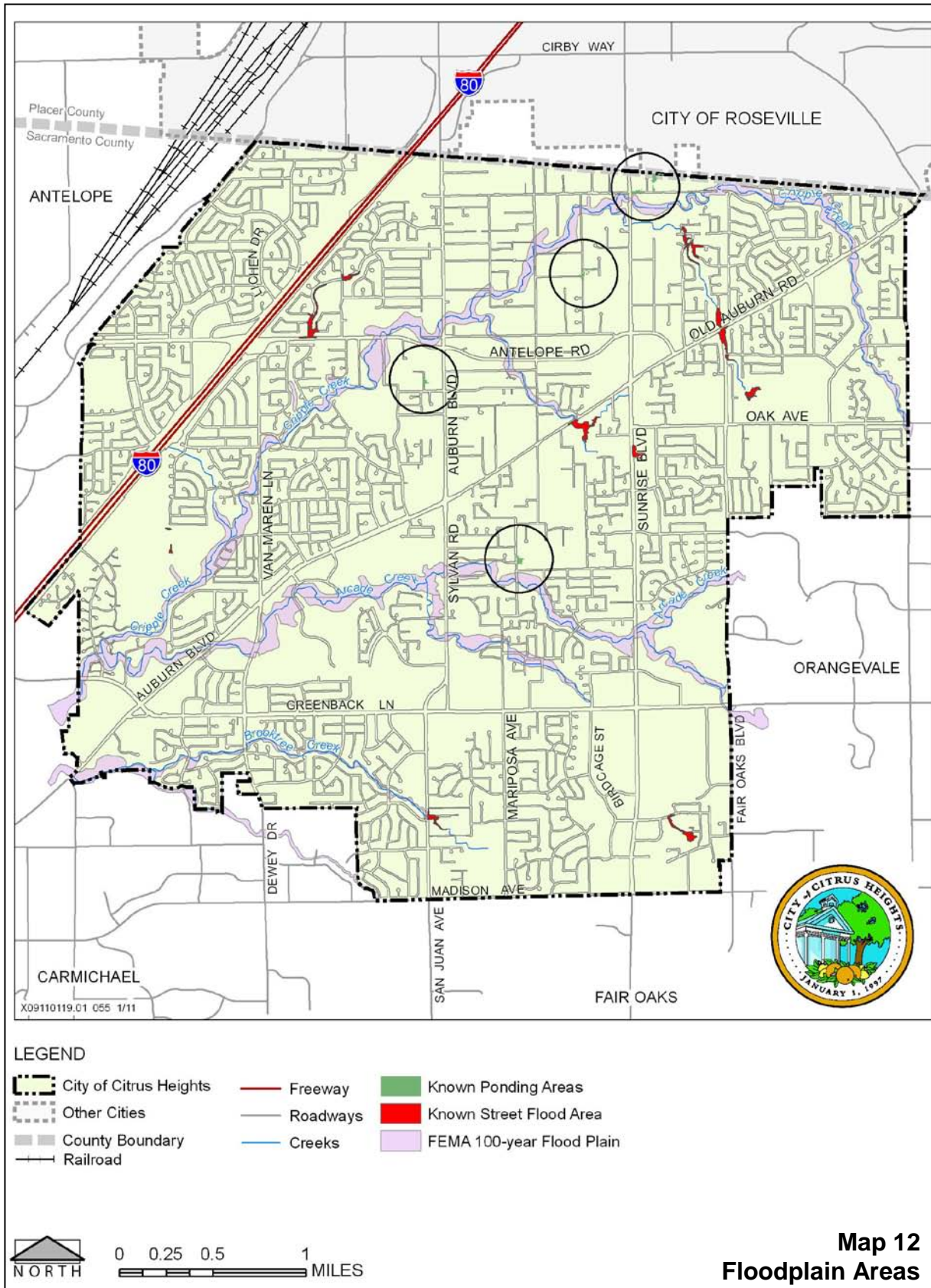
## INTRODUCTION

The health of a community and its residents is vital to its growth and quality of life. This element of the General Plan addresses community health issues, including flood protection, seismic activity, hazardous materials emergencies, air quality, climate change, and noise. This chapter focuses on maintaining a healthy and safe physical environment and ensuring community health through access to high-quality public services.

## FLOODING/STORM DRAINAGE

Citrus Heights is situated within several drainage basins that include Arcade and Cripple Creeks and their tributaries, including Brooktree, Mariposa, San Juan and Coyle Creeks. All of these streams flow generally west into Arcade Creek to the Natomas Main Drainage Canal and then the Sacramento River. The streams in Citrus Heights are basically unaltered and maintain a riparian corridor. The City's storm drainage system empties into these creeks. Arcade and Cripple Creeks have relatively small hydraulic capacity and can be quickly overtapped during severe storm run-off events, leading to overflow of the stream banks and the temporary inundation of floodplain and adjacent low-lying areas.

Federal Emergency Management Agency standards apply to development in the 100-year floodplain (see *Map 12: Floodplain Areas*), which is the area with a one percent or greater chance of being flooded in any year. Development in the floodplain can increase flooding hazards by raising water levels upstream and by adding flow, velocity, and debris downstream. Citrus Heights is contained within the Central Valley Flood Protection Plan (CVFPP) area, which covers the entire Delta region. CVFPP standards apply to development in the 200-year floodplain. The City of Citrus Heights does not include any area within 200-year floodplains delineated on CVFPP maps prepared by the State Department of Water Resources.



Property owners along creek areas have expressed major concerns about flooding and the potential increased run-off with future growth. The City is currently reviewing the administration and funding of the flood control and stormwater utility program.

The City places a high priority on preventing flood damage and storm drainage effects. The policies in this section are intended to minimize the effects of any flood events on citizens and property.

## **Goal 49: Implement stormwater management programs to protect life and property from flood related hazards**

**Policy 49.1:** Promote drainage improvements through natural means and practices that minimize flooding.

- Actions*
- A. Work with Sacramento County and other local, regional, state and federal agencies to develop Best Management Practices (BMP) through stormwater management programs, and to finance, construct and plan improvements to improve health of the watershed and minimize flooding in and around the City of Citrus Heights.*
  - B. Continue working on solutions to localized flooding problems in the vicinity of Cripple and Arcade Creeks.*
  - C. Modify the storm drainage program to provide for City collection and allocation of all storm drainage fees.*
  - D. Develop a capital improvement program for storm drainage projects.*

**Policy 49.2:** Continue to implement floodplain zoning and undertake other actions required to comply with State and federal floodplain development requirements and maintain the City's eligibility under the National Flood Insurance Program.

- Action*
- A. Request that the Federal Emergency Management Agency update and revise City flood maps.*

**Policy 49.3:** Require evaluation of potential flood hazards prior to approval of development projects.

- Actions*
- 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.*
  - B. Require new development projects to maximize on-site stormwater control measures to minimize flooding within the City.*

**Policy 49.4:** Maintain local storm drain systems to ensure capacity for maximum runoff flows.

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- Actions*
- A. Continue annual maintenance of the channels, pipes and inlets of the storm drain system.*
  - B. Discourage construction activities, including grading, building, and fill within natural swale areas.*
  - C. Support private organization or other group efforts to clean up creeks and streams.*

Policy 49.5: Seek control over drainage facilities which may include ownership or easement.

- Actions*
- A. Strongly implement Federal and State laws regarding modifications or use of creek areas.*
  - B. Identify locations within parks and City-owned open spaces with creeks running through them to implement low impact development programs to enhance water quality and flood control while promoting public education.*

Policy 49.6: Improve notification and evacuation procedures to be used during flood events.

- Actions*
- A. Develop an Emergency Preparedness and Response Plan that includes flood notification and evacuation procedures.*
  - 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.*
  - C. Provide for notification of City residents and workers, especially those with mobility limitations, during flood events.*

Policy 49.7: Protect buildings and property from flooding.

- Actions*
- 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.*
  - B. Ensure that new construction conforms to all applicable provisions of the National Flood Insurance Program.*
  - C. Within floodplain 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.*

Policy 49.8: Reduce pollutants being discharged into the drainage system to the maximum extent feasible to meet required federal National Pollution Discharge Elimination System standards.

- Actions*
- A. Continue to assist private developers seeking National Pollution Discharge Elimination System permits by serving as co-permittee.*
  - B. Provide public education and awareness programs to reduce pollutant discharges into the drainage system.*
  - 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.*





- D. Establish erosion and sediment control standards as required in the National Pollutant Discharge Elimination System municipal permit.
- E. Conduct regular public workshops to raise community awareness about ways to reduce water pollution.

## SEISMIC ACTIVITY

There are no active faults within or near the City of Citrus Heights, so there are no Alquist-Priolo Earthquake Fault Zones delineated by the State Geologist. There are no Seismic Hazard Zones (landslides & liquefaction) delineated by the State Geologist in Citrus Heights. The City is located in Seismic Zone 3, according to the 2009 International Building Code. The closest active fault mapped by the California Division of Mines and Geology is the Foothills Fault Zone about 15 miles to the northeast. No significant seismic event has been recorded in the area since 1908, when an earthquake estimated at greater than 4.0 on the Richter Scale occurred on an unnamed fault in southwestern Placer County. Major regional faults in the area are shown on *Table 8, Regional Earthquake Faults*. Active or potentially active faults that may pose hazards include the Green Valley-Concord, Hayward, San Andreas, and Calaveras Faults.

**Table 8**  
**Regional Earthquake Faults**

Earthquake Fault	Distance from Citrus Heights	Event Year and Location	Historic Activity	Likely Future Intensity
Midland Fault	32 miles W	Pre-Quaternary (>1.6 m.y.)	-	7.0
Dunnigan Hills	35 miles W	Holocene (200-10,000 y.)	-	6.5
Unnamed	45 miles W	1892 Vacaville-Winters	6.5-7.0	7.0
Green Valley – Concord	60 miles SW	Holocene (200-10,000 y.)	Creep	7.0
Foothills Fault System	15 miles NE	1975 Oroville	5.7	6.5
Coast Range – Sierra Block	35 miles SW	1892 Vacaville-Winters	-	7.0
Hayward	60 miles SW	1836, 1868	6.8	6.5-7.0
Calaveras	50 miles SW	1861	6.1	6.5-7.0
San Andreas	80 miles SW	1906, 1989 Loma Prieta	7.1	8.3
Source: Placer and El Dorado Counties, 1997				

Although no recent fault movement has been recorded locally, the region has experienced groundshaking from distant fault activity. Groundshaking – the motion that occurs during the shifting of a fault, is considered the primary seismic threat in Citrus Heights.

The policies in this section are intended to protect people and property as much as possible by ensuring that buildings are constructed to withstand groundshaking, and that citizens are educated about appropriate procedures to follow during and after an earthquake.

### Goal 50: Protect life and property from risks associated with seismic activities

Policy 50.1: Implement the California Building Code to comply with federal and State earthquake protection and slope stability standards for new development.

Policy 50.2: Require soils reports for new development to identify the potential for liquefaction, expansive soils, ground settlement, and slope failure. Require reports to contain remedial measures that could be feasibly implemented to minimize potential impacts.

Policy 50.3: Promote public education efforts to inform residents and businesses regarding earthquake preparedness and response.

*Actions A. Distribute materials that describe appropriate procedures to follow during and after an earthquake.*

*B. Incorporate educational efforts into the Emergency Preparedness and Response Plan.*

## HAZARDOUS MATERIALS

Citrus Heights has some businesses and activities that involve the transport, storage, or use of toxic or hazardous chemicals. Hazardous materials are defined as those that are a potential threat to human health, having the capacity to cause serious illness or death. The term “hazardous materials” includes radioactive waste and explosives, as well as substances such as gasoline, pesticides, and household cleaning products. Hazardous materials are routinely transported by truck on Interstate 80 and by rail through the Union Pacific railyard.

While the use of hazardous materials is carefully regulated, the City seeks to reduce the potential for incidence or damage in the event of accidents or spills. The policies in this section are intended to ensure that the appropriate agencies are adequately prepared to deal with a hazardous material emergency and that citizens are protected as much as possible from potential hazards.

## Goal 51: Protect the community's health, safety, natural resources and property from potential risks associated with the use, transport, treatment, and disposal of hazardous materials

Policy 51.1: Provide for the safe use and disposal of hazardous materials and appropriate responses to protect the City in the event of a hazardous materials incident.

- Actions*
- A. Ensure that the Fire District and other emergency response agencies are adequately prepared to respond to an emergency involving hazardous materials.*
  - B. Establish appropriate evacuation routes, and incorporate them into the Emergency Preparedness and Response Plan.*
  - C. Work with Union Pacific to establish early notification to businesses and residences in the event of a hazardous materials emergency.*
  - D. Ensure that Sacramento County monitors environmental compliance records and proof of insurance of contract waste haulers.*
  - E. Consolidate emergency response contracts within one agency.*

Policy 51.2: Protect citizens against potential or undiscovered unexploded ordnance at the Roseville Railyard.

- Action*
- 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.*

Policy 51.3 Work with Sacramento County and other public agencies to inform businesses and consumers about the proper use and disposal of hazardous materials and waste.

## NOISE

Noise is defined as unwanted sound. It is a part of everyday life in an urban community, resulting from traffic, railroads, construction vehicles and other heavy equipment, other commercial activities, and loud music. The existing background or "ambient" noise level in the community is the product of the cumulative effects of a variety of noise sources over a period of time. People tolerate noise to some degree, until it disrupts their sleep and daily activities, even simple conversation. Exposure to excessive noise has often been cited as a health hazard. The City often receives complaints regarding noise from stationary sources, especially in areas where residential areas are located near commercial operations.

In Citrus Heights, the primary noise source is vehicular traffic, although railroad industrial sources also contribute to noise levels in certain areas. As shown on

*Map 13: Roadway Noise Contours*, ambient noise is most influenced by traffic on Interstate 80 and major roadways such as Greenback Lane, Sunrise Boulevard, Antelope Road, Auburn Boulevard/Old Auburn Road, San Juan Avenue, Madison Avenue, Fair Oaks Boulevard, and Sylvan Road. For noise sensitive areas, such as schools, residences, and religious places of worship, neighborhood noise surveys were conducted to document existing ambient noise. The data from these surveys is found in the General Plan Background Report.

Due to the noise from high volumes of traffic along the City's major arterials, sound walls were constructed to block noise from adjacent land uses. Sound walls tend to portray a bleak and sterile image; however, any needed future sound walls should incorporate landscaping and design features to be more attractive.

The policies in this section are designed to locate new development in areas with compatible noise levels and to minimize intrusive noise from existing and new development.

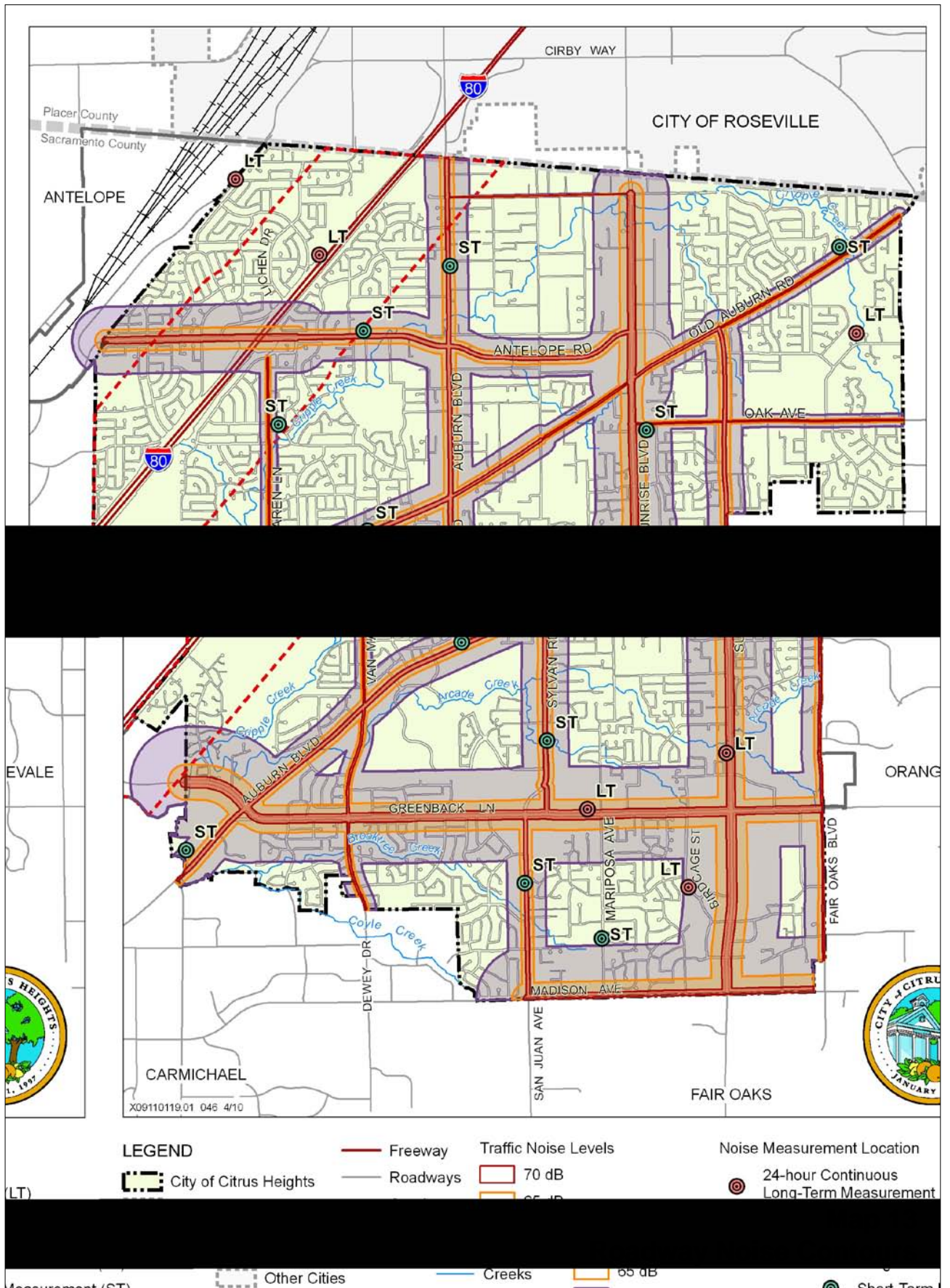
### **Goal 52: Protect City residents from the harmful and annoying effects of exposure to excessive noise through noise reduction and suppression techniques and appropriate land use policies**

Policy 52.1: Review proposed development projects for compliance with the standards in *Table 9: Acceptable Noise Levels*. If it appears that a project may exceed the limits of Table 9, require an acoustical analysis to identify potential noise levels and attenuation methods.

Policy 52.2: New residential development projects shall be designed and constructed to meet acceptable exterior noise level standards shown in Table 9, as follows:

- The maximum exterior noise level of 60 dBA Ldn shall be applied in residential areas where outdoor use is a major consideration (such as backyards in single family housing developments and recreation areas in multi-family housing projects). Where the City determines that providing a Ldn of 60 dBA or lower is not feasible, the noise level in outdoor areas shall be reduced to as close to the standard as feasible through project design.
- Indoor noise levels shall not exceed a Ldn of 45 dBA in new residential housing units.





**Table 9**  
**City of Citrus Heights**  
**Acceptable Noise Levels**

Land Use Category	Community Noise Exposure L <sub>dn</sub> or CNEL, dBA			
	Normally Acceptable <sup>1</sup>	Conditionally Acceptable <sup>2</sup>	Normally Unacceptable <sup>3</sup>	Clearly Unacceptable <sup>4</sup>
Residential: Low-Density Single Family, Duplex, Mobile Homes	60	65	75	85
Residential: Multiple Family	65	70	75	85
Residential: Multiple Family Located in Commercial Zone Districts <sup>5</sup>	65	70	--	--
Transient Lodging: Motels, Hotels	65	70	80	85
Schools, Libraries, Churches, Hospitals, Nursing Homes	70	70	80	85
Auditoriums, Concert Halls, Amphitheaters	--	70	--	85
Sports Arena, Outdoor Spectator Sports	--	75	--	85
Playgrounds, Neighborhood Parks	70	--	75	85
Golf Courses, Riding Stable, Water Recreation, Cemeteries	75	--	80	85
Office Buildings, Business Commercial and Professional	70	75	85	--
Industrial, Manufacturing, Utilities, Agriculture	75	80	85	--
<p>Notes:</p> <p><sup>1</sup> Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.</p> <p><sup>2</sup> New construction or development should be undertaken only after a detailed analysis of the noise reduction requirement is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.</p> <p><sup>3</sup> New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.</p> <p><sup>4</sup> New construction or development should generally not be undertaken.</p> <p><sup>5</sup> For residential multiple family uses located in Commercial zone districts, exterior space standards apply only to common outdoor recreational areas.</p> <p>Source: City of Citrus Heights General Plan Noise Element, February 2002, Adapted from the Office of Planning and Research, State of California General Plan Guidelines. Appendix A: Guidelines for the Preparation and Content of the Noise Element of the General Plan, 1990.</p>				

- Noise levels in new residential development exposed to an exterior Ldn of 60 dBA or greater shall be limited to a maximum instantaneous noise level (e.g., trucks on busy streets, train warning whistles) in bedrooms of 50 dBA Lmax. Maximum instantaneous noise levels in all other habitable rooms shall not exceed 55 dBA Lmax.

*Action A. Revise the Noise Ordinance to reflect noise limits to protect noise sensitive land uses from intrusion by stationary noise sources.*

Policy 52.3: Protect the community, especially noise sensitive receptors, including schools, residences and care facilities, from excessive noise. Residential uses located in a commercial zone are not considered noise sensitive receptors.

*Action 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).*

Policy 52.4: Require major development proposals to reduce noise impacts on adjacent properties through appropriate techniques including, but not limited to, the following strategies:

- Permit well-designed sound walls when compatible with the surrounding area
- Screen and control noise sources such as parking, loading docks and mechanical equipment
- Increase setbacks for noise sources from adjacent dwellings
- Whenever possible, retain fences, walls or landscaping that serve as noise buffers (although design, safety and other impacts must also be addressed)
- Use soundproofing material and double-glazed windows
- Control hours of operation, including deliveries and trash pickup

Policy 52.5: When located adjacent to existing or planned sensitive residential and public/quasi-public uses, require new nonresidential development to mitigate noise to a maximum of 60 dBA Ldn at the property line.

Policy 52.6: Use techniques such as roadway design, traffic signalization and other traffic management techniques (such as limiting heavy truck traffic in residential areas and requiring alternative paving material) to reduce noise caused by speed or acceleration of vehicles.

Policy 52.7: Protect receivers of roadway noise through appropriate attenuation techniques. The preference is for noise attenuation techniques that minimize the use of sound walls.

*Action A. Prepare and adopt Community Design Guidelines that favor site planning and design techniques over sound walls. 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.*

Policy 52.8: Design sound barriers to be aesthetically pleasing and vandalism-resistant.

*Action 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.*

Policy 52.9: Ensure that the City's noise regulations are clear, appropriate, and strictly enforced to protect residents from excessive noise.

*Action A. Review and update the Noise Ordinance to include appropriate and clear standards.*

## AIR QUALITY

Citrus Heights is located in the Sacramento Valley Air Basin, in which air quality does not meet some State and federal health standards, particularly for ozone and small particulates (PM<sub>10</sub>). Poor air quality in the valley is caused by locally-generated and imported air pollutants that combine with unfavorable topographic and meteorological conditions. Emissions from automobiles are the primary contributor to poor regional air quality. The Sacramento Metropolitan Air Quality Management District is responsible for monitoring air quality and preparing attainment plans aimed at achieving federal and State air pollution standards.



While emission control requirements on motor vehicles and industrial operations have substantially reduced air pollution from these sources, increased development in the Sacramento region and associated emissions threaten to offset these gains. Air quality is a regional issue, and Citrus Heights has a role in participating in improving the region's air quality.

This section includes policies aimed at improving regional air quality. Policies in the General Plan encourage land use patterns that reduce the length and number of automobile trips. Policies in this section also promote the use of alternative forms of transportation.

## Goal 53: Protect and improve air quality in the Citrus Heights area to the maximum extent possible

Policy 53.1: Promote measures that improve air quality and help meet air quality attainment standards.

*Actions A. Work with local and regional agencies to develop a consistent and effective approach to air quality planning and management.*





- 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.*
- C. *Enforce air pollution control measures during construction.*
- D. *Synchronize traffic signals on roads susceptible to high emission levels from idling vehicles.*
- E. *Assure that recommended inclusions into any regional transportation plan are consistent with the air quality goals and policies of this General Plan.*

Policy 53.2: Minimize the impacts of vehicle emissions on air quality.

Policy 53.3: Promote use of clean alternative fuel vehicles and construction equipment.

- Actions*
- A. *Incorporate alternative fuel vehicles into the City fleet to achieve the objective of using clean fuels in 70% of non-safety City vehicles.*
  - 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).*

Policy 53.4: Enable use of electric (rather than gasoline-powered) equipment and natural gas appliances, including outdoor grills.

- Action*
- A. *Prepare and adopt Community Design Guidelines to require natural gas connections and exterior electrical outlets.*

Policy 53.5: Discourage the development of potential stationary sources of toxic air contaminants near sensitive receptors, and the siting of sensitive receptors near sources of toxic air contaminants.

- Actions*
- A. *Avoid siting new sensitive land uses within 1,000 feet of the Roseville Railyard.*
  - B. *Consider health risks for new sensitive uses proposed within one mile of the Roseville Railyard or within 500 feet of I-80 south of Antelope Road.*

## Goal 54: Integrate air quality planning with land use and transportation planning

Policy 54.1: Encourage alternative modes of transportation and trip-reducing strategies such as telecommuting and mixed-use development.

Policy 54.2: Participate in educational efforts aimed at improving air quality, such as notifying residents and businesses during “Spare the Air” days designated by the Sacramento Air Quality Management District.



## CLIMATE CHANGE

Climate change is a global problem; however, all jurisdictions have a role to be part of the solution. Excessive emission of greenhouse gases into the atmosphere is a leading cause of the problem. Greenhouse gasses are emitted directly or indirectly into the atmosphere from City and community operations and activities. Citrus Heights is committed to doing its part in reducing the impacts of GHG emissions and increasing community-wide sustainability.



In response to state legislation (AB 32, Executive Order S-3-05), the California Air Resources Board's guidance through the Scoping Plan, and smart growth planning principles, Citrus Heights has adopted a Greenhouse Gas Reduction Plan as an implementation tool to meet the goals and policies set forth in this section. The City's greenhouse gas reduction goals and policies also relate to the other parts of the General Plan concerning land use, transportation, energy and water conservation, waste reduction and increasing green infrastructure. The Greenhouse Gas Reduction Plan, adopted by reference within this General Plan, identifies specific actions and programs to implement the goals and policies within this section. These actions address reductions that are under the City's jurisdictional control. Furthermore, while not accounted for within the target, additional reductions are anticipated from implementation of statewide low carbon fuel standards, vehicle fuel efficiency standards, and renewable energy portfolio standards in Citrus Heights.

Policies in this section also promote good air quality, health, and quality of life within the City. The policies in this section should be referred to, along with related policies in other parts of the General Plan, for a comprehensive approach to mitigate the community's contribution to global climate change.

### **Goal 55: Reduce community-wide GHG emissions 10 to 15% below 2005 levels by 2020**

- Policy 55.1: Implement a comprehensive greenhouse gas reduction plan to reduce communitywide greenhouse gasses through community engagement and leadership; land use, community design, and transportation choices; energy and water conservation techniques; solid waste reduction and building green infrastructure.
- Policy 55.2: Emphasize Citrus Heights' role as an environmental steward by conducting City business in a manner that increases community understanding of the healthy and balanced relationships between developed and natural environments.
- Policy 55.3: Consult and coordinate with State resource and emergency management agencies regarding updates to climate change science and development of adaptation priorities.

## SERVICES

City development and community health is dependent on a complicated network of public facilities and services. Each type of service has a unique set of opportunities and constraints. These services provide the necessary components for quality life in the community.



A major reason Citrus Heights residents sought incorporation was to improve and have more locally-responsive services, especially law enforcement. For the first nine years of the City's incorporation, Citrus Heights contracted policing duties to the Sacramento County's Sheriff Department. In June 2006, the City of Citrus Heights rolled out its own police force. Built from the ground up, this new department assumed all duties related to law enforcement. Citrus Heights continues to contract with other service agencies that provide services, such as sewer/wastewater, and garbage collection. (See the General Plan Background Report for a detailed description of service providers.)

Quality services are critical to retaining existing households and businesses and to attract future residents and new businesses. The City seeks to ensure excellent services regardless of the provider. Specific concerns raised by citizens include access to libraries, inadequate animal control, and a need for additional park facilities and recreational programs.

The policies in this section are intended to promote community health through responsive City government, efficient and timely emergency response, ample park and recreation opportunities, academic excellence that includes access to quality school and library facilities for all residents, and effective and efficient delivery of services and utilities.

## GOVERNMENT SERVICES

### Goal 56: Strive to provide consistently responsive, efficient and customer-oriented government services and facilities

- |              |  |
|--------------|--|
| Policy 56.1: | <p>Pursue a high level of accessibility and responsiveness for all City departments.</p> <p><i>Actions</i></p> <ul style="list-style-type: none"> <li>A. <i>Explore additional opportunities for citizen participation in Citrus Heights' governance.</i></li> <li>B. <i>Promote customer service training for all City staff on a regular basis.</i></li> </ul> |
| Policy 56.2: | <p>Continue to follow and update the City's Strategic Plan to provide clear direction for the City's annual work program.</p> <p><i>Action</i></p> <ul style="list-style-type: none"> <li>A. <i>Incorporate Strategic Plan core values into the delivery of services.</i></li> </ul>   |

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- Policy 56.3: Continue pursuit of innovative techniques to deliver public services in a cost-effective and responsive manner.
- Actions*
- A. *Continue to improve the City website to provide community information and respond to service needs.*
  - B. *Seek opportunities to provide e-commerce options on the City's website.*
- Policy 56.4: Seek out tools that allow local decision-makers to conduct City business within a balanced budget.

### **Goal 57: Provide for the timely development of public facilities and programs and the maintenance of service levels for these facilities and programs**

- Policy 57.1: Require new development that generates the need for new public facilities to fund its fair share of construction of those facilities.
- Policy 57.2: Ensure that service demands created by new development do not erode existing service levels.
- Policy 57.3: Ensure through the development review process that adequate public facilities and services are available to serve new development. The City shall not approve new development where existing facilities are inadequate unless:
- The applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means); and
  - The facility improvements are consistent with applicable Facility Master Plans adopted by the City.
- Policy 57.4: Prepare Facility Master Plans to identify levels of service and ensure compliance with appropriate State and federal laws, to identify the best use of modern and cost-effective technologies, and ensure compatibility with current land use policy.
- Policy 57.5: Seek funding sources for new public facilities and services.

## PUBLIC SAFETY

### Goal 58: Ensure excellent public safety services and rapid and effective emergency response

- Policy 58.1: Provide police staffing as necessary to meet community needs.
- Policy 58.2: Provide a high level of visible patrol services within the City.
- Policy 58.3: Promote and fund public safety programs, including Neighborhood Watch, child identification and fingerprinting, substance abuse prevention, violence prevention, conflict resolution, and other public education and crime prevention efforts.
- Policy 58.4: Provide and promote services for children at risk of abuse, neglect, youth violence, and exploitation.
- Policy 58.5: Consider public safety issues in all aspects of public facility, commercial, and residential project design, including crime prevention through environmental design.
- Action A. Prepare and adopt a Building Security Ordinance.*
- Policy 58.6: Continue and expand the use of volunteers in provision of public safety services.
- Policy 58.7: Continue working with Sacramento Metropolitan Fire District to ensure coordination of fire and emergency medical services in the City and surrounding areas.
- Actions A. Establish agency responsibilities, and incorporate them into the Emergency Preparedness and Response Plan.*
- B. Invite Fire District representatives to City Council, neighborhood and beat meetings, when appropriate.*
- Policy 58.8: Provide fire/emergency staffing as necessary in proportion to population or other appropriate workload indicators.
- Action A. Continue to 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.*
- Policy 58.9: Maintain mutual aid agreements with other fire protection agencies in the region to obtain additional emergency resources as necessary.
- Policy 58.10: Provide ongoing fire prevention and public education programs.

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*Action 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.*

Policy 58.11: Ensure that new development is constructed, at a minimum, to the fire safety standards contained in the Citrus Heights Fire and Building Codes.

Policy 58.12: Ensure that anticipated fire response times and fire flows are taken into consideration as a part of the development review process.

Policy 58.13: Provide adequate access for emergency vehicles, particularly fire fighting equipment, in all new development.

Policy 58.14: Regulate the storage of flammable and explosive material and strongly encourage the proper transportation of such materials.

Policy 58.15: Improve animal control services to provide for timely response to protect both citizens and animals.

*Actions A. Analyze the animal control program to provide better customer service in a more cost effective and time efficient manner.*

*B. Develop and implement an education program regarding animal control services, including spay and neuter programs.*

*C. Partner with other local agencies in the provision of animal control services.*

## PARKS AND RECREATION

### **Goal 59: Ensure that ample and appropriate parks and recreation facilities and programs are available to all residents**

Policy 59.1: Support the provision of recreation and leisure programs for all community residents.

*Actions A. Promote the recreational needs of all age groups, abilities, and special interest groups in park, recreation and community services planning.*

*B. Continue to emphasize senior citizen programs and services.*

*C. Ensure that a mechanism is in place to provide opportunities for participation by economically disadvantaged families and individuals.*



- D. Encourage the Sunrise Recreation and Park District to maintain and systematically renovate and upgrade existing parks and recreation facilities.*
- E. Provide supervision and law enforcement involvement in park areas to promote park safety and security.*
- F. Work with the Sunrise Recreation and Park District to update and implement the District Parks and Recreation Master Plan.*
- G. Continue to collect development fees for all new development for the provision of park and recreation facilities.*
- H. Continue working with the Sunrise Recreation and Park District and the San Juan Unified School District and other agencies to develop mutually beneficial joint-use park and recreation projects and programs.*
- I. Amend the Zoning Code to require open space and recreation areas in multi-family housing projects.*

Policy 59.2: Promote acquisition and improvement of both developed and undeveloped park sites and provide recreation facilities necessary to meet or exceed the level of 3.55 parkland acres per 1,000 residents.

- Actions*
- 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.*
  - B. Require dedication of parkland or payment of in-lieu fees for parkland pursuant to the Quimby Act.*

Policy 59.3: Work with Sunrise Recreation and Park District to seek locations for and the development of neighborhood parks in those neighborhoods which lack park acreage.

Policy 59.4: Support provision of recreation facilities and services by private businesses.

Policy 59.5: Consider the special recreation needs of youths, teens, senior citizens, and other special needs populations in the community.

- Action*
- A. Work with public agencies, non-profit organizations and the private sector to develop programs and facilities which serve youth, teens and seniors.*

Policy 59.6: Continue working with the Sunrise Recreation and Park District to preserve local open space resources as public recreation areas.

Policy 59.7: Pursue local control and ownership where appropriate of County owned lands in Citrus Heights to enhance the open space and recreational opportunities.

Policy 59.8: Encourage other public agencies, the San Juan Unified School District, and utilities to provide for appropriate recreational uses of their properties. Support cooperative efforts among these

entities, the Recreation and Parks District, and the City to develop parks, open space and other recreational facilities and programs.

### Goal 60: Build greener infrastructure and promote development of a healthy community.

Policy 60.1: Mitigate the urban heat island effect and sequester carbon.

Policy 60.2: Expand urban agriculture and recreation within the City.



## EDUCATION

### Goal 61: Achieve academic excellence and provide high-quality educational facilities

Policy 61.1: Recognize the importance of schools to the social and economic vitality of the City.

Policy 61.2: Work with the San Juan Unified School District and citizens to ensure sufficient school facilities to provide educational services to all local students.

- Actions*
- A. *Explore all options for achieving desired improvements, including joint use agreements for shared facilities.*
  - B. *Ensure that school impact fees are collected in conjunction with building permit issuance.*
  - 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 that mutually agreeable mitigation is incorporated into the project.*

Policy 61.3: Assess the potential for City use of San Juan Unified School District facilities for various community needs such as child care, recreational activities, and cultural and computer resources. Work with the school district to expand the availability of schools to the community for weekend and evening use.

- Action*
- A. *Explore all options for achieving desired improvements, including joint use agreements for shared facilities.*

Policy 61.4: Encourage the use of schools as community and neighborhood centers.

Policy 61.5: Support continued modernization of School District facilities to provide quality learning environments for all local students.

Policy 61.6: Encourage cooperation in facility planning between public and private schools to provide opportunities for both types of education.

- Actions*
- A. Work with the business sector and the School District to make latest-technology tools available to all students.*
  - B. Support the development of appropriately located private schools to provide additional educational facilities.*

Policy 61.7: Ensure that higher education facilities are available to Citrus Heights residents.

- Action*
- 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.*

Policy 61.8: Assist the San Juan Unified School District in anticipating and addressing school expansion and development requirements.

Policy 61.9: Promote the public library as a valuable community resource.

- Actions*
- 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.*
  - B. Work with Sacramento County to increase library hours of operation.*
  - C. Explore opportunities for shared library services, such as incorporation with the Sunrise Recreation and Park District facilities.*
  - D. Support expansion of the telecommunications program at the library.*

## UTILITIES

### **Goal 62: Facilitate a safe and abundant water supply and efficient wastewater collection, treatment and disposal system.**

Policy 62.1: Ensure that adequate water supply and distribution facilities are available to serve the community.

## Chapter 4 - Community Health

*Action A. Approve new development only if water purveyors can demonstrate an adequate water supply and delivery system.*

Policy 62.2: Continue working with the Sacramento Groundwater Authority to formalize combined-use agreements among regional water providers.

Policy 62.3: Pursue development of emergency water supplies to anticipate a major drought or disaster.

Policy 62.4: Continue working with regional water suppliers to identify and implement water conservation practices to meet a 20% reduction in per capita use by 2020.

*Actions A. Require water-conserving building design and equipment in new construction.*

*B. Adopt a landscape ordinance for new development, consistent with Department of Water Resources guidance.*

*C. Develop water conservation education programs to promote water efficient retrofits and landscaping.*

*D. Prepare and adopt a water conservation program.*

Policy 62.5: Promote development of additional water storage facilities to meet future peak hour and fire flow demands.

Policy 62.6: Ensure adequate sewer collection, treatment and disposal services for all community residents.

Policy 62.7: Support efforts of the Sacramento County Regional Sanitation District in wastewater reclamation.

### **Goal 63: Create an integrated, community-wide strategy to ensure efficient solid waste disposal by reducing waste volumes through recycling and other methods.**

Policy 63.1: Continue to reduce solid waste through source reduction, curbside recycling, green waste collection, and recovery. Progress toward becoming a low-waste generating community.

Policy 63.2: Continue public education programs in recycling and reuse techniques.

*Actions 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.*



*B. Promote a residential composting program.*

Policy 63.3: Ensure adequate solid waste disposal facilities to provide future landfill capacity.

*Action A. Perform source reduction and recycling at City offices and operations.*

Policy 63.4: Enable source reduction, recycling, composting and yard waste programs for homes and businesses.

*Actions A. Provide public recognition and awards to individuals or organizations that successfully implement source reduction activities.*

*B. Allow variable rate structures for residential, commercial and industrial waste collection.*

Policy 63.5: Develop effective and efficient recycling programs for multi-family developments and businesses.

Policy 63.6: Encourage businesses and consumers to buy and use recycled products.

Policy 63.7: Encourage contractors hired by the City to use recycled materials.

Policy 63.8: Use recyclable material in City facilities, projects and programs to the maximum extent feasible.

**Goal 64: Support private utility companies and public utility districts to provide adequate levels of utility services to Citrus Heights residents and businesses, and ensure that necessary infrastructure is constructed to minimize negative effects on surrounding development.**

Policy 64.1: Communicate the City's major development plans with utility companies and coordinate planning of utility extensions.

Policy 64.2: Require undergrounding of utility lines in new development and as areas are redeveloped, except where infeasible for operational reasons.

Policy 64.3: Promote technological improvements and upgrading of utility services in Citrus Heights.



Policy 64.4: Continue to actively use the cable television system as a communications tool in providing governmental information to the viewing public.

**Goal 65: Expand the use of information technology as a communication tool to improve personal convenience, reduce dependency on nonrenewable resources, take advantage of ecological and financial efficiencies of new technologies, and develop a better-informed citizenry.**

Policy 65.1: Facilitate and support development of the infrastructure necessary for all residents and businesses to use and benefit from new communication technologies.

Policy 65.2: Encourage telecommuting where feasible for City staff.

Policy 65.3: Monitor information technology development to ensure compatibility with City infrastructure.

Policy 65.4: Work with the County and other agencies to coordinate telecommunication infrastructure planning on a regional basis.

Policy 65.5: Ensure that the public utility telecommunications infrastructure for high-speed networking will not be dependent on any one media, but will incorporate cable television, wireless, fiber optics, and other technology, as appropriate.

*Action 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.*

Policy 65.6: Strive to expand opportunities for all citizens to participate in City governance through use of communication technologies.

Policy 65.7: Continue to make essential City documents available for immediate retrieval by electronic transfer technologies.

*Action A. Improve the City's website to achieve direct interactive communication with the public.*





## CHAPTER

# 5

# ADMINISTRATION & IMPLEMENTATION

## INTRODUCTION

The effectiveness of the General Plan ultimately depends on how it is implemented and maintained over time. State law requires that most actions of local governments affecting the physical environment be consistent with the General Plan. *Table 10, Implementation Schedule for Actions* lists all the actions that will be required to implement the General Plan, with a timeframe and responsible party for each action item.

This section contains a goal and policies to ensure that the City of Citrus Heights maintains a high level of attention to the General Plan by providing for regular review and updating of Plan policies, and by ensuring that other City regulations and ordinances are consistent with the General Plan.



## Goal 66: Provide for the ongoing administration and implementation of the General Plan

- Policy 66.1: Annually review the General Plan, prepare a corresponding report for public review, and update the Plan as necessary.
- Policy 66.2: Conduct a major review of General Plan policies and background data at five-year intervals from the date of approval, and revise the Plan as necessary.
- Action A. Investigate mechanisms to be used for funding the five-year General Plan update.*
- Policy 66.3: Review and amend as necessary applicable City ordinances and regulations to ensure consistency with the General Plan.
- Policy 66.4: Implement the provisions of the General Plan through the project review process.
- Policy 66.5: Conduct an internal consistency review of the General Plan annually and upon any General Plan Amendments, to ensure that elements contain integrated, internally consistent, and compatible statements of policy.

**Table 10**  
**Implementation Schedule for Actions**

#	Action	Responsible Party	Time Line
1.1	A. Rezone property as needed to ensure consistency with the adopted Land Use Diagram	CED	Short-term
2.1	A. Encourage local community organizations and businesses to include "Citrus Heights" in their names.	CED	Mid-term
2.2	A. Seek partnerships with local civic organizations to provide programs and services that will foster community pride and cohesiveness.	CED/Clerk	Ongoing
	B. Sponsor and promote positive activities and events in the City that further the image of a family-friendly community.	Clerk	Ongoing
	C. Continue to encourage the establishment of a daily local newspaper.	CC	Ongoing
3.1	A. Address neighborhood issues within the Resident Empowerment Associations of Citrus Heights (REACH) forum.	CC/GSD	Ongoing
	B. Work with neighborhood associations to identify priorities, enhancement strategies and solutions for neighborhood issues.	GSD	Ongoing
	C. Explore the potential role of local lending institutions in preserving neighborhoods, including through Community Reinvestment Act opportunities.	CED	Short-term
3.2	A. Involve neighborhood associations in implementing appropriate General Plan policies.	CED/GSD	Ongoing
	B. Participate in neighborhood-oriented education efforts, including crime prevention and environmental programs.	Police/CED/GSD	Ongoing
3.3	A. Establish proactive code enforcement programs, including efforts that involve neighborhood volunteers.	Police/GSD	Mid-term
	B. Continue public safety programs with neighborhood associations, including Neighborhood Watch and Problem-Oriented Policing Programs, and Police Department Team Meetings.	Police	Ongoing
	C. Develop a Building Security Ordinance that provides for adequate addressing, street lighting and other appropriate crime prevention strategies.	CED/Police	Mid-term
	D. Improve street lighting where needed and desired by local residents.	GSD	Mid-term
3.4	A. Continue regular, scheduled street sweeping.	GSD	Ongoing
	B. Continue and expand graffiti removal programs.	Police	Ongoing
	C. Work with the Sacramento Municipal Utility District to promote street tree planting and undergrounding of utility lines.	GSD	Ongoing
	D. Adopt a Street Tree Ordinance.	GSD	Mid-term
	E. Continue to budget for infrastructure improvements in neighborhood areas.	GSD	Ongoing
3.5	A. Regulate development to limit traffic on new local residential streets to 3,000 vehicles per day.	GSD	Mid-term
	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.	GSD	Mid-term

**Table 10**  
**Implementation Schedule for Actions**

#	Action	Responsible Party	Time Line
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.	CED	Ongoing
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.	CED/GSD	Mid-term
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.	CED/GSD	Short-term
6.3	A. Adopt a Street Tree Ordinance.	GSD	Mid-term
	B. Work with the Sacramento Tree Foundation and the Sacramento Municipal Utilities District in tree planting programs.	GSD	Ongoing
6.6	A. Investigate installation of sidewalks on collector streets that are used as primary routes to schools.	GSD	Long-term
8.1	A. Improve streetscapes and access, and allow creative signage as incentives for retention and expansion of retail businesses at major intersections.	CED	Mid-term
10.5	A. Develop lighting standards that require, at a minimum: <ul style="list-style-type: none"> <li>• Lighting fixtures to be of durable and vandalism-resistant materials and construction</li> <li>• Lighting sources to be thoughtfully located and have cut-off lenses to avoid light spillage and glare on adjacent properties</li> <li>• Lighting to be directed at a surface rather than toward the sky or off-site</li> </ul>	CED	Mid-term
	B. Review existing City requirements for lighting, update as needed, and consider establishing both minimum and maximum lighting levels.	CED/Police	Short-term
10.8	A. Review Engineering Standards to ensure adequate distance between driveways in commercial areas.	CED	Mid-term
10.10	A. Enact an ordinance requiring undergrounding of all new utility connections.	GSD	Mid-term
	B. Work with the Sacramento Municipal Utility District to provide financing mechanisms for undergrounding.	GSD	Mid-term
11.1	A. Support the activities and programs of the Sunrise MarketPlace Property-based Business Improvement District.	CC/CED	Ongoing
	B. Establish an ongoing business attraction, retention and expansion program that includes partnerships with key property owners, real estate brokers and retailers.	CED	Ongoing
	C. Identify opportunities to expand entertainment, restaurant, lodging and leisure activities that complement and support the retail uses in Sunrise MarketPlace.	CED	Short-term
	D. Identify opportunities to expand civic and community activities that complement and promote the retail uses in Sunrise MarketPlace.	CED	Short-term
12.1	A. Install street benches, sidewalk improvements, trees, public art, and entry features at strategic locations in Sunrise MarketPlace.	CC/CED	Short-term
	B. Coordinate and improve signage within the Sunrise MarketPlace district.	CED	Mid-term

**Table 10**  
**Implementation Schedule for Actions**

#	Action	Responsible Party	Time Line
	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.	GSD/CED	Short-term
	D. Use coordinated design themes and colors to link what are now perceived as separate shopping areas.	CED	Short-term
	E. Explore options for creating a public space at the center of Sunrise MarketPlace.	CED	Short-term
	F. Identify funding mechanisms to implement the recommendations of the Sunrise MarketPlace Revitalization Blueprint.	CED/CC	Ongoing
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/CED	Ongoing
	B. Support the Sunrise MarketPlace Property-based Business Improvement District's efforts to host special events throughout the district.	CC/CED	Ongoing
13.1	A. Support the mobility improvement, pedestrian enhancement, and way-finding signage concepts identified in the Sunrise MarketPlace Revitalization Blueprint.	GSD/CED	Ongoing
	B. Support free shopping shuttle service at Sunrise MarketPlace.	CED/Private	Short-term
	C. Establish a well connected grid-pattern street network, which provides connectivity among district land uses and linkages to surrounding residential neighborhoods.	GSD	Short-term
13.2	A. Install separated sidewalks along major arterials and plant and maintain trees to reinforce a pedestrian-friendly atmosphere.	GSD	Short-term
	B. Explore options for creating pedestrian crossings on Greenback Lane and Sunrise Boulevard between the major shopping centers, including a bridge connector.	GSD	Short-term
	C. Provide bike lanes and bicycle parking facilities in the Sunrise MarketPlace.	GSD	Short-term
13.4	A. Consider establishment of a maximum parking ratio for the MarketPlace area that recognizes the value of land for additional development that can increase shopping and employment opportunities while also improving the convenience of walking, bicycling, and using transit.	CED/Private	Mid-term
	B. Help broker private efforts to develop new commercial space that enhances connections between shopping centers.	CED	Short-term Ongoing
14.1	A. Enhance business attraction, retention and expansion activities that includes partnerships with key property owners, real estate brokers and retailers.	CED	Short-term Ongoing
	B. Continue to foster public/private partnerships with the Chamber of Commerce, the Sunrise MarketPlace Property-based Business Improvement District, and other business groups.	CED	Short-term Ongoing
	C. Support the Sunrise MarketPlace as a core location for retail business attraction, retention and expansion activities.	CED	Short-term Ongoing
	D. Use redevelopment and other available City resources to leverage, reinforce and assist property owner efforts to retain and attract retail clients.	CC/CED	Short-term Ongoing



**Table 10**  
**Implementation Schedule for Actions**

#	Action	Responsible Party	Time Line
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.	GSD/CED	Ongoing
	B. Implement a commercial rehabilitation program to provide financial assistance to business and property owners to improve the exterior of their buildings, including façade improvements, signage, landscaping, parking lot improvements, and marketing.	CED	Mid-term
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. Work with service providers to ensure cost-effective business access to high-speed telecommunications infrastructure. Facilitate conversion of obsolete retail uses to other viable commercial uses.	CED	Ongoing
	B. Pursue sites for lodging and conference/meeting centers.	CED	Ongoing
15.2	A. Review and amend the Zoning Code to address any regulatory impediments to attracting target businesses, and to facilitate desired business expansions and reuse.	CED	Short-term
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
	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
	C. Pursue annexation of land northwest of the current city limits to provide for existing and future industrial development.	CED	Short-term
	D. Conduct a fiscal analysis of potential annexations.	CED	Mid-term
16.2	A. Underground the utility lines and construct the streetscape improvements identified in The Boulevard Plan – Reinventing the Auburn Boulevard Corridor.	CED	Long-term
	B. Develop and offer incentives for economic revitalization and/or redevelopment.	CED	Short-term Ongoing
	C. Pursue improvements to the Antelope Road interchange to enhance the entrance to the City.	CED	Mid-term
18.1	A. Establish a process to monitor progress in implementing the Economic Development Strategy and Action Plan and to recommend revisions as needed.	CED	Short-term
18.2	A. Conduct appropriate fiscal analyses for major City policy decisions.	Finance	Mid-term
19.1	A. Seek a funding mechanism to support installation and maintenance of landscaping.	Finance/GSD	Short-term
	B. Utilize water conserving landscaping where appropriate.	CED	Ongoing

**Table 10**  
**Implementation Schedule for Actions**

#	Action	Responsible Party	Time Line	
20.2	A. Coordinate gateway treatments with the overall design guidelines prepared for commercial corridors.	CED	Short-term/ Ongoing	
	B. Develop an art competition to design specific entrance elements.	CED	Short-term	
	C. Develop a preferred design and funding mechanism to install signs and/or monuments at selected gateways.	CED	Short-term	
	D. Explore use of non-General Fund revenues for construction of gateway elements.	CED	Short-term	
21.1	A. Develop and implement a Public Facilities Master plan for expanding the civic center.	CM	Mid-term	
22.1	A. As part of the Public Facilities Master Plan, develop a site location and use study for community centers.	CM	Mid-term	
	B. Support development of outdoor public spaces at Sunrise MarketPlace.	CED/ Private	Short-term/ Ongoing	
	C. Host community-wide events at Sunrise MarketPlace.	CED/Private	Short-term/ Ongoing	
22.2	A. Investigate various successful models of youth and senior programs and their facility implications.			
23.1	A. 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.	CED/FD	Short-term/ Ongoing	
23.2	A. Incorporate requirements for public gathering and interaction areas in Design Guidelines for new development as appropriate.	CED	Mid-term	
23.3	A. Develop a plan for providing future community work hubs with high-speed video-conferencing and internet access to reduce the need for vehicle travel and increase the time available for Citrus Heights residents to engage in other activities.	CED	Long-term	
Housing and Energy Conservation (Updated 01/14/2013)				
#	Action	Responsible Party	Funding Sources	Time Line
24.1	A. Use City Housing funds to leverage private funds to create home ownership opportunities.	CED	CDBG, HOME, Other private/ public sources	Ongoing
	B. Continue to participate in programs that encourage people to own homes close to their workplaces.	CED	Fannie Mae	Ongoing
	C. Develop and distribute the housing resource materials to potential homebuyers.	CED	General Fund/CDBG	June, 2008
	D. Use available state and federal funds for the city-wide first time home buyer assistance program.	CED	CDBG, HOME, CHFA	Ongoing
	E. Create and participate in partnerships that encourage home ownership.	CED	General Fund/CDBG	July, 2010

**Table 10**  
**Implementation Schedule for Actions**

#	Action		Responsible Party	Time Line
	F. Explore and pursue innovative ways of creating opportunities for increased home ownership.	CED	General Fund/CDBG	July, 2010
	G. Assist homeowners facing possible foreclosure with technical assistance and support to prevent foreclosure.	CED	General Fund/CDBG	Ongoing
24.2	A. Develop a program to allow and encourage conversion of small rental properties to owner occupancy.	CED/SHRA	CDBG, HOME, Bonds	Ongoing
	B. Investigate ways to provide ownership of mobile home parks by their residents.	CED/State/HCD	State Mobile Home Condo Funds	Ongoing
25.1	A. Support development of secondary dwelling units, cluster housing, work/live units, co-op housing, and other innovative housing types as allowed by the Zoning Code.	CED	GF	Ongoing
25.2	A. Develop an inventory of land suitable within the City for the development of housing for all segments of the community.	CED	GF	June, 2008
	B. Prepare an Annual General Plan Progress Report to analyze the City's progress to meet the fair share allocation based on the RHNP.	CED	GF	Ongoing
	C. Establish a housing monitoring program that includes annual review of the following: <ul style="list-style-type: none"> <li>• Inventory of land suitable within the City for the development of housing for all segments of the community</li> <li>• Proposed and approved residential projects and building permits issued</li> <li>• Home and apartment vacancies</li> <li>• Rental and home sales survey and Multiple Listing Service summary</li> <li>• Infrastructure and public services capacity.</li> </ul>	CED	GF	July, 2010
25.3	A. Implement mixed-use development along the City's major corridors.	CED	GF	Ongoing
26.1	A. Promote the use of administrative remedies to remediate substandard rental units.	CED	GF	Ongoing
	B. Remove unsafe or dilapidated housing through the Neighborhood Enhancement Program, secure vacant nuisance residential structures and require resolution through the Neighborhood Enhancement Program.	CED	GF	Ongoing
	C. Offer incentives and financing assistance for affordable housing and housing rehabilitation.	CED	CDBG/RD/ HOME / Tax Credit	Ongoing
	D. Work with financial institutions, nonprofit organizations and government agencies to promote housing rehabilitation.	CED	CDBG/HOME /Private	Ongoing
	E. Support the efforts of all local service organizations and, schools, and other community groups to provide housing repair assistance, including the Rebuilding Together Program.	CED	CDBG	Ongoing
	F. Continue and expand the City's Owner Occupied Rehabilitation Program where feasible.	CED	CDBG/HOME	Ongoing

**Table 10**  
**Implementation Schedule for Actions**

#	Action		Responsible Party	Time Line
	G. Examine the feasibility of creating a Resale Inspection Program.	CED	GF	2009
	H. Fund the Senior Housing Emergency Repair Program, or develop a local "handyman" program for seniors.	CED/SHRA	CDBG	Ongoing
	I. Use redevelopment funds to assist in rehabilitating housing.	CED	RD	Ongoing
	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.	CED	GF	Ongoing
	K. Use a system of cumulative and substantial fines to gain compliance from the owners of nuisance properties.	CED	GF	Ongoing
	L. Work with community based organizations to create self-help housing in the City.	CED	GF/CDBG	Ongoing
	M. Seek new ownership opportunities to redevelop existing problematic housing developments.	CED	GF	Ongoing
	N. Encourage the use of Green Building practices for the revitalization or redevelopment of the existing housing stock.	CED	GF	Ongoing
	O. Seek grants and other funding mechanisms to assist in redevelopment of existing housing stock.	CED	GF/RD/CDBG	Ongoing
26.2	A. Promote the development of mixed-use housing including clustered, live-work and above-retail uses in appropriate zones.	CED	GF	Ongoing
	B. Continue streamlining the review process to minimize any constraints on or disincentives to housing development.	CED	GF	Ongoing
	C. Promote quality design by offering flexible housing development standards.	CED	GF	Ongoing
	D. Use Redevelopment Funds to assist in developing a variety of housing types for all income levels, including extremely low income.	CED	GF/RD/CDBG	Ongoing
	E. Encourage and offer incentives to developments that include Green practices including LEED Certification and/or Photovoltaic Systems.	CED	GF	Ongoing and July 2009
	F. Encourage and offer incentives to developments that promote Universal Housing.	CED	GF	July 2009
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 as a priority as a part of the Climate Action plan, addressing energy efficiency into older homes. Investigate the feasibility of establishing a rental inspection program.	CED	GF	June, 2010
	B. Work with the local housing authority (Sacramento) to enhance the quality and appearance of public housing in the City.	CED	GF	Ongoing

**Table 10**  
**Implementation Schedule for Actions**

#	Action		Responsible Party	Time Line
26.4	A. Implement the Design Guidelines within the Zoning Code.	CED	GF	Ongoing
26.5	A. Continue to pursue the use of local, state, and federal funds to make physical improvements to existing mobile home parks.	CED	CDBG/CA	Annually
	B. Continue to offer Community Development Block Grant (CDBG) funds to rehabilitate mobile and manufactured homes.	CED	CDBG	Ongoing
	C. Continue to fund the emergency repair program for lower income owners of mobile and manufactured homes.	CED	CDBG	Ongoing
	D. The City will investigate the feasibility of converting mobile home parks to resident owned or similar ownership. The City will conduct annual assessment with Mobile Home Park owners and residents to evaluate the potential for partnerships to achieve resident ownership in mobilehome parks.	CED/CA	State Mobile Home Condo Funds	Annually
	E. Redevelop / Rehabilitate existing deteriorated mobile home parks or manufactured homes.	CED/CA	State Mobile Home Condo Funds	Ongoing
27.1	A. Annually review the status of housing projects whose government restrictions are expiring or near expiration to determine the need for intervention.	CED	CDBG	Annually
	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.	CED/SHRA	GF/CDBG	Ongoing
	C. Work with nonprofit housing organizations, SHRA, and other agencies to help purchase complexes where the owner wishes convert to market rate.	CED/SHRA	GF/CDBG	Ongoing
	D. If preservation of an "at-risk" development cannot be accomplished, work with the owners to ensure proper federal notification and moving assistance is provided.	CED	GF/CDBG	Ongoing
	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.	CED	CDBG; RDA - LMH; HOME; Local Impact Fees	Ongoing
	F. Continue to implement strategies to redevelop Sayonara Drive (Sunrise to Lialana)"	CED	GF; CDBG; HOME; EDI	Ongoing
28.1	A. Enforce Code requirements to ensure that housing is accessible to the disabled.	CED	GF	Ongoing
	B. The City will consider development of Universal/Adaptable Design Guidelines for disabled and aging populations.	CED	GF	July, 2010
28.2	A. Work with other jurisdictions to assess need for transitional housing and develop plans to address this problem. Develop a plan by June 2010.	CED/ Other Cities	CDBG	Ongoing
	B. Continue to work with the Sacramento County Department of Housing Assistance to provide emergency shelters and other support services.	CED/DHA	CDBG/ESG	Ongoing
	C. Provide CDBG funds and other resources as available to help finance the City's fair share of homeless services.	CED/DHA/ SHRA	CDBG/ESG	Ongoing



**Table 10**  
**Implementation Schedule for Actions**

#	Action		Responsible Party	Time Line
28.3	A. Support SHRA efforts to provide housing assistance within the community.	CED/SHRA	CDBG/HOME/ Bonds/ Tax Credits	Ongoing
	B. Enforce Federal and State anti-discrimination laws.	CED/FH	CDBG/GF	Ongoing
	C. Continue to fund and support the Human Rights and Fair Housing Commission.	CED/FH	CDBG/GF	Annually
28.4	A. Conduct annual review as part of the submittal of the Annual Report to HCD as required by law.	CED	GF	Annually
	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.	CED	GF	Annually
	C. Ensure existing affordable housing developments are meeting their rent and income restrictions.	CED	CDBG/GF	Annually
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.	CED	GF	Annually
28.6	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.	CED/CC	CDBG/GF	Annually
28.7	A. Continue to staff the Interdepartmental Development Review Committee to ensure timely processing of development applications.	CED	GF	Ongoing

**Table 10**  
**Implementation Schedule for Actions**

#	Action		Responsible Party	Time Line
	B. Continue to make development decisions at the lowest level possible (e.g. staff approvals) in order to expedite development decision making.	CED	GF/Fees	Ongoing
	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, including developmental disabilities. 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.	CED/CC	GF/CDBG /Other	On-going and every two years with the first meeting in February 2009
	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.	CED	GF	Ongoing
	E. Establish Council policy on fee waivers and deferrals for future development.	CM/CED	GF	July, 2009
	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 City Manager CED	GF	Ongoing
	G. Research the access to services, facilities, and transportation for special needs populations, including the adequacy of major streets and sidewalks.	CED/GS	GF, CDBG	Ongoing
	H. The City will review the Zoning Code to ensure consistency with SB2 and modify as necessary to remain consistent.	CED	GF	May 2014
28.8	A. Use City Redevelopment "Set Aside" funds and Low Income Housing funds for low and moderate-income housing projects.	CED/CC	RD/Low Income Housing	Ongoing
	B. Update the five-year plan to identify specific projects and priorities for City Redevelopment "Set Aside" funds and Low Income Housing Funds.	CED/CC	RD	July 2008
29.1	A. Update the Capital Improvement Program annually to incorporate necessary circulation system improvements.		GSD	Ongoing
	B. Evaluate projects to ensure that the safety, comfort, and convenience of pedestrians and bicyclists are given equal level of consideration to drivers.		GSD	Mid-term
	C. Consider ways to increase and improve travel choices when reviewing development or transportation infrastructure projects.		GSD	Mid-term
	D. Require sidewalks on all arterial and collector streets. Where feasible, separate sidewalks from streets on arterials and collectors with landscaping including a tree canopy to create shade.		GSD	Mid-term
	E. Improve the existing street network to minimize travel times and improve mobility		GSD	Mid-term

## Chapter 5 - Administration and Implementation

	for transit, bicycle, and walking trips between new projects and surrounding land uses to reduce vehicle trips.		
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**Table 10**  
**Implementation Schedule for Actions**

#	Action	Responsible Party	Time Line
29.2	A. Modify the existing traffic impact fee program to include a mitigation fee designed to reduce vehicle trips and vehicle miles of travel per capita within the City to avoid or minimize the need to expand existing roadway capacity. This program should include a multi-modal (Complete Streets) capital improvement program (CIP) and, in conjunction with public funding, provide full funding for the City's general plan mobility improvements.	GSD/CED	Short-term
	B. The City shall develop and adopt transportation impact study guidelines within one year of General Plan adoption.	GSC/CED	June 2012
29.4	A. Modify the existing street network to enable direct physical connections within neighborhoods and between neighborhoods, neighborhood-commercial areas, and commercial-commercial areas, including connections accessible only by pedestrians and bicycles on existing cul-de-sac streets.	GSD/CED	Ongoing
	B. Provide direct connections from residential areas to neighborhood parks and open space.	GSD	Ongoing
	C. Where feasible, provide pedestrian crosswalks on all intersection approaches.	GSD	Ongoing
	D. Develop and implement an ADA Transition Plan that focuses on compliant sidewalk improvements that provide continuous pedestrian access where compatible with the surrounding area.	GSD	Short-term
	E. Develop and implement a Pedestrian Master Plan (PMP) that indicates which streets in addition to arterials and collectors will install sidewalks and what other pedestrian facilities and amenities (such as 'resting spots') are needed to complete the pedestrian network shown in Map 9. Sidewalk widths and shade coverage should also be addressed in the context of the adjacent land use, vehicle volumes, and vehicle speeds.	GSD/ CED	Mid-term
	F. Update the Bikeway Master Plan (BMP) and complete the proposed bikeway network shown in Map 8 within 10 years and prioritize projects that close existing gaps in the network.	GSD	Mid-term
	G. Develop and implement a Safe Routes to School Plan. This effort should complement the ADA Transition Plan, the PMP, and the BMP.	GSD	Mid-term
29.5	A. Designate official truck routes to minimize the impacts of truck traffic on residential neighborhoods and other sensitive land uses.	GSD	Mid-term
	B. Establish a protocol to minimize noise and other impacts of truck traffic, deliveries and staging in residential areas.	GSD	Mid-term
	C. Consider restricting truck traffic on City streets during peak periods in collaboration with Caltrans, California Highway Patrol, and the California Trucking Association. Consider other methods to reduce regional through trucks on City streets to the extent feasible.	GSD	Mid-term
	D. Actively enforce compliance with truck route designations and any time period restrictions.	GSD	Mid-term
30.1	A. Install improvements along roadway segments as identified on Map 4.	GSD	Mid-term
	B. Update the Capital Improvement Program annually to incorporate aesthetic improvements on roadways. Seek additional funding for roadway maintenance to provide safe, functional and attractive streets and roads.	GSD	Mid-term

**Table 10**  
**Implementation Schedule for Actions**

#	Action	Responsible Party	Time Line
30.2	A. The City shall develop and adopt ultimate right-of-way dimensions for public roadways through a plan line study or equivalent. This study/plan should also address key complete street issues such as intersection and access spacing, lane widths, land use context, landscaping, transit, and non-motorized vehicles.	GSD/CED	Short-term
31.1	A. Develop and implement a long-range transit plan. The plan should identify desired service expansion, transit operating enhancements, and transit terminals especially within the transit enhancement areas shown in Map 10. The service expansion should address coverage area, types of vehicles, routes, operating times, and frequency. The operating enhancements should address how to improve transit travel times through actions such as transit signal priority, peak hour bus-only lanes, queue jump lanes, etc. The transit terminals should include facilities to accommodate transit transfers and use while also supporting transit oriented development.	GSD	Mid-term
31.2	A. As funding allows, construct attractive bus shelters at appropriate locations throughout the City.	GSD	Ongoing
32.1	A. Prepare and implement an Intelligent Transportation System master plan that strives to achieve the following objectives: <ul style="list-style-type: none"> <li>Regulate operating speeds on City streets that balance the City's desire to minimize air pollution and greenhouse gas emissions, reduce the severity of collisions (especially for bicyclists and pedestrians), and provide stable traffic flows (e.g., 40 miles-per-hour or lower on arterial streets, 30 miles-per-hour or lower on collector streets).</li> <li>Connect all City traffic signals to the traffic control center to coordinate signal operations and improve incident response.</li> <li>Reduce transit travel or wait times.</li> <li>Improve traveler information about travel choices and travel times.</li> </ul>	GSD	Mid-term
33.1	A. Coordinate with the Sacramento Area Council of Governments, Sacramento Transportation Authority, Sacramento Regional Transit, the California Department of Transportation and other appropriate agencies on regional transportation improvements and City transportation goals and plans.	GSD/ CED	Ongoing
	B. Continue working with other agencies to develop an integrated bikeway system that connects regional bikeway facilities with local facilities.	GSD	Ongoing
	C. Work with the providers of services such as water supply, sewage disposal, and parks and recreation facilities to ensure adequate service levels.	GSD/ CED	Ongoing
33.2	A. Continue meeting with regional agencies on a regular basis to discuss development issues.	CED/ GSD	Ongoing
	B. Actively seek and maintain City representation on appropriate regional boards and commissions.	City Clerk	Ongoing
34.2	A. Prepare and adopt Community Design Guidelines to include standards to protect habitat areas from encroachment of lighting, non-native landscaping, noise, soil erosion, and toxic substances.	CED	Mid-term
	B. Revise grading guidelines to minimize removal of significant vegetation and promote creation of impervious surfaces around natural habitat areas.	CED/GS	Mid-term
	C. Adopt a landscape ordinance complying with Department of Water Resources' Model Landscape guidelines. The City's landscape ordinance should update landscape provisions to incorporate climate-appropriate native trees and water conserving landscaping that increase infiltration rates and protect sensitive areas.	CED	Mid-term

**Table 10**  
**Implementation Schedule for Actions**

#	Action	Responsible Party	Time Line
	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, and will not create habitat that exceeds thresholds established by the Sacramento-Yolo Mosquito and Vector Control District.	GSD/CED	Mid-term
34.3	A. Update development standards to limit construction activity and development to maximize the water-holding capacity and maintain natural nutrient levels of the soil within buffer zones adjacent to drainages.	GSD	Mid-term
	B. Require new development and redevelopment projects to incorporate LID measures and source controls in all cases to reduce runoff to community's sensitive habitat areas.	GSD/ CED	Ongoing
36.1	A. Review and strengthen the City's Tree Preservation Ordinance.	CED	Short-term
	B. Prepare a plan to systematically increase tree canopy in the City.	CED/ GSD	Mid-term
36.2	A. Participate in Arbor Day programs and promote planting of trees on a City wide basis.	GSD/CED	Short-term/ Ongoing
	B. Involve community groups, such as schools and youth, and partner with other regional non-profit organizations in tree planting programs.	GSD	Ongoing
	C. Prepare and adopt a climate-appropriate tree list to inform community planting and preservation choices.	CED	Mid-term
38.1	A. Pursue development of recreational trails that respect privacy of adjoining properties, safety of users, and maintenance of natural areas.	Police/CED	Mid-term
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.	GSD/Sunrise	Long-term
	B. Coordinate with the Police Department and Sunrise Recreation and Park District for patrol of creekside trails and open space areas.	GSD/Sunrise	Short-term/ Ongoing
	C. Implement low impact development strategies such as pervious paving for trails, water conserving landscapes along the trails to enhance water quality of creeks and promote public education.	GSD	Mid-term
39.1	A. Amend the Zoning Code to establish standards for incorporating open space in new development.	CED	Short-term
39.3	A. Develop and adopt Community Design Guidelines that include standards for earthwork and grading.	CED/GS	Mid-term
40.1	A. Amend the Zoning Code to include standards for building construction and siting to promote energy conservation.	CED	Short-term/ Ongoing
41.1	A. Explore use of grant funds and programs with SMUD and non-profit agencies to establish programs for energy conservation (such as home weatherization, Energy Star appliances) and transition to the use of clean and renewable energy (such as photovoltaic retrofit, solar hot water heating and pumps).	CED	Mid-term
	B. Consider ordinances that would require energy audits, solar access, insulation, solar retrofit, and solar water heating.	CED	Mid-term



**Table 10**  
**Implementation Schedule for Actions**

#	Action	Responsible Party	Time Line
42.1	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.	CED	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).	CED	Ongoing
43.1	A. Adopt a Historic Preservation Ordinance to identify and preserve important historic resources.	CED	Mid-term
43.2	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.	CED	Mid-term
43.3	A. Pursue grants for historic preservation.	CED	Short-term/ Ongoing
	B. Implement the State Historical Building Code on eligible resources.	CED	Mid-term
	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.	CED	Mid-term
44.2	A. Maintain historic markers to delineate sites of historic buildings, events, people and activities.	CED	Short-term
45.1	A. Explore opportunities to involve volunteers in carrying out needed City programs.	GSD	Ongoing
	B. Work with REACH and the Neighborhood Associations to develop methods to increase citizen participation in City programs and processes.	HRCI	Ongoing
	C. Increase use of technology and the City's website to promote participation in the City and the community.	HRCI	Ongoing
45.3	A. Work with public and private schools to bring students into City Hall and City officials to classrooms.	HRCI	Ongoing
46.3	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.	GSD/Sunrise/ CED	Ongoing
	B. Ensure that all City facilities, including communication devices, comply with applicable Americans with Disabilities Act (ADA) provisions.	GSD/HRCI	Ongoing

**Table 10**  
**Implementation Schedule for Actions**

#	Action	Responsible Party	Time Line
47.1	A. Work with agencies and non-profits to address the problems of youth in innovating, caring ways.	HRCI	Ongoing
	B. Work with the private sector to develop businesses that serve youth and families.	CED	Ongoing
47.2	A. Continue to help support and host community building events such as Sunday FunDay; the Red, White, and Blue Parade; Community Campout; Race Unity Day and the Christmas Tree Lighting ceremony.	C Clerk	Ongoing
47.3	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.	CED	Mid-term
	B. Ensure access to childcare referral services for Citrus Heights citizens and workers.	CED	Short-term/ Ongoing
	C. Pursue funding for development of childcare facilities and programs.	HRCI	Short-term/ Ongoing
	D. Support training programs for child care providers.	HRCI	Ongoing
47.4	A. Review community needs for elder care and assess how well the supply of care in the private sector is meeting the demand.	HRCI	Short-term
49.1	A. Work with Sacramento County and other local, regional, state and federal agencies to develop Best Management Practices (BMP) through stormwater management programs, and to finance, construct and plan improvements to improve health of the watershed and minimize flooding in and around the City of Citrus Heights.	GSD/CED	Ongoing
	B. Continue working on solutions to localized flooding problems in the vicinity of Cripple and Arcade Creeks.	GSD	Ongoing
	C. Modify the storm drainage program to provide for City collection and allocation of all storm drainage fees.	GSD	Mid-term
	D. Develop a capital improvement program for storm drainage projects.	GSD	Long-term
49.2	A. Request that the Federal Emergency Management Agency update and revise City flood maps.	GSD	Mid-term
49.3	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.	GSD	Short-term/ Ongoing
	B. Require new development projects to maximize on-site stormwater control measures to minimize flooding within the City.	GSD	Ongoing
49.4	A. Continue annual maintenance of the channels, pipes and inlets of the storm drain system.	GSD	Ongoing
	B. Discourage construction activities, including grading, building, and fill within natural swale areas.	GSD/CDD	Ongoing
	C. Support private organizations and other group's efforts to clean-up creeks and streams.	GSD	Mid-term
49.5	A. Strongly implement federal and state laws regarding modifications or use of creek areas.	GSD	Ongoing

**Table 10**  
**Implementation Schedule for Actions**

#	Action	Responsible Party	Time Line
	B. Identify locations within parks and City-owned open spaces especially with creeks running through them to implement low impact development programs for both to enhancing water quality and flood control while promoting public education.	GSD	Mid-term
49.6	A. Develop an Emergency Preparedness and Response Plan that includes flood notification and evacuation procedures.	GSD	Mid-term
	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.	GSD	Short-term/ Ongoing
	C. Provide for notification of City residents and workers, especially those with mobility limitations, during flood events.	GSD	Ongoing
49.7	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.	GSD	Short-term/ Ongoing
	B. Ensure that new construction conforms to all applicable provisions of the National Flood Insurance Program.	CED	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.	CED	Ongoing
49.8	A. Continue to assist private developers seeking National Pollution Discharge Elimination System permits by serving as co-permittee.	GSD	Ongoing
	B. Provide public education and awareness programs to reduce pollutant discharges into the drainage system.	GSD	Short-term/ 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.	GSD	Mid-term
	D. Establish erosion and sediment control standards as required in the National Pollutant Discharge Elimination System municipal permit.	GSD	Mid-term
	E. Conduct regular public workshops to raise community awareness about ways to reduce water pollution.	GSD	Mid-term
50.3	A. Distribute materials that describe appropriate procedures to follow during and after an earthquake.	GSD	Ongoing
	B. Incorporate educational efforts into the Emergency Preparedness and Response Plan.	GSD	Mid-term
51.1	A. Ensure that the Fire District and other emergency response agencies are adequately prepared to respond to an emergency involving hazardous materials.	GSD	Short-term/ Ongoing
	B. Establish appropriate evacuation routes, and incorporate them into the Emergency Preparedness and Response Plan.	GSD	Short-term/ Mid-term
	C. Work with Union Pacific to establish early notification to businesses and residences in the event of a hazardous materials emergency.	GSD	Ongoing
	D. Ensure that Sacramento County monitors environmental compliance records and proof of insurance of contract waste haulers.	GSD	Ongoing
	E. Consolidate emergency response contracts within one agency.	GSD	Short-term

**Table 10**  
**Implementation Schedule for Actions**

#	Action	Responsible Party	Time Line
51.2	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.	CED	Ongoing
52.2	A. Revise the Noise Ordinance to reflect noise limits to protect noise sensitive land uses from intrusion by stationary noise sources.	CED	Short-term
52.3	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).	CED	Short-term
52.7	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.	CED	Mid-term
52.8	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.	CED	Short-term/ Ongoing
52.9	A. Review and update the Noise Ordinance to include appropriate and clear standards.	CED	Ongoing
53.1	A. Work with local and regional agencies to develop a consistent and effective approach to air quality planning and management.	CED	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.	CED	Ongoing
	C. Enforce air pollution control measures during construction.	CED	Ongoing
	D. Synchronize traffic signals on roads susceptible to high emission levels from idling vehicles.	GSD	Ongoing
	E. Assure that recommended inclusions into the regional transportation plan are consistent with the quality goals and policies of this General Plan.	GSD	Ongoing
53.3	A. Incorporate alternative fuel vehicles into the City fleet to achieve the objective of using clean fuels in 70% of non-safety City vehicles.	GSD	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/GSD	Short-term
53.4	A. Prepare and adopt Community Design Guidelines to require natural gas connections and exterior electrical outlets.	GSD	Mid-term
53.5	A. Avoid siting new sensitive receptors within 1,000 feet of the Roseville Railyard.	CED	Ongoing
	B. Consider health risks for new sensitive uses proposed within one mile of the Roseville Railyard or within 500 feet of I-80 south of Antelope Road.	CED	Ongoing
56.1	C. Explore additional opportunities for citizen participation in Citrus Heights' governance.	CC	Short-term/ Ongoing
	D. Promote customer service training for all City staff on a regular basis.	HRCI	Ongoing

**Table 10**  
**Implementation Schedule for Actions**

#	Action	Responsible Party	Time Line
56.2	A. Incorporate Strategic Plan core values into the delivery of services.	HRCI	Short-term
56.3	A. Continue to improve the City website to provide community information and respond to service needs.	HRCI	Ongoing
	B. Seek opportunities to provide e-commerce options on the City's website.	HRCI	Mid-term
58.5	A. Prepare and adopt a Building Security Ordinance.	Police/CED	Mid-term
58.7	A. Establish agency responsibilities, and incorporate them into the Emergency Preparedness and Response Plan.	GSD	Mid-term
	B. Invite Fire District representatives to City Council, neighborhood and beat meetings, when appropriate.	Police/CED	Ongoing
58.8	A. Continue to 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/CED	Ongoing
58.10	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.	GSD	Ongoing
58.15	A. Analyze the animal control program to provide better customer service in a more cost effective and time efficient manner.	GSD	Short-term
	B. Develop and implement an education program regarding animal control services.	GSD	Mid-term
	C. Partner with other local agencies in the provision of animal control services.	GSD	Short-term
59.1	A. Promote the recreational needs of all age groups, abilities, and special interest groups in park, recreation and community services planning.	CC/Sunrise	Short-term/ Ongoing
	B. Continue to emphasize senior citizen programs and services.	CC/Sunrise	Short-term/ Ongoing
	C. Ensure that a mechanism is in place to provide opportunities for participation by economically disadvantaged families and individuals.	HRCI/Sunrise	Short-term
	D. Encourage the Sunrise Recreation and Park District to maintain and systematically renovate and upgrade existing parks and recreation facilities.	HRCI/Sunrise	Short-term
	E. Provide supervision and law enforcement involvement in park areas to promote park safety and security.	Police/Sunrise/ HRCI	Ongoing
	F. Work with the Sunrise Recreation and Park District to update and implement the District Parks and Recreation Master Plan.	HRCI	Mid-term/ Ongoing
	G. Continue to collect development fees for all new development for the provision of park and recreation facilities.	CED	Ongoing
	H. Continue working with the Sunrise Recreation and Park District and the San Juan Unified School District and other agencies to develop mutually beneficial joint-use park and recreation projects and programs.	HRCI	Ongoing
	I. Amend the Zoning Code to require open space and recreation areas in multi-family housing projects.	CED	Ongoing



**Table 10**  
**Implementation Schedule for Actions**

#	Action	Responsible Party	Time Line
59.2	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.	Sunrise	Ongoing
	B. Require dedication of parkland or payment of in-lieu fees for parkland pursuant to the Quimby Act.	CED/CC	Short-term/ Ongoing
59.5	A. Work with public agencies, non-profit organizations and the private sector to develop programs and facilities, which serve youth, teens and seniors.	HRCI	Mid-term/ Ongoing
61.2	A. Explore all options for achieving desired improvements, including joint use agreements for shared facilities.	CC/HRCI	Ongoing
	B. Ensure that school impact fees are collected in conjunction with building permit issuance.	CED	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.	CED	Ongoing
61.3	A. Explore all options for achieving desired improvements, including joint use agreements for shared facilities.	HRCI	Long-term
61.6	A. Work with the business sector and the School District to make latest-technology tools available to all students.	HRCI/CC/CED	Short-term/ Ongoing
	B. Support the development of appropriately located private schools to provide additional educational facilities.	CC	Ongoing
61.7	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.	HRCI	Ongoing
61.9	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 Park District facilities.	CC	Short-term
	D. Support expansion of the telecommunications program at the library.	HRCI	Mid-term
62.1	A. Approve new development only if water purveyors can demonstrate an adequate water supply and delivery system.	CED	Ongoing
62.4	A. Require water-conserving building design and equipment in new construction.	CED	Ongoing
	B. Adopt a landscape ordinance for new development, consistent with Department of Water Resources guidance.	CDD	Short-term
	C. Develop water conservation education programs to promote water efficient retrofits and landscaping.	CED/Districts	Ongoing

**Table 10**  
**Implementation Schedule for Actions**

#	Action	Responsible Party	Time Line
	D. Prepare and adopt a water conservation program.	GSD	Ongoing
63.2	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.	GSD	Mid-term
	B. Promote a residential composting program.	GSD	Mid-term
63.3	A. Perform source reduction and recycling at City offices and operations.	GSD	Ongoing
63.4	A. Provide public recognition and awards to individuals or organizations that successfully implement source reduction activities.	GSD	Ongoing
	B. Allow variable rate structures for residential, commercial and industrial waste collection.	GSD	Short-term
65.5	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.	CED/HRCI	Mid-term
65.7	A. Improve the City's website to achieve direct interactive communication with the public.	HRCI	Mid-term

<b>LEGEND</b>	
<b>Responsible Party Acronym</b>	<b>Department</b>
CED	Community and Economic Development Department
CC	City Council
Clerk	City Clerk
CM	City Manager
Districts	Appropriate Water District
DHA	County Department of Human Assistance
FD	Fire District
FH	Fair Housing
GSD	General Services Department
HCD	State Department of Housing and Community Development
HRCI	Human Resources and City Information Department
LAFCO	Local Agency Formation Commission
Police	Police Department
SHRA	Sacramento Housing and Redevelopment Agency
Sunrise	Sunrise Recreation and Park District
<b>Timeline</b>	
Short-term	Within One Year
Mid-term	One-to-Five Years
Long-term	After Five Years
<b>Funding</b>	
CDBG	Federal Community Development Block Grant Funds
HOME	Federal Home Funds
GF	General Fund
RD	Redevelopment Funds
HUD	Housing Urban Development
ESG	Federal Emergency Services Grant



# CITY OF CITRUS HEIGHTS GENERAL PLAN

***Adopted by the City Council  
Resolution 2011-105  
August 11, 2011***

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AECOM

*In association with:*

Fehr and Peers Transportation Consultants

Funded in part by the US Department of Energy's *Energy Efficiency and Conservation Block Grant Program*

## **Amendments included in this document:**

**2013-037 Housing Element Update**

**December 2015 updated Map 8 Planned Bikeway System**

**Resolution 2017-039 Housing in Business Professional Zone**

**Resolution 2018-103 Commercial Subdivisions**

**Resolution 2018-107 Residential FAR in Commercial Zones**

**Resolution 2019-054 Sunrise Mall**

**Resolution 2020-101 General Commercial Density**





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## APPENDIX C - CITRUS HEIGHTS AB 686 FAIR HOUSING ASSESSMENT

### Introduction and Overview of AB 686

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

- **Inclusive and Equitable Outreach:** Housing elements must make a diligent effort to equitably include all community stakeholders in the housing element participation process.
- **Fair Housing Assessment:** All housing elements must include an assessment of fair housing. This assessment should include an analysis of the following four fair housing issues: integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk.
- **Analysis of Sites Inventory:** Local jurisdictions must evaluate and address how particular sites available for housing development will meet the needs of households at all income levels. The housing element must analyze and conclude whether the identified sites improve or exacerbate conditions for fair housing.
- **Identification of Contributing Factors:** Based on findings from the previous steps, housing elements must identify, evaluate, and prioritize the contributing factors related to fair housing issues.
- **Priorities, Goals, and Actions to AFFH:** Local jurisdictions must adopt fair housing goals and actions that are significant, meaningful, and sufficient to overcome identified patterns of segregation and affirmatively further fair housing. The housing element should include metrics and milestones for evaluating progress and fair housing results.

### Assessment of Fair Housing Issues

This section serves as an assessment of fair housing practices, pursuant to Government Code Section 65583 (c)(10) in the City of Citrus Heights. It examines existing conditions and demographic patterns — concentrated areas of poverty within the City, concentrated areas of low- and median- income housing, and areas of low and high opportunity — to identify any presence of segregated living patterns in order to develop actions to replace them with integrated and balanced living patterns. It also provides and compares the analysis from a local and regional perspective, describing settlement patterns across the region.

Community amenities and access to opportunities are inherently spatial in nature and are not always readily accessible or attainable due to the different types of social, cultural, and economic barriers in our society. Ensuring that sites for housing, particularly lower income units, are in high resource areas rather than concentrated in areas of high segregation and poverty requires jurisdictions to plan for housing with regards to the accessibility of various opportunities including jobs, transportation, good education, and health services.

### **Fair Housing Enforcement and Outreach**

Fair housing complaints can be used as an indicator to identify characteristics of households experiencing discrimination in housing. Pursuant to the California Fair Employment and Housing Act [Government Code Section 12921 (a)], the opportunity to seek, obtain, and hold housing cannot be

determined by an individual's "race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, or any other basis prohibited by Section 51 of the Civil Code."

Fair housing issues that may arise in any jurisdiction include but are not limited to:

- housing design that makes a dwelling unit inaccessible to an individual with a disability;
- discrimination against an individual based on race, national origin, familial status, disability, religion, or sex when renting or selling a housing unit; and
- disproportionate housing needs across the City/County including cost burden, overcrowding, and risk of displacement.

The City works with Sacramento Self-Help Housing and the jurisdictions within Sacramento County to provide a telephone and internet-based "Renter's Helpline". This hotline provides telephone counseling and mediation services for residents of Sacramento County to help resolve a housing crisis or dispute. The program counselors deal directly with concerns regarding landlord-tenant disputes and help refer fair housing issues to the appropriate agency. During the fiscal year of July 2019 to June 2020, the Renter's Helpline received a total of 411 intake calls from Citrus Heights residents. Of those 411 calls, 34 cases were referred to Project Sentinel, 23 were screened for fair housing, and 7 cases were investigated.

Moreover, the City publicizes the U.S. Department of Housing and Urban Development (HUD), the California Department of Fair Employment and Housing (DFEH) and regional non-profits to any resident with a question or concern related to fair housing. A major source of complaints for the City are related to code enforcement. Therefore, in 2019, the City established a Rental Housing Inspection Team to regularly inspect the rental housing stock.

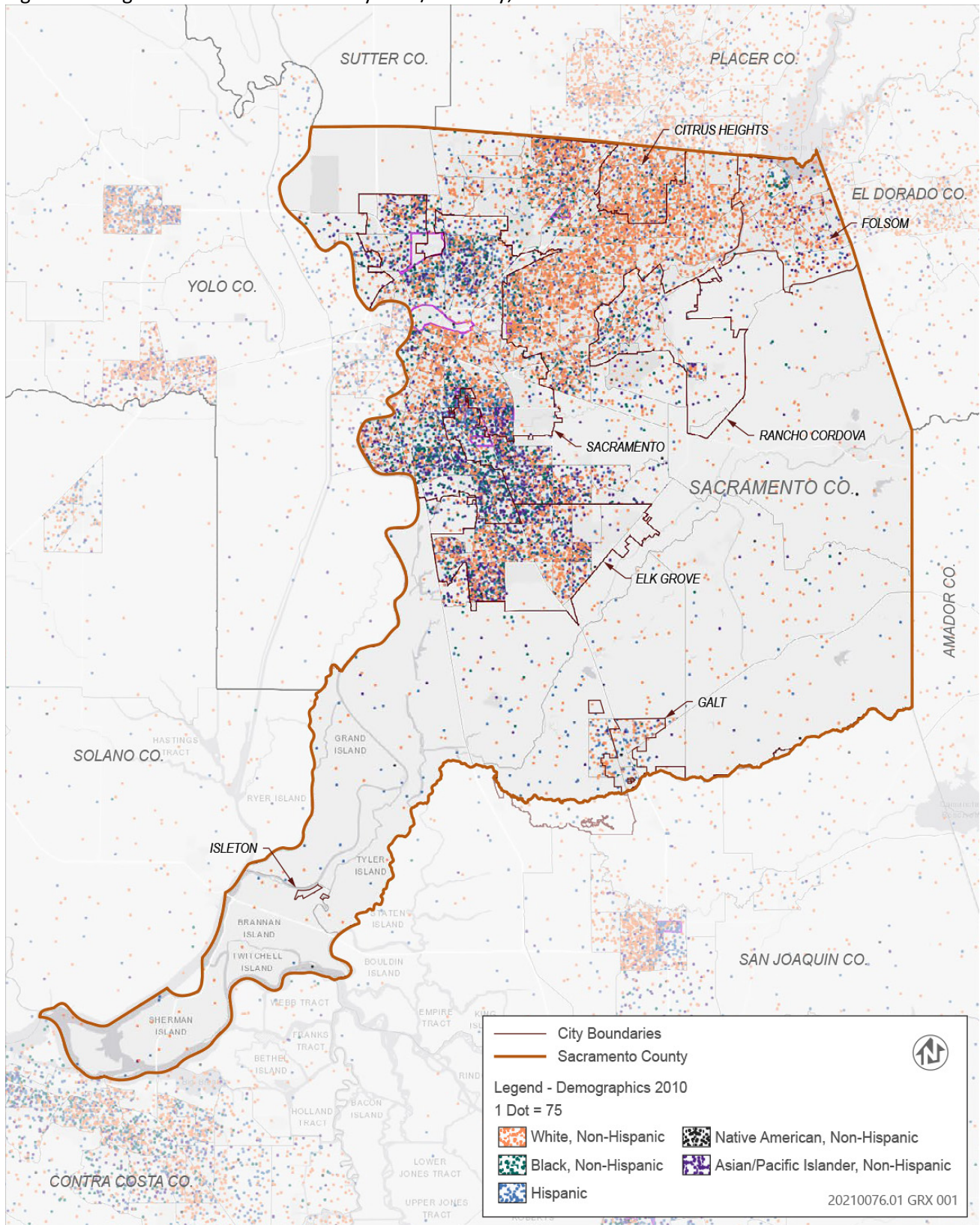
The City also enforces a Reasonable Accommodation Ordinance to accommodate people with disabilities in accommodations in the housing of their choice. The City also has a program to eliminate barriers for people with disabilities for projects that include public facility accommodations, public facility alterations, and the removal of transportation barriers. For the past several years, the City has regularly allocated Community Development Block Grant (CDBG) funding to city-wide accessibility projects, which provide improvements such as curb ramps, sidewalks, crosswalks, and pedestrian push buttons.

## **Integration and Segregation**

### *Race and Ethnicity*

The Sacramento Valley region has grown in diversity in recent decades and has higher shares of Hispanic/Latino and Asian residents than the national average. In 2017, non-Hispanic White residents made up 55.7 percent of the population within the region, compared to 73 percent in 1990. Figure 1X shows the racial and ethnic distribution in the Sacramento Region as of 2010. Generally, patterns of settlement indicate that the majority of non-White residents and residents that identify as either Hispanic or Latino reside in and around the Cities of Sacramento and Elk Grove.

Figure 1X: Regional Settlement Trends by Race/Ethnicity, 2010

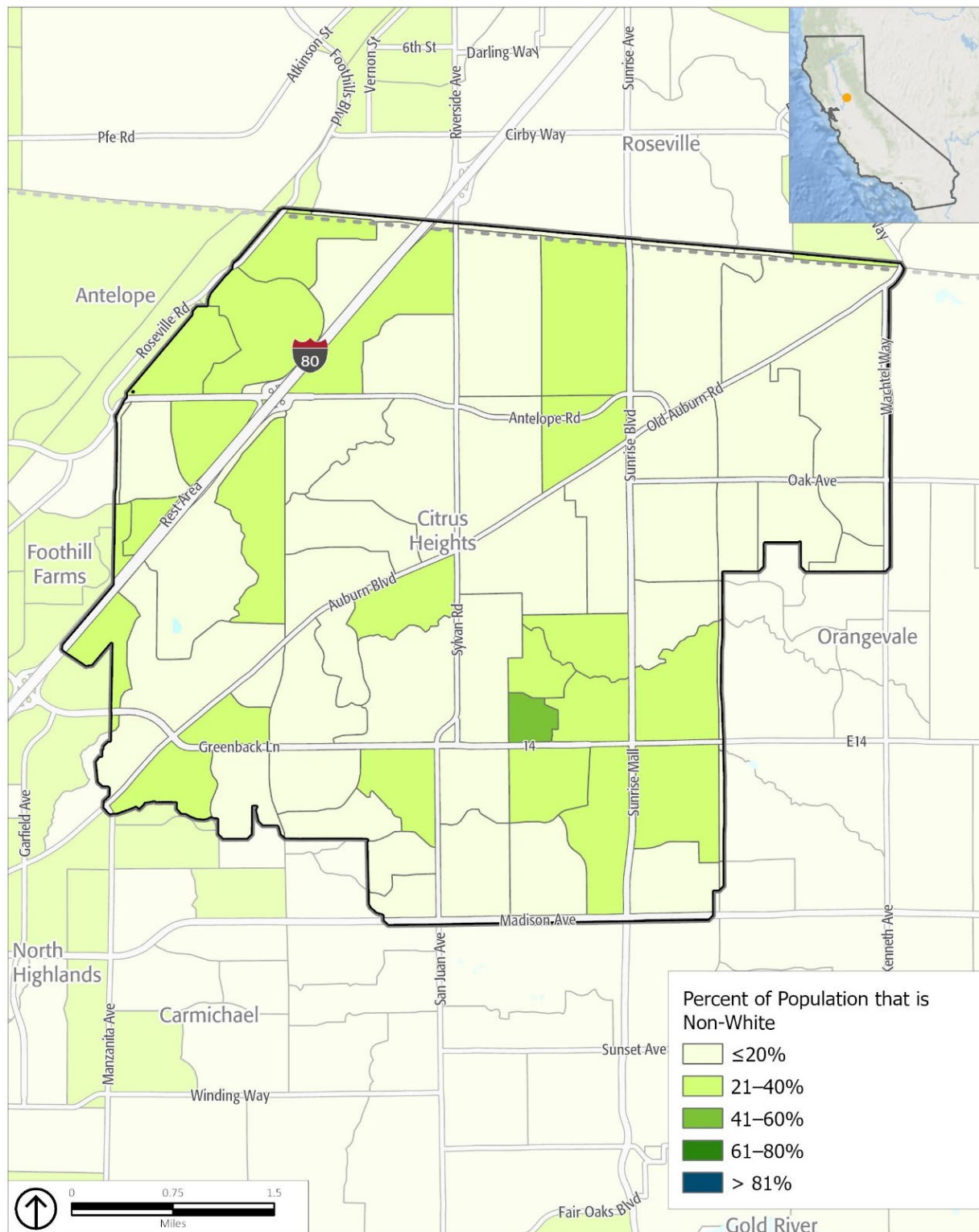


Source: HUD AFFH Mapping Tool; Adapted by Ascent, 2021.



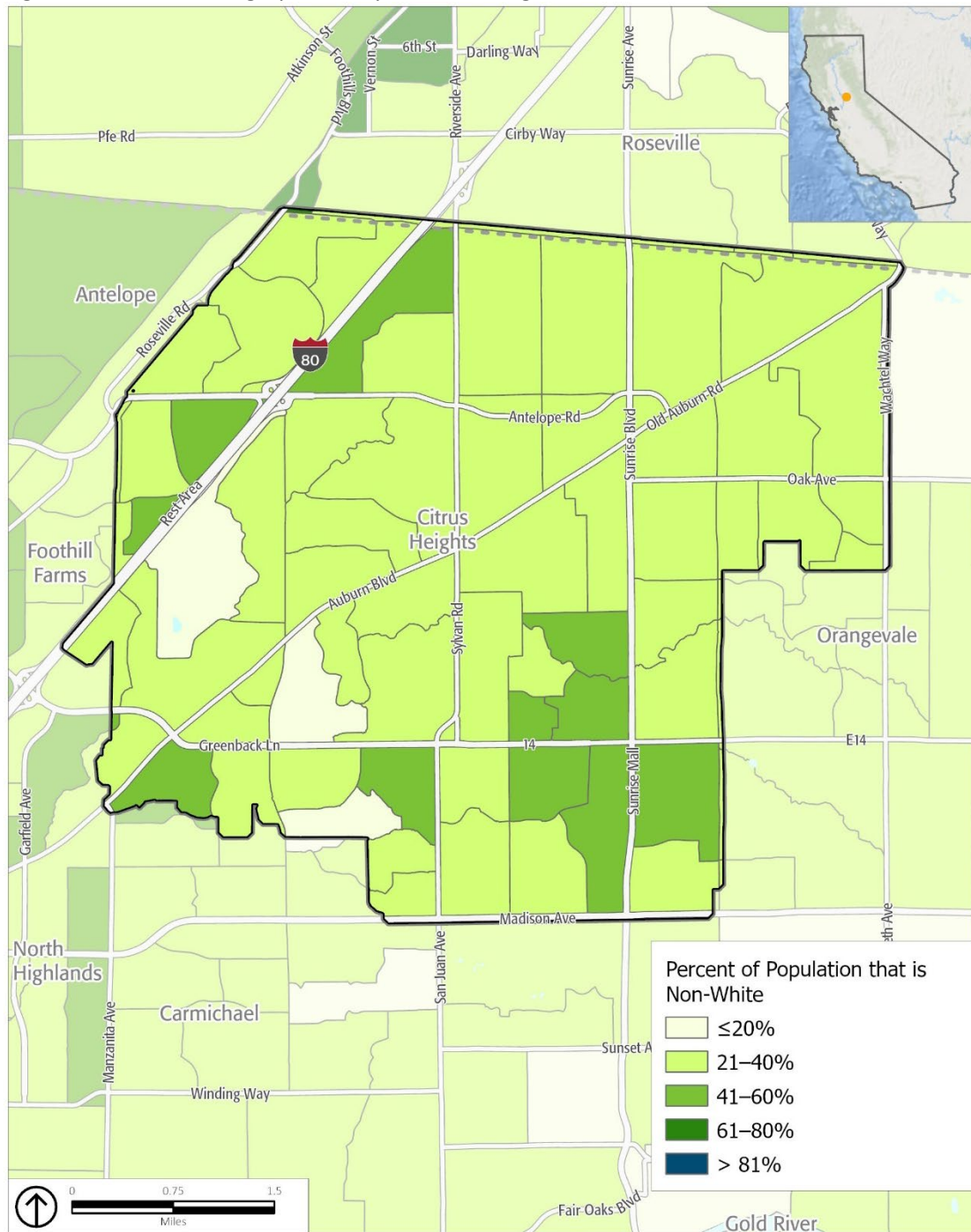
Similar to the overall regional trends, Citrus Heights has also become more diverse over the past decade. Between 2010 and 2018, the percent of the total non-white population for most of the census block groups in the city increased from less than 20 percent in 2010 to 21-40 percent in 2018, with some areas as high as 41-60 percent (see Figures 2X and 3X). However, as was described in Section 2.12, 69.6 percent of the population in the city identifies as White and most census tracts in the city are still predominately made up of White households (see Figure 4X). The eastern areas of the city have the lowest diversity levels while the central city near Greenback Lane and Sunrise Boulevard have the highest diversity levels, as is shown in Figure 5X.

Figure 2X: Racial Demographics, City of Citrus Heights, 2010



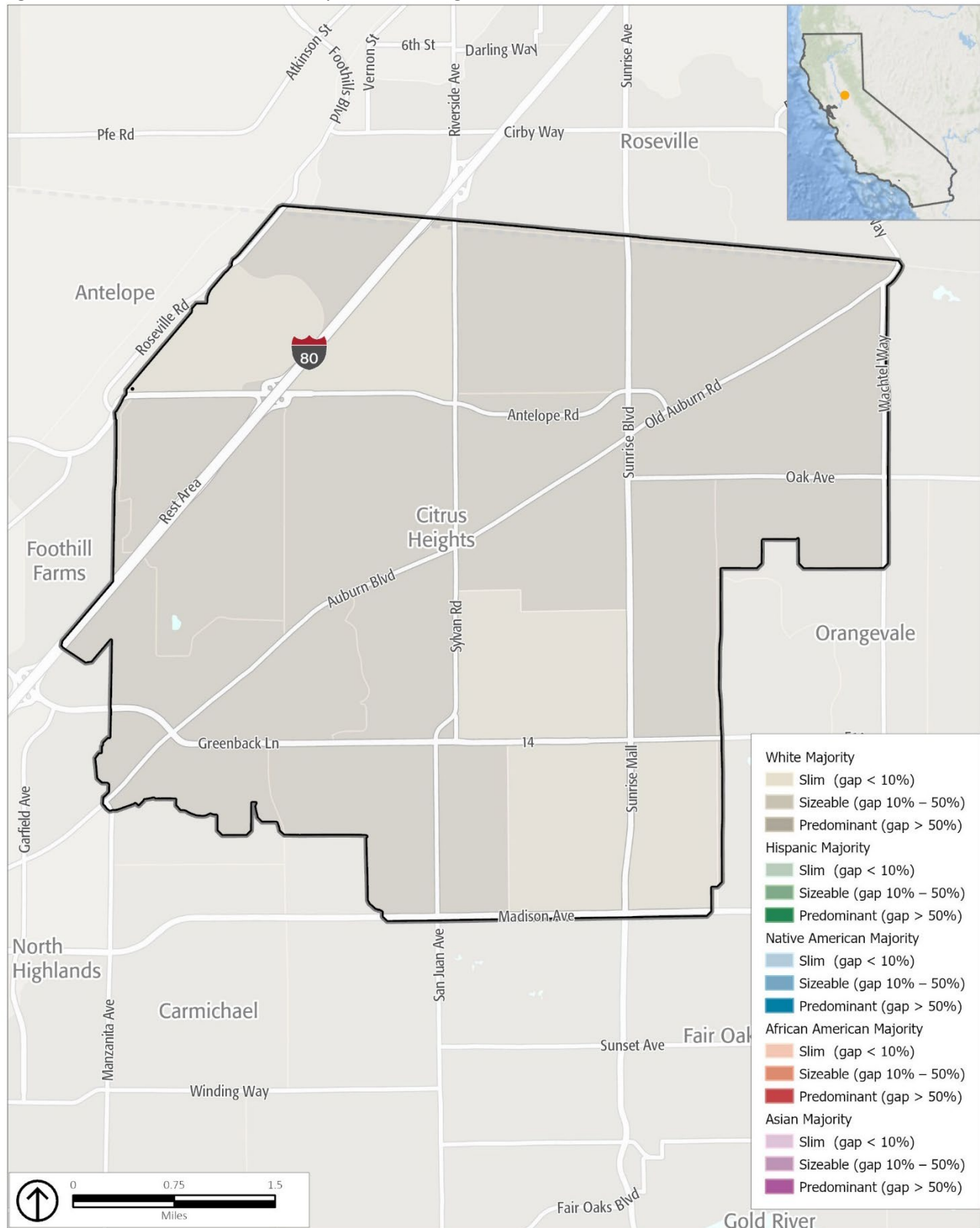
Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census American Community Survey 2010.

Figure 3X: Racial Demographics, City of Citrus Heights, 2018



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census American Community Survey 2018.

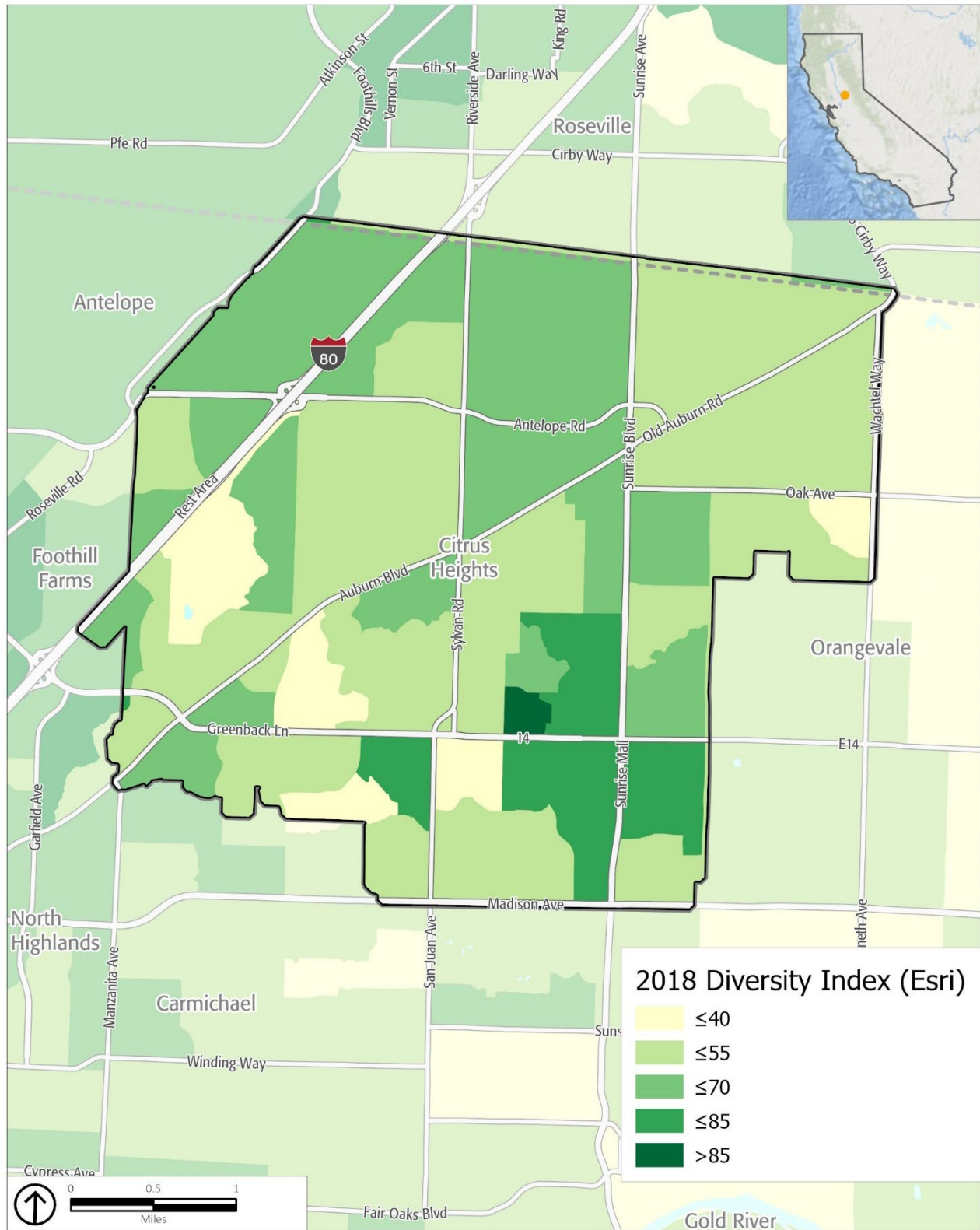
Figure 4X: Racial Predominance, City of Citrus Heights



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census American Community Survey 2018.



Figure 5X: Diversity Index, City of Citrus Heights, 2018



Source: HCD AFFH Data Resources and Mapping Tool, 2018.



### Dissimilarity Index

A common measure of the magnitude of segregation within a city or county is the dissimilarity index (DI). The DI measures the degree to which two specific groups are distributed across a geographic area. The DI varies between 0 and 100 and measures the percentage of one group that would have to move across neighborhoods to be distributed the same way as the second group. A dissimilarity index of 0 indicates conditions of total integration under which both groups are distributed in the same proportions across all neighborhoods. A dissimilarity index of 100 indicates conditions of total segregation such that the members of one group are in completely different neighborhoods than the second group.

It is important to note that the DI provided by HUD uses non-Hispanic White residents as the primary comparison group. That is, all DI values compare racial and ethnic groups against the distribution of non-Hispanic White residents and do not directly measure segregation between two minority groups (e.g., Black and Hispanic segregation).

Most of the Sacramento region has a low to moderate index rating. The low dissimilarity index ratings for race and ethnicity in Citrus Heights indicate that most communities of color are dispersed evenly into neighborhoods throughout the city relative to their proportion in the city. At most, 25 percent of Black residents in Citrus Heights would need to move across neighborhoods to be evenly distributed in comparison to non-Hispanic White residents (see Table 1X).

Table 1X: Dissimilarity Index, 2013

Jurisdiction	Minority/NHW Dissimilarity Index		Hispanic/NHW Dissimilarity Index		Black/NHW Dissimilarity Index		Asian/NHW Dissimilarity Index	
	Index	Rating	Index	Rating	Index	Rating	Index	Rating
Citrus Heights	18.54	Low	20.64	Low	25.50	Low	18.52	Low
Elk Grove	27.10	Low	19.63	Low	28.80	Low	34.68	Low
Davis	17.96	Low	16.62	Low	21.90	Low	23.63	Low
Rancho Cordova	17.87	Low	18.52	Low	25.16	Low	36.80	Low
Roseville	15.92	Low	20.19	Low	19.41	Low	29.67	Low
Rocklin	12.74	Low	13.44	Low	21.48	Low	24.21	Low
Balance of Sacramento	36.41	Low	36.76	Low	48.52	Moderate	45.19	Moderate
City of Sacramento	37.80	Low	39.56	Low	44.92	Moderate	43.73	Moderate
W. Sacramento	19.26	Low	27.57	Low	29.52	Low	24.27	Low
Woodland	21.58	Low	22.69	Low	30.89	Low	39.69	Low

Note: NHW is Non-Hispanic White.

Source: Decennial Census 2010 pulled from the HUD Exchange and Root Policy Research.

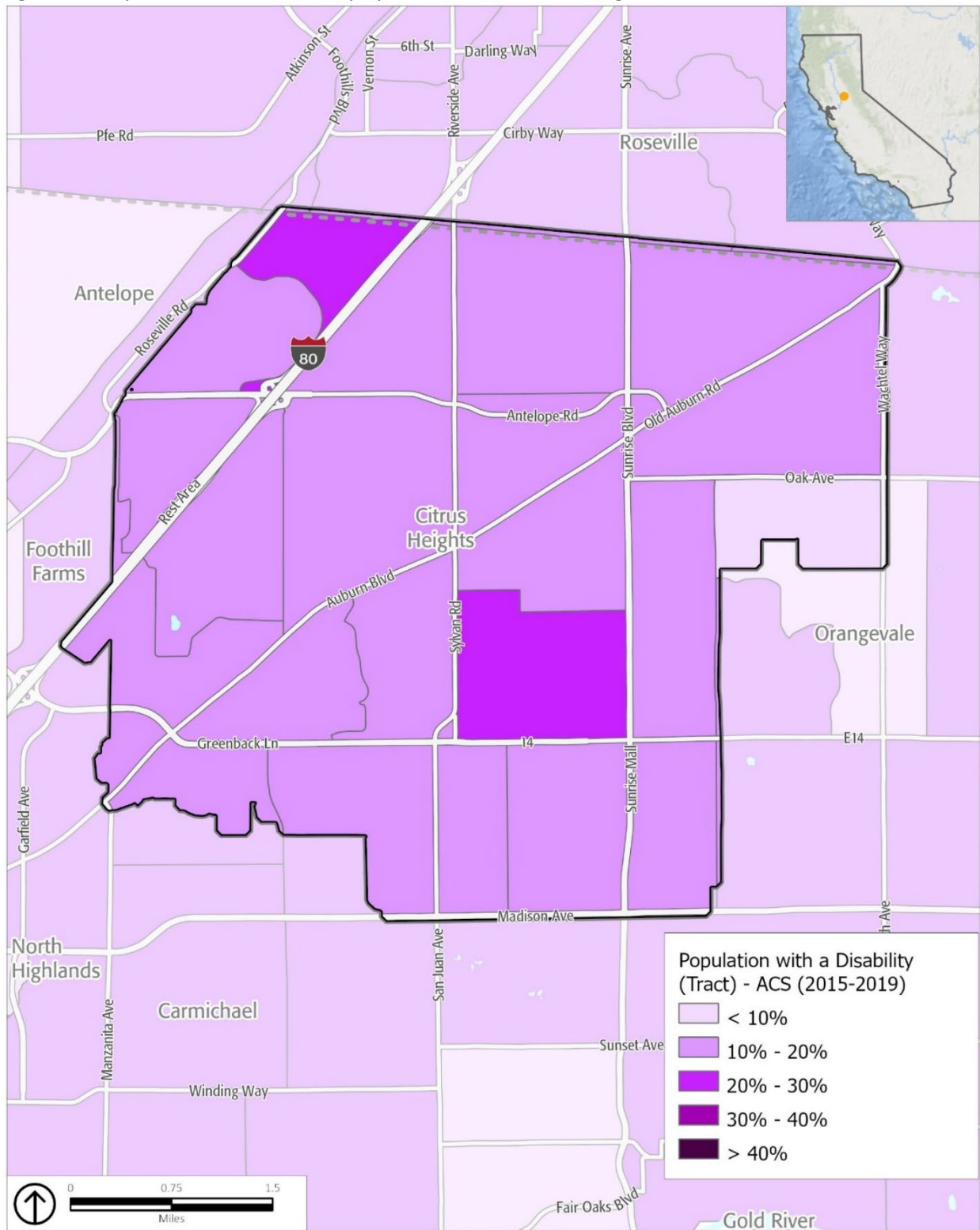
Source: Root Policy Research, 2020.

*Disability*

The U.S. Census Bureau defines disability as one of the following: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. In Citrus Heights, 13,776 residents had a disability in 2019 according to 2015-2019 American Community Survey data. This equates to 15.8 percent of the total non-institutionalized population, which is a higher proportion than Sacramento County (11.8 percent) and California (10.6 percent).

Figure 6X shows the population of persons with a disability by census tract in the city using American Community Survey data from 2015-2019. At a regional level, Citrus Heights is similar to the rest of the county in that almost all of the census tracts have less than 20 percent of their population living with a disability. However, the map reveals a slightly higher concentration of residents with disabilities in the northwestern area of the city and in the area between Greenback Lane and Highland Avenue.

Figure 6X: Population with a Disability by Census Tract, Citrus Heights (2015-2019)



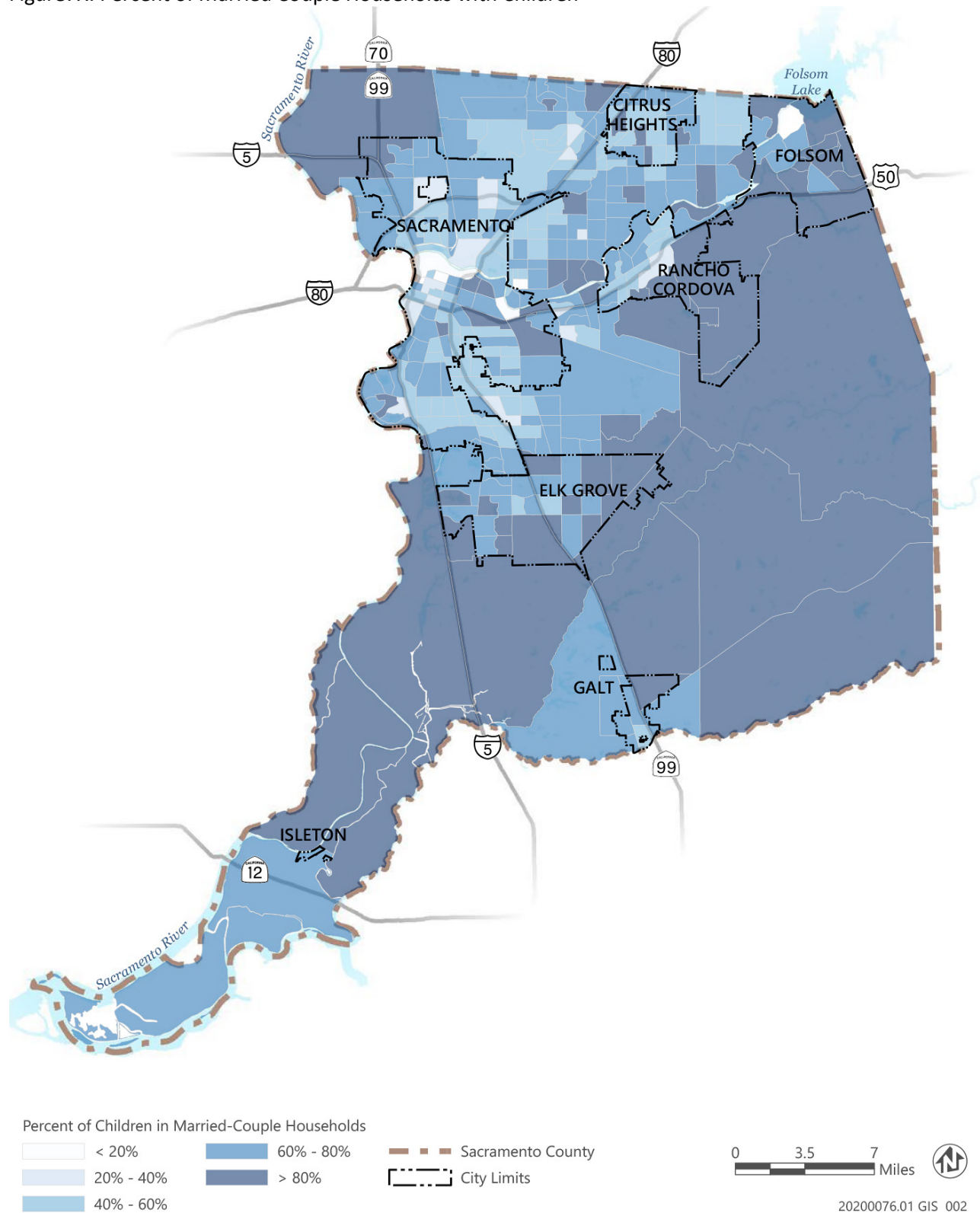
Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census American Community Survey 2015-2019.

*Familial Status*

About 42 percent of all households in Citrus Heights were married-couple families in 2018 (see Table 2-30). Of the approximately 34,000 households in Citrus Heights, 17 percent are married-couple households with children under 18 years of age. Figure 7X shows the percent of children in married-couple households in the region using ACS data from 2015-2019. The composition and distribution of family households in Citrus Heights are generally like that of the region, in which approximately 40-60 percent of children in a given census tract live in a household with a married couple.

On the other hand, Citrus Heights has a sizeable population of nonfamily households (38 percent), which includes the portion of the population 18 years and older living alone. Of the nonfamily households in Citrus Heights in 2017, 76 percent were householders living alone and 33 percent of householders living alone were 65 years of age or older. Figure 8X shows the distribution of householders 18 years and over that are living alone in the city. Generally, the city is reflective of the region in that less than 20 percent of most census tracts are householders living alone. There are higher concentrations of single-person households in a few census tracts along Auburn Boulevard and Greenback Lane.

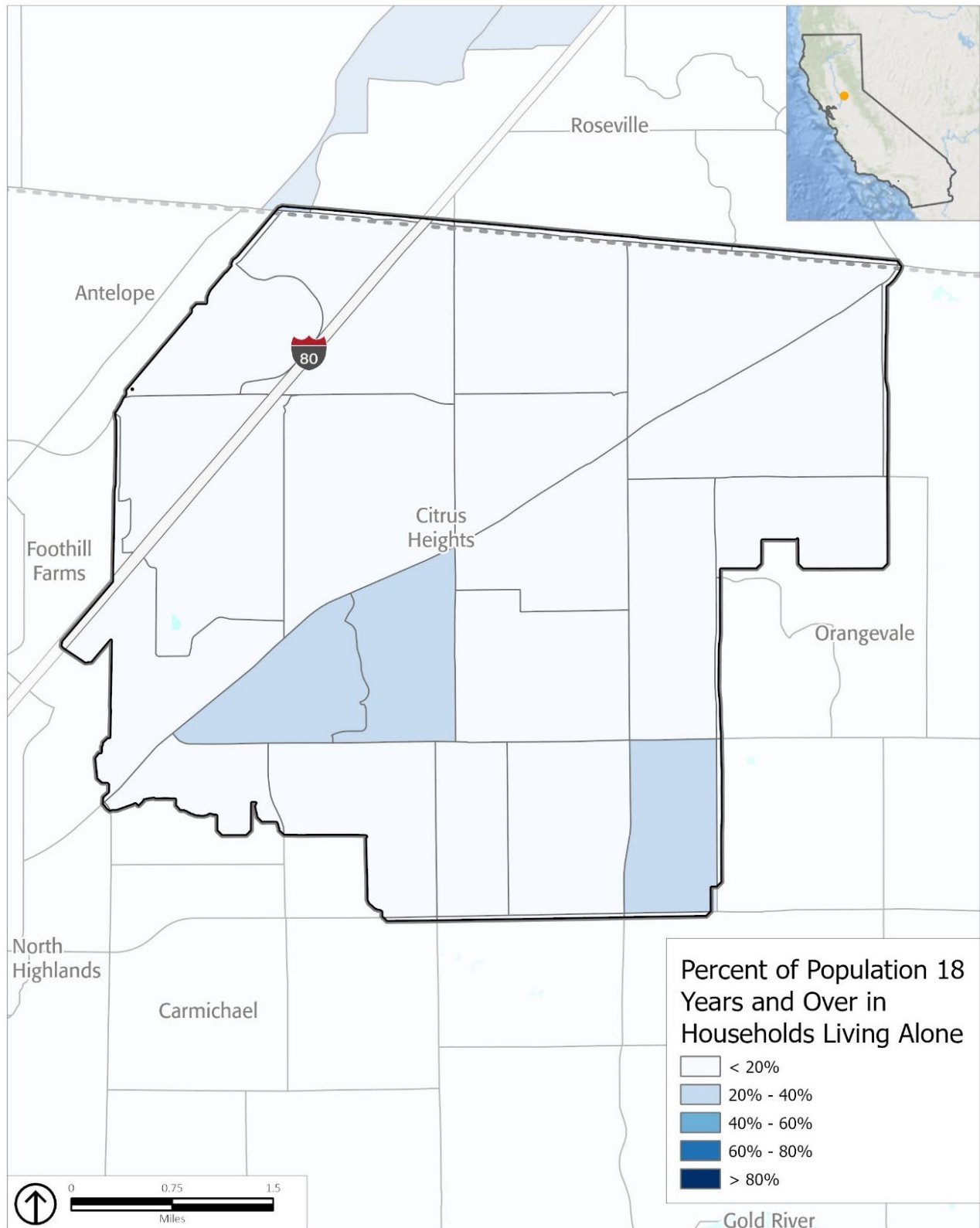
Figure7X: Percent of Married Couple Households with Children



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census American Community Survey 5 Year Estimates 2015-2019.



Figure 8X: Percent of Population 18 years and Over in Households Living Alone



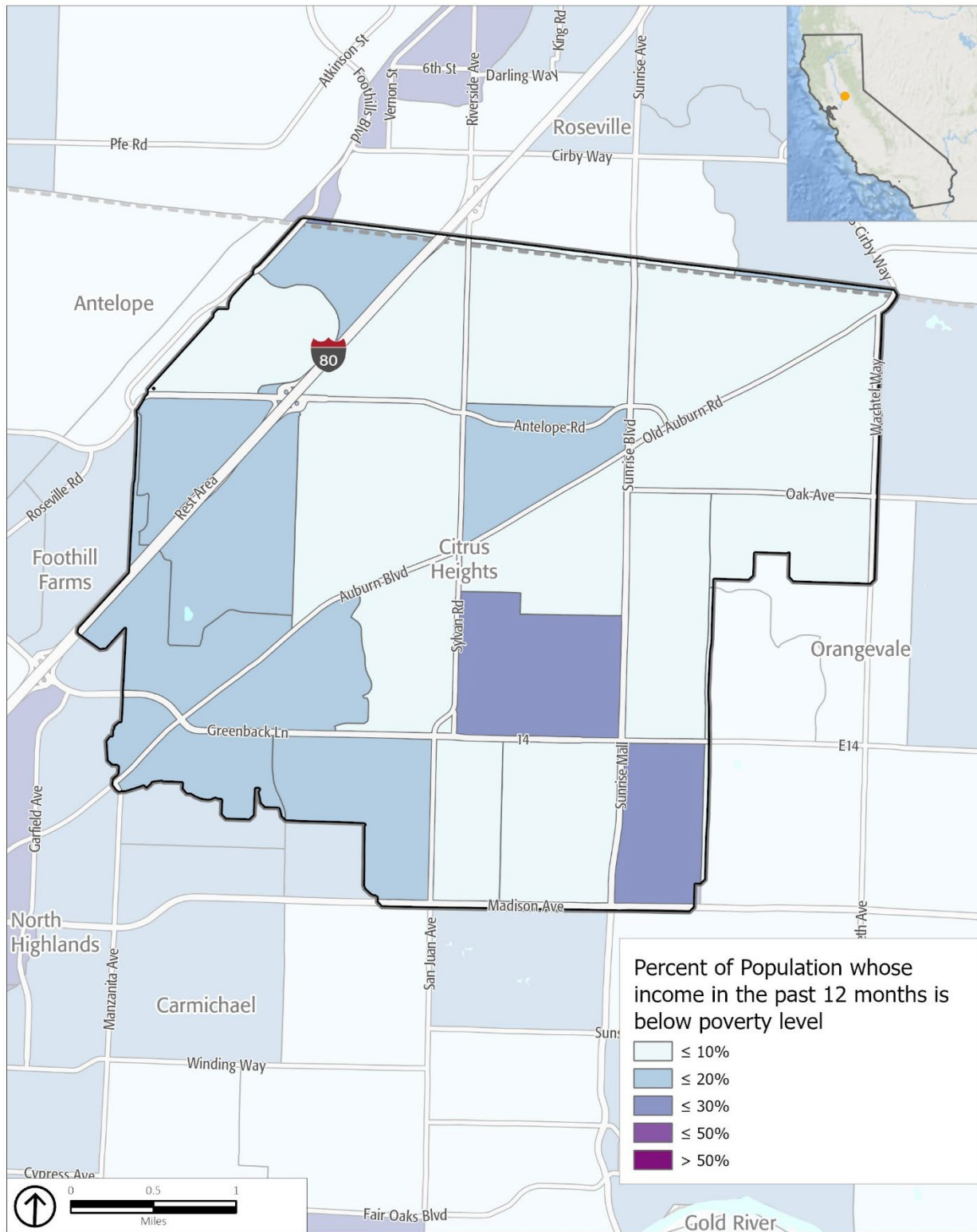
Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census American Community Survey 2015-2019.

*Income*

The 2015-2019 American Community Survey (ACS) revealed that the area east of Sunrise Boulevard and south of Greenback Lane has the highest percentage of the population below the poverty level in the city (see Figure 9X). As of 2019, this area had a poverty rate of 29.6 percent, which is nearly double its poverty rate of 15.1 percent in 2014 (see Figure 10X). Moreover, the second highest area of concentrated poverty in Citrus Heights is the area between Greenback Lane and Highland Avenue, which had a poverty rate of 23.4 percent in 2019. In 2014, the ACS reported that this area had a poverty rate of 30.8 percent, which represents a 7.4 percent reduction in this area's poverty rate.

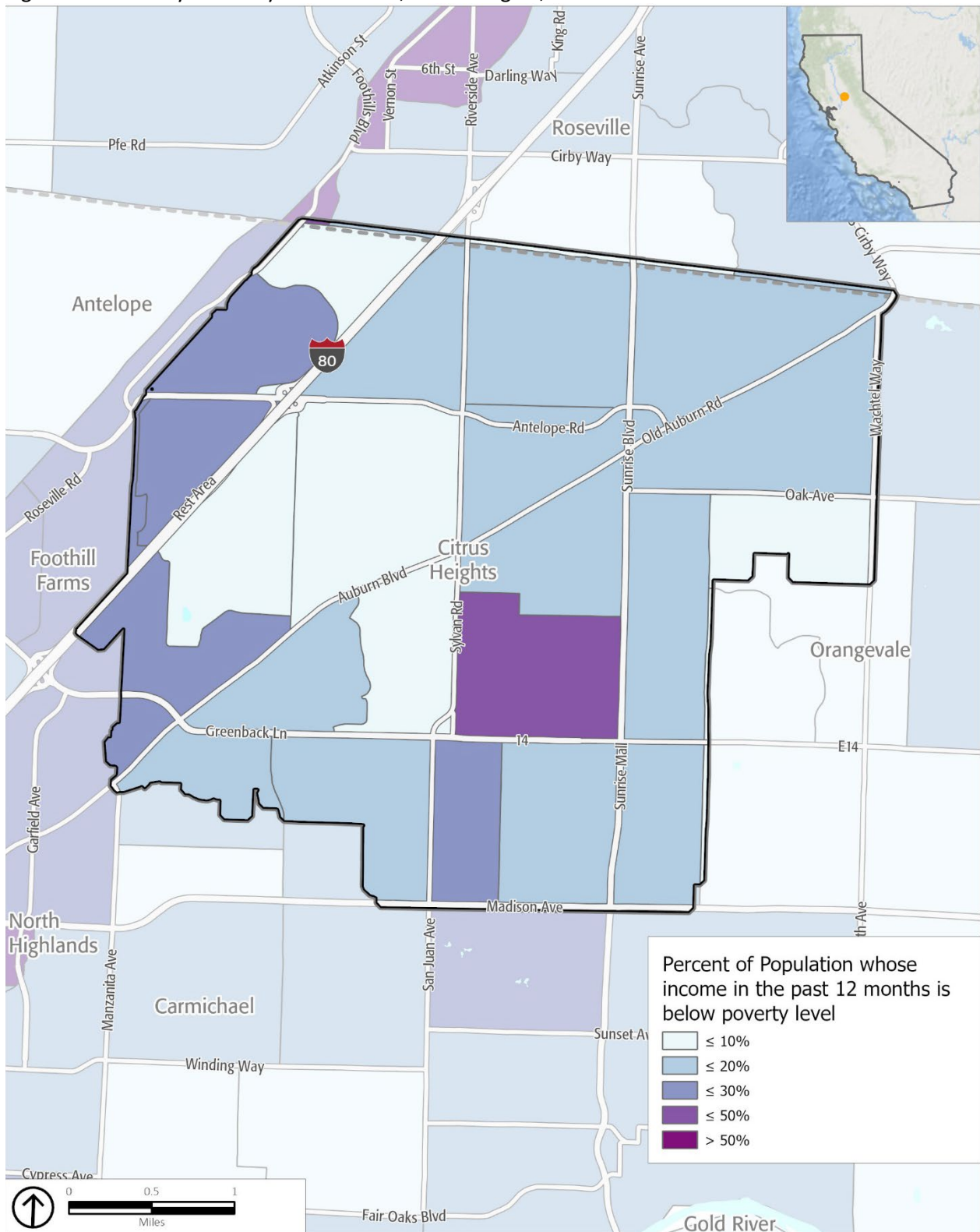
The disparity between poverty rates in these two neighborhoods and surrounding areas has decreased slightly since 2014. By 2019, households living below the poverty line had dispersed across the city, resulting in fewer significantly concentrated areas of poverty and a more consistent median income between neighborhoods, except for the two areas with a poverty status higher than 20 percent shown in Figure 9X. The rate of poverty outside of this central area of the City mirrors much of the region, with Roseville and Rancho Cordova showing similar patterns of income segregation and integration. In contrast, the City of Citrus Heights has significantly lower rates of poverty than the City of Sacramento.

Figure 9X: Poverty Status by Census Tract, Citrus Heights, 2015-2019



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census American Community Survey 2015-2019.

Figure 10X: Poverty Status by Census Tract, Citrus Heights, 2010-2014



Furthermore, race and ethnicity are critical factors in understanding patterns of segregation and integration by income. Although the citywide poverty rate was 11.7 percent in 2019, not all racial and ethnic groups in Citrus Heights had the same likelihood of experiencing poverty. As shown in Table 2X, residents who identified as non-Hispanic White, Asian, or Native Hawaiian and Other Pacific Islander were much less likely to experience poverty. In contrast, residents who identified as Black, Hispanic or Latino, or American Indian and Alaskan Native were disproportionately represented in the share of the total population in poverty in comparison to their actual proportion of the city's population.

**TABLE 2X: POVERTY BY RACE AND ETHNICITY, CITY OF CITRUS HEIGHTS, 2014-2019**

	Below Poverty Line			Total Population	
	Number	Poverty Rate	Share of Total Population in Poverty	Number	Percent
WHITE (NON-HISPANIC)	5,503	9.1%	51.3%	60,238	65.8%
BLACK	972	28.6%	9.1%	3,394	3.7%
ASIAN	294	9.7%	2.7%	3,033	3.3%
NATIVE HAWAIIAN AND OTHER PACIFIC ISLANDER	7	5.7%	0.1%	123	0.1%
AMERICAN INDIAN AND ALASKAN NATIVE	210	41.1%	2.0%	511	0.6%
SOME OTHER RACE	560	18.9%	5.2%	2,962	3.2%
TWO OR MORE RACES	640	13.6%	6.0%	4,691	5.1%
HISPANIC OR LATINO	2,533	15.2%	23.6%	16,661	18.2%
<b>TOTAL</b>	<b>10,719</b>	<b>11.7%</b>	<b>100.0%</b>	<b>91,613</b>	<b>100.0%</b>

Source: U.S. Census, American Community Survey 5 Year Estimates 2015-2019, Table S1701

### Racially and Ethnically Concentrated Areas of Poverty

#### *Racially/Ethnically Concentrated Areas of Poverty*

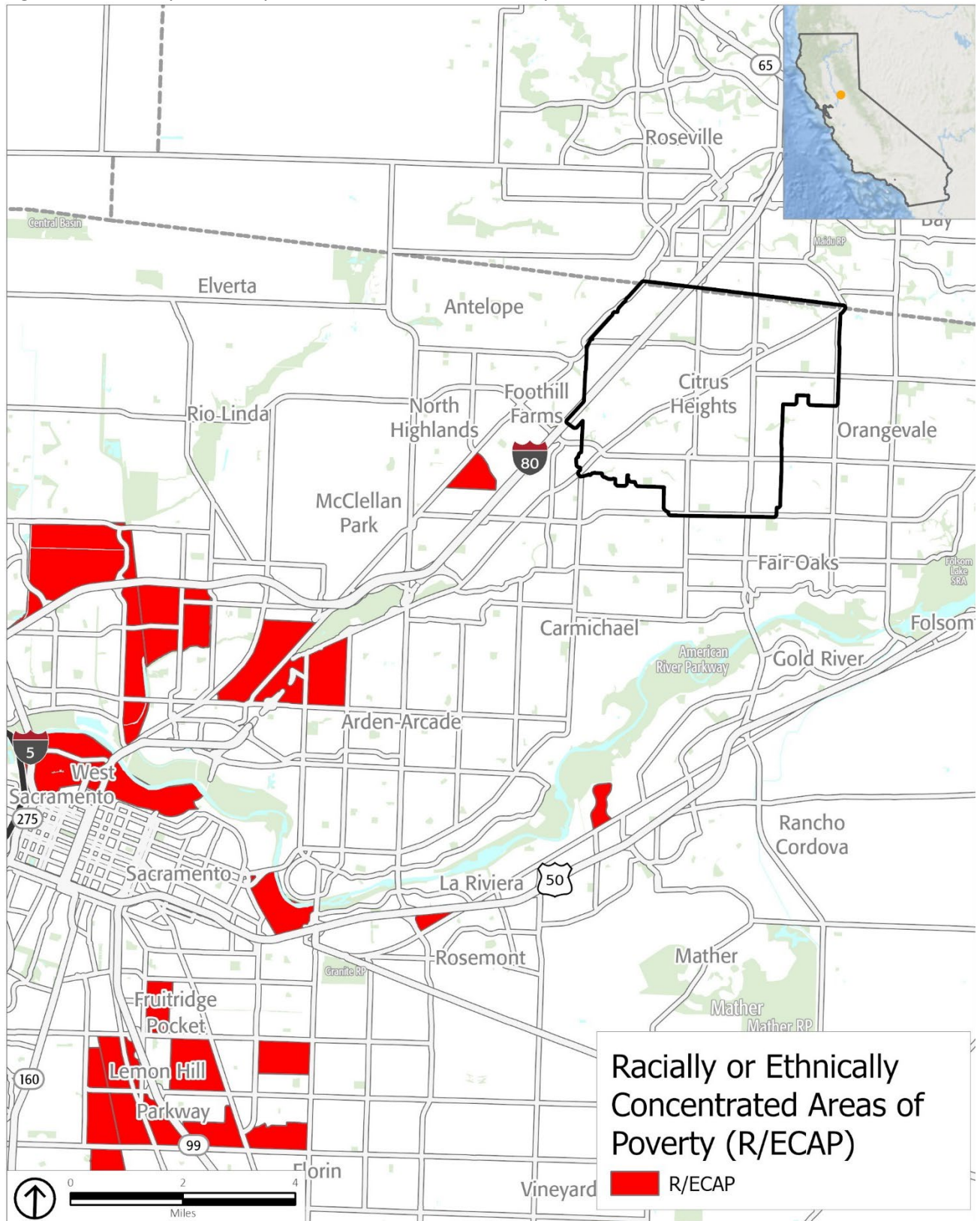
Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) are neighborhoods in which there are both racial concentrations and high poverty rates. HUD defines R/ECAPs as census tracts with:

- a non-White population of 50 percent or more (majority-minority) or, for non-urban areas, 20 percent, AND a poverty rate of 40 percent or more; OR
- a non-White population of 50 percent or more (majority-minority) AND the poverty rate is three times the average poverty rate for the county, whichever is lower.

While there are no R/ECAPs in the City of Citrus Heights, there are concentrated areas of poverty that correspond within areas of high diversity and there are R/ECAPs located near Citrus Heights in North Highlands and in the Cities of Rancho Cordova and Sacramento (see Figure 11X).



Figure 11X: Racially/Ethnically Concentrated Areas of Poverty, Sacramento Region

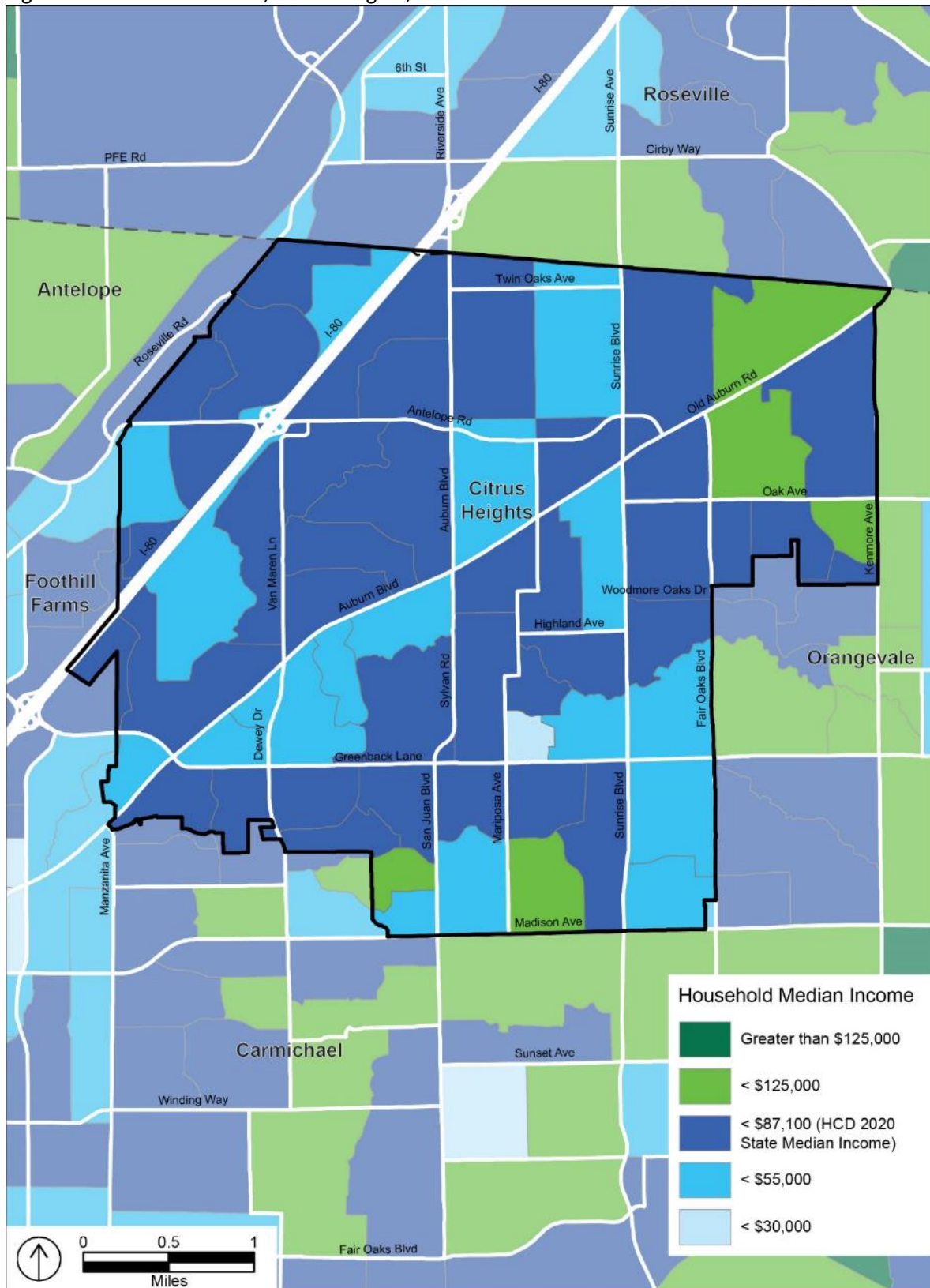


Source: HCD AFFH Data Resources and Mapping Tool; HUD AFFH Tool 2013

*Racially/Ethnically Concentrated Areas of Affluence*

Although there are not standard definitions for Racially or Ethnically Concentrated Areas of Affluence (RCAAs), they are generally understood to be neighborhoods in which there are both high concentrations of non-Hispanic White households and high household income rates. Comparing Citrus Heights relative to the surrounding Sacramento region, the city has a lower presence of high-income households and a lower diversity than other nearby incorporated cities. As was discussed previously and shown in Figure 4X, non-Hispanic Whites are the predominant racial/ethnic group throughout Citrus Heights. Additionally, the median household income in most census block groups is equal to or less than the 2020 state median income (see Figure 12X). However, there are a few areas in the northeastern and southern parts of the city above the state median household income. In fact, there is one block group south of Oak Ave and west of Kenneth Ave with a median household income of about \$115,000. This predominantly white neighborhood with higher income households fits the criteria of a local RCAA.

Figure 12X: Median Income, Citrus Heights, 2015-2019



Source: HCD AFFH Data Resources and Mapping Tool, 2021. U.S. Census American Community Survey 2015-2019.

## **Access to Opportunity**

### *HCD/TCAC Opportunity Areas*

Across the nation, affordable housing has been disproportionately developed in minority neighborhoods with high poverty rates, thereby reinforcing the concentration of poverty and racial segregation in low opportunity and low resource areas. Several agencies have developed “opportunity indices” to assess and measure geographic access to opportunities, including HUD; the University of California at Davis, Center for Regional Change; and HCD in coordination with the California Tax Credit Allocation Committee (TCAC). For this assessment, the opportunity index prepared by HCD and TCAC is used to analyze access to opportunity in Citrus Heights.

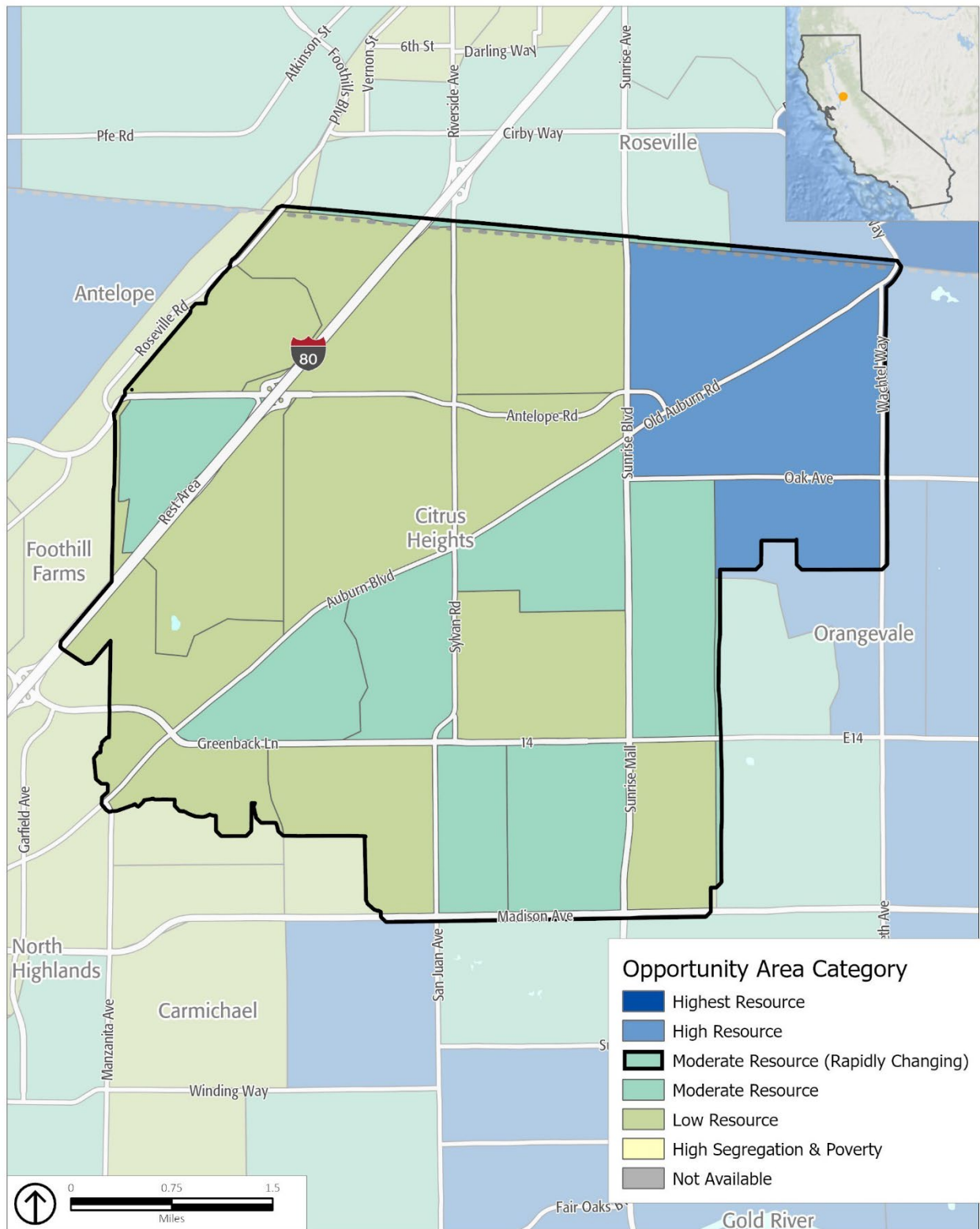
HCD and TCAC prepare opportunity maps to determine areas with the highest and lowest resources. The TCAC/HCD Opportunity Maps are intended to display the areas, according to research, that offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health. The primary function of TCAC is to oversee the Low-Income Housing Tax Credit (LIHTC) Program, which provides funding to developers of affordable rental housing. The opportunity maps play a critical role in shaping the future distribution of affordable housing in areas with the highest opportunity.

According to the HCD/TCAC 2020 Opportunity Areas Map, only a small portion of Citrus Heights is considered a “High Resource” area, which includes the area southeast of Old Auburn Road and south of Oak Avenue (Figure 13X). High Resource areas are areas with high index scores for a variety of educational, environmental, and economic indicators. Some of these indicators include high levels of employment and close proximity to jobs, access to effective educational opportunities for both children and adults, low concentration of poverty, and low levels of environmental pollutants, among others. The northwest and southeast area of Old Auburn Road and Auburn Boulevard are considered “Moderate Resource” areas. These areas have access to many of the same resources as the High Resource areas but may have longer commutes to place of employment, lower median home values, fewer educational opportunities, or other factors that lower their indexes for economic, environmental, and educational indicators.

Most of the city however, is considered “Low Resource”, including all areas west of Sunrise Boulevard and north of Auburn Boulevard, as well as areas east of Sylvan Road and South of Greenback Lane (see Figure 13X). TCAC and HCD define these as areas where there are fewer opportunities to access jobs, education, and lower home values in this tract in addition to other economic, environmental, and educational indicators. The expansive designation of Low Resource in the city is likely a result of weak educational opportunities and environmental indicators in most of Citrus Heights, meaning there is a need for the City to prioritize its resources towards improving opportunities for current and future residents.



Figure 13X: TCAC Opportunity Areas - Composite



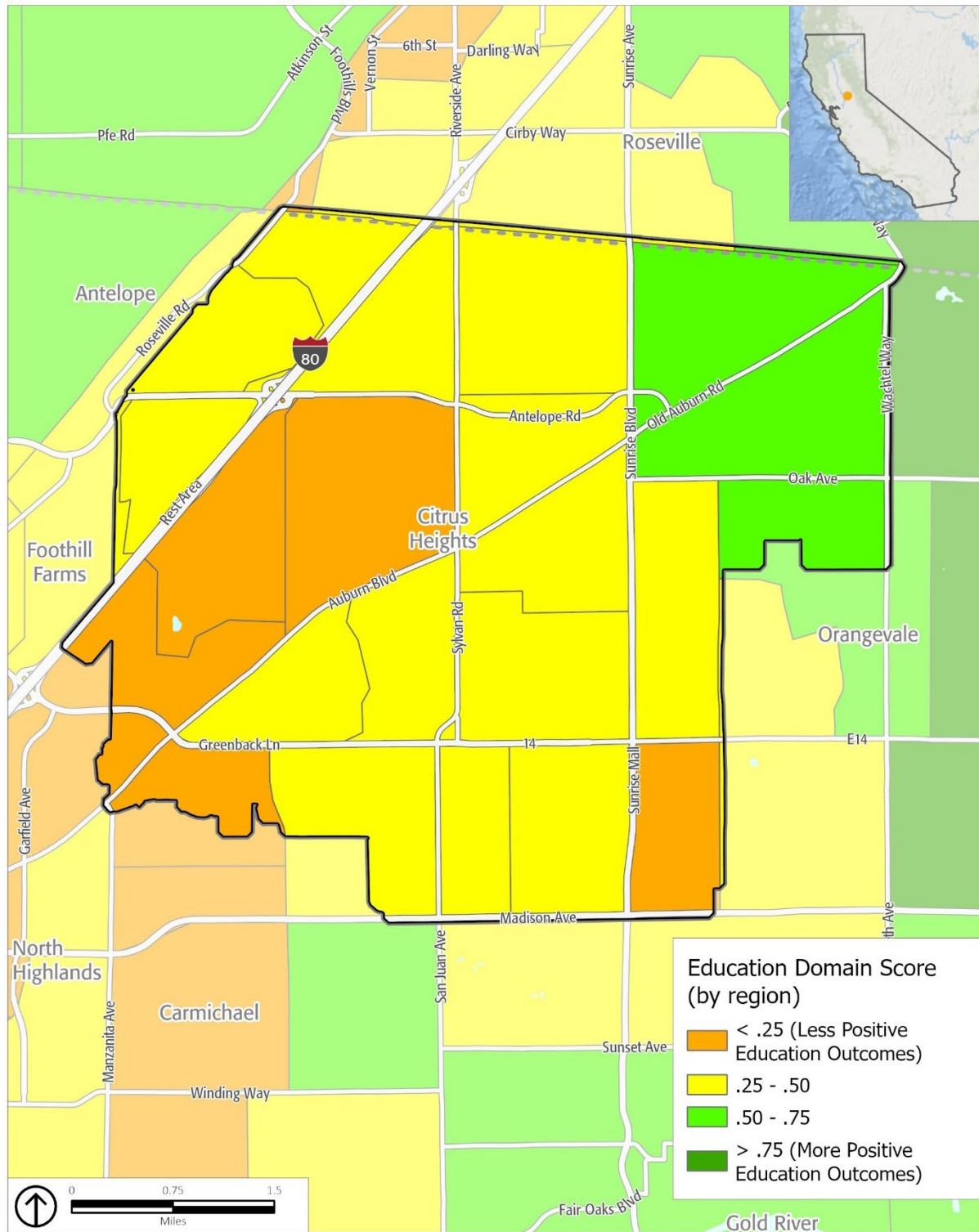
Source: HCD AFFH Data Resources and Mapping Tool, TCAC and HCD Opportunity Areas 2021.



*Educational Opportunity*

Most of Citrus Heights has very low education scores. Figure 14X shows that only a small area of the city has an education score above 0.5. This area was also classified as high resource (see Figure 13X). The area Northwest of Auburn Boulevard and east of Sunrise Boulevard has the lowest education score (0-0.25), which means that children receive a less positive educational outcome. The area east of Sunrise Boulevard also has the City's highest poverty level, with 29.6 percent of its population being below the poverty level (see Figure 9X). This data indicates that access to proficient school opportunities throughout Citrus Heights are not available especially for those areas with concentrated poverty.

Figure 14X: TCAC Opportunity Areas - Education Score, Tract

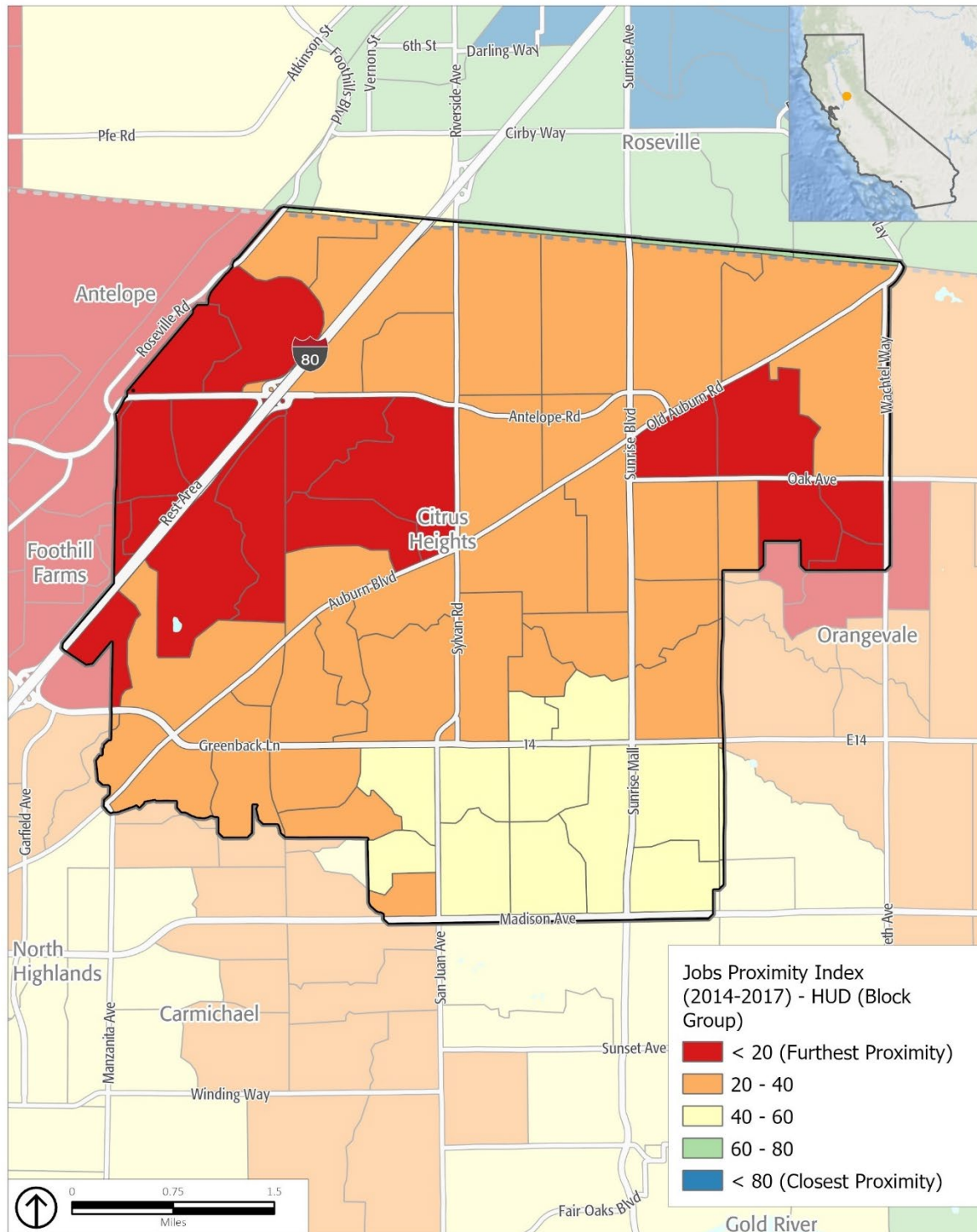


Source: HCD AFFH Data Resources and Mapping Tool, 2021.

*Proximity to Jobs*

The 2014-2017 U.S Department of Housing and Urban Development's (HUD) job proximity index quantifies the accessibility of a given neighborhood to all jobs within a core-based statistical area (CBSA). Most of the western and eastern portions of Citrus Heights have a job index  $\leq 20$ , meaning that those residents have the furthest proximity to jobs (see Figure 15X). The southern portion of the City has the highest job index and closest proximity to jobs. Most of Citrus Heights falls within the 20-40 job index indicating a moderate but longer commute to job opportunities. In comparison to the region, the City of Citrus Heights has significantly lower job opportunity index scores than Roseville, Rancho Cordova, and Folsom (see Figure 16X).

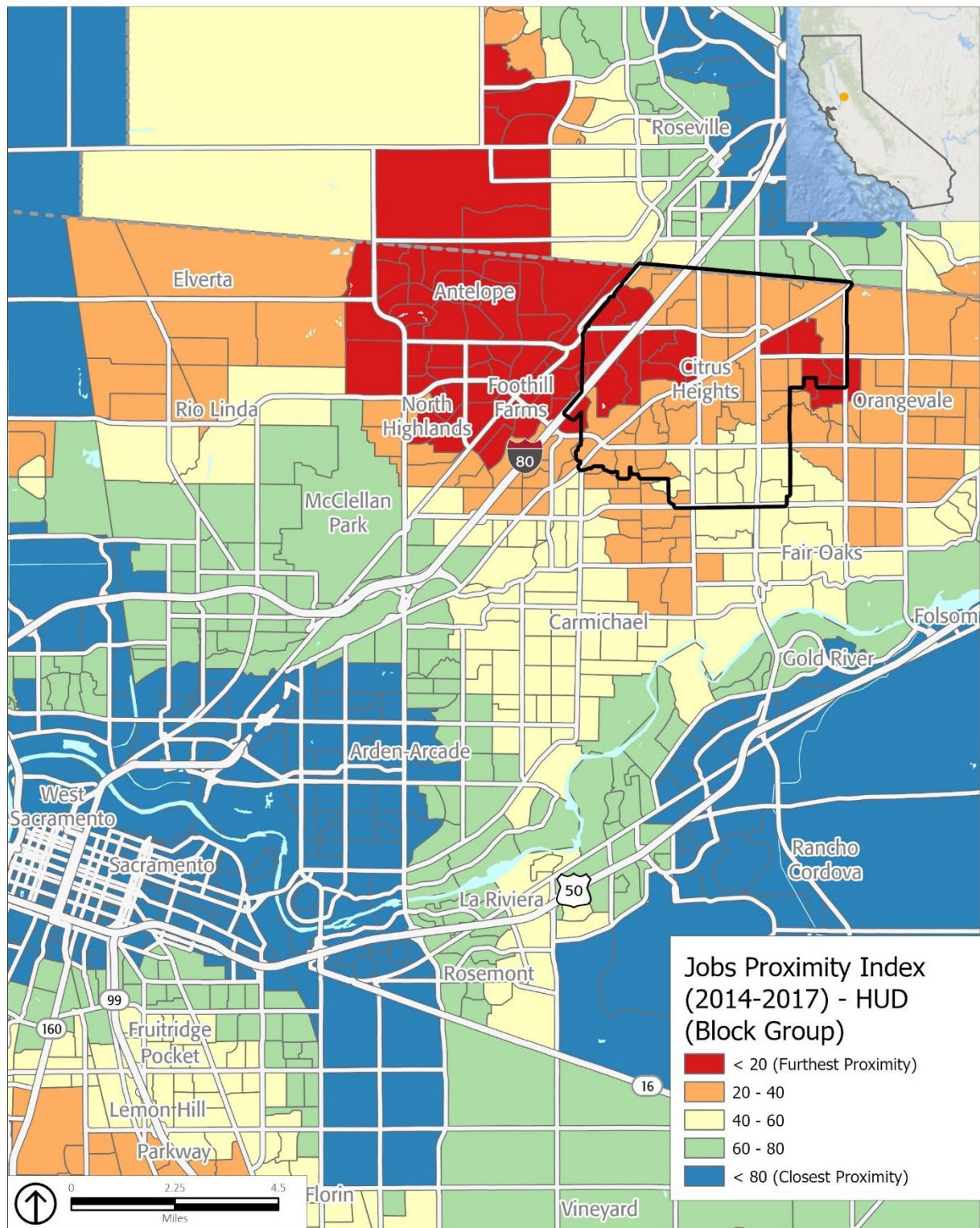
Figure 15X: Job Opportunity Index, City of Citrus Heights, 2014-2017



Source: HCD AFFH Data Resources and Mapping Tool, 2021.



Figure 16X: Job Opportunity Index, Sacramento Region, 2014-2017



Source: HCD AFFH Data Resources and Mapping Tool, 2021.

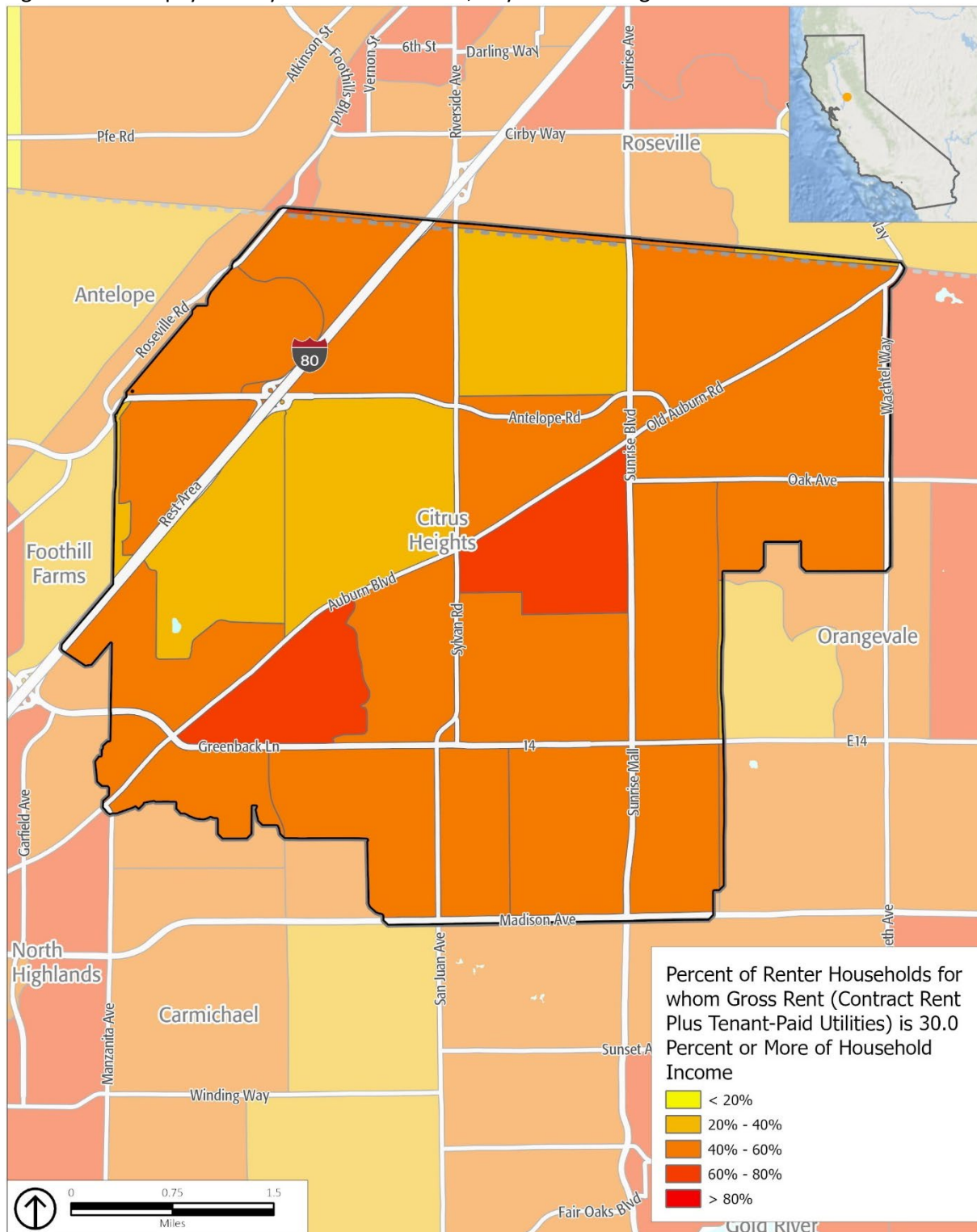


## **Disproportionate Housing Needs**

### *Cost Burden*

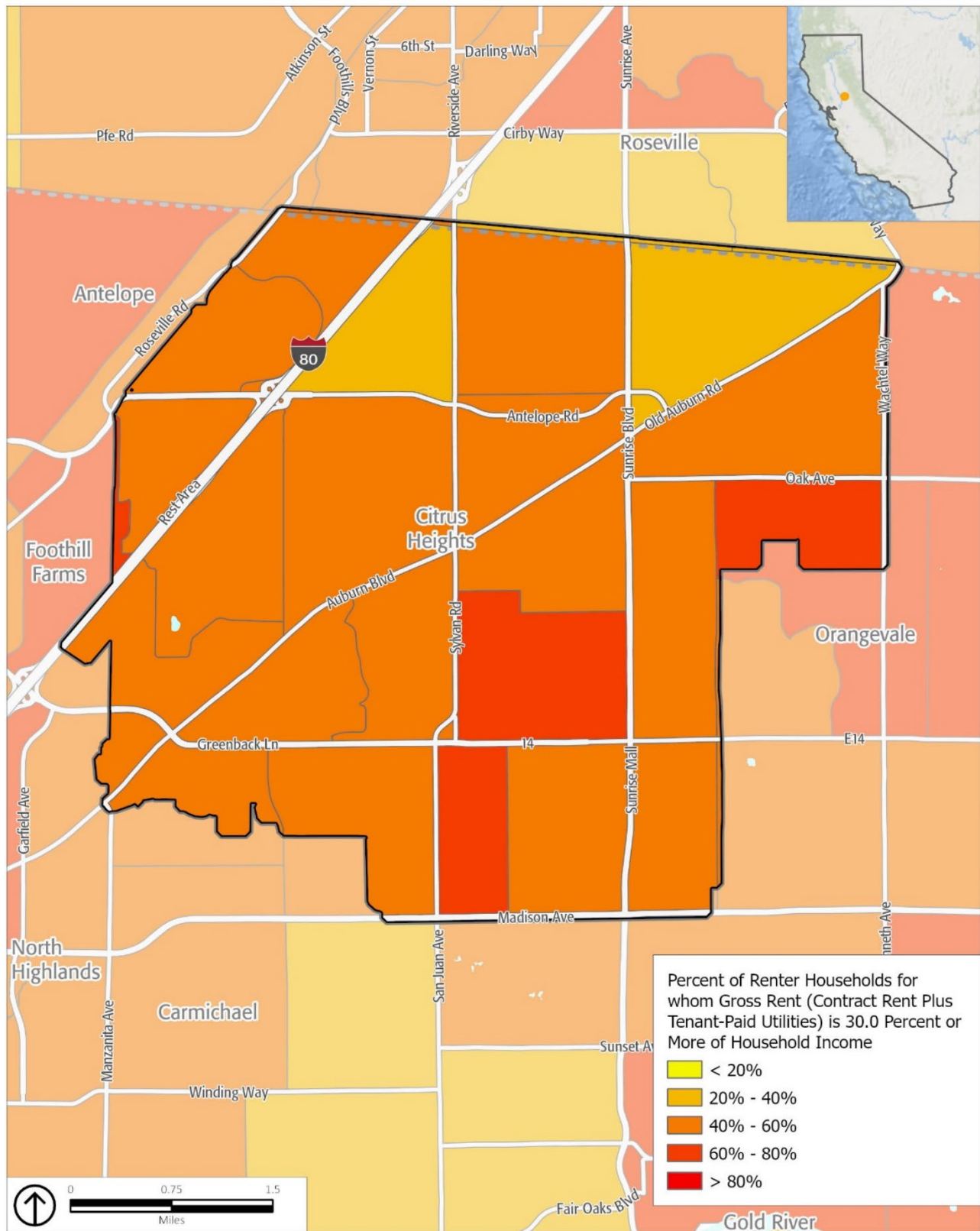
Overpayment for renters is a chronic issue and has increased across the city since 2014, mainly in neighborhoods that are low-resource (Figures 17X and 18X). As shown in Figure 18X, many renters who are overpaying for housing are in the southern part of the city, and especially in the area neighboring Orangevale which has an average of 58 percent of renters overpaying for housing. Although overpayment among homeowners is less prominent and has declined since 2014, there are still about 34 percent of homeowners overpaying for housing in Citrus Heights (See Figures 19X and 20X). Overpayment among homeowners is more concentrated in the areas along Interstate-80 and near the Sunrise Mall. The pattern of overpayment is reflective of the Capital region as there is a disproportionate number of renters overpaying compared to homeowners. This trend generally reflects the lack of affordable rental housing in the region.

Figure 17X: Overpayment by Renters 2010-2014, City of Citrus Heights



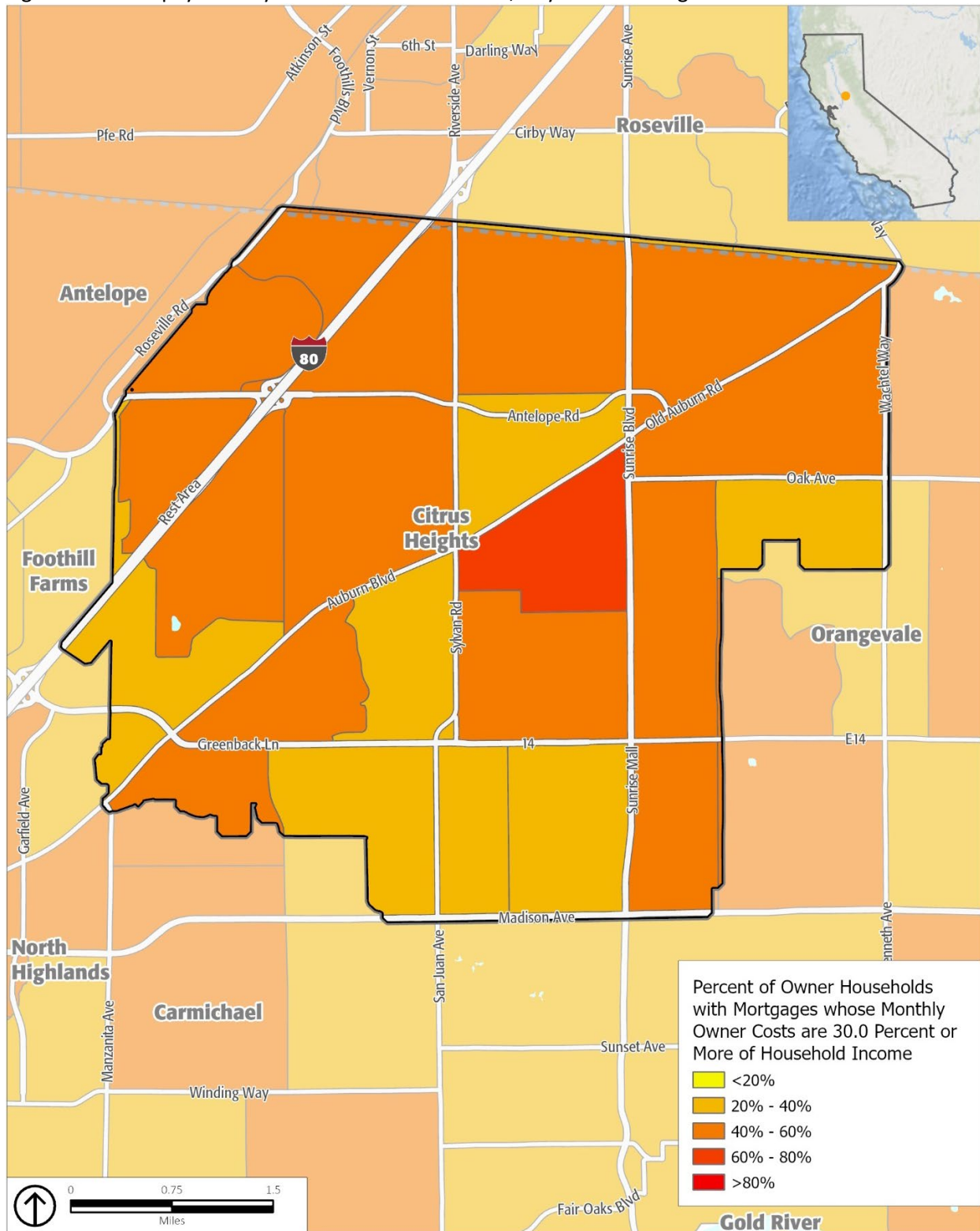
Source: HCD AFFH Data Resources and Mapping Tool, 2021. U.S. Census American Community Survey 5 Year Estimates 2010-2014 and 2015-2019.

Figure 18X: Overpayment by Renters 2015-2019, City of Citrus Heights



Source: HCD AFFH Data Resources and Mapping Tool, 2021. U.S. Census American Community Survey 5 Year Estimates 2010-2014 and 2015-2019.

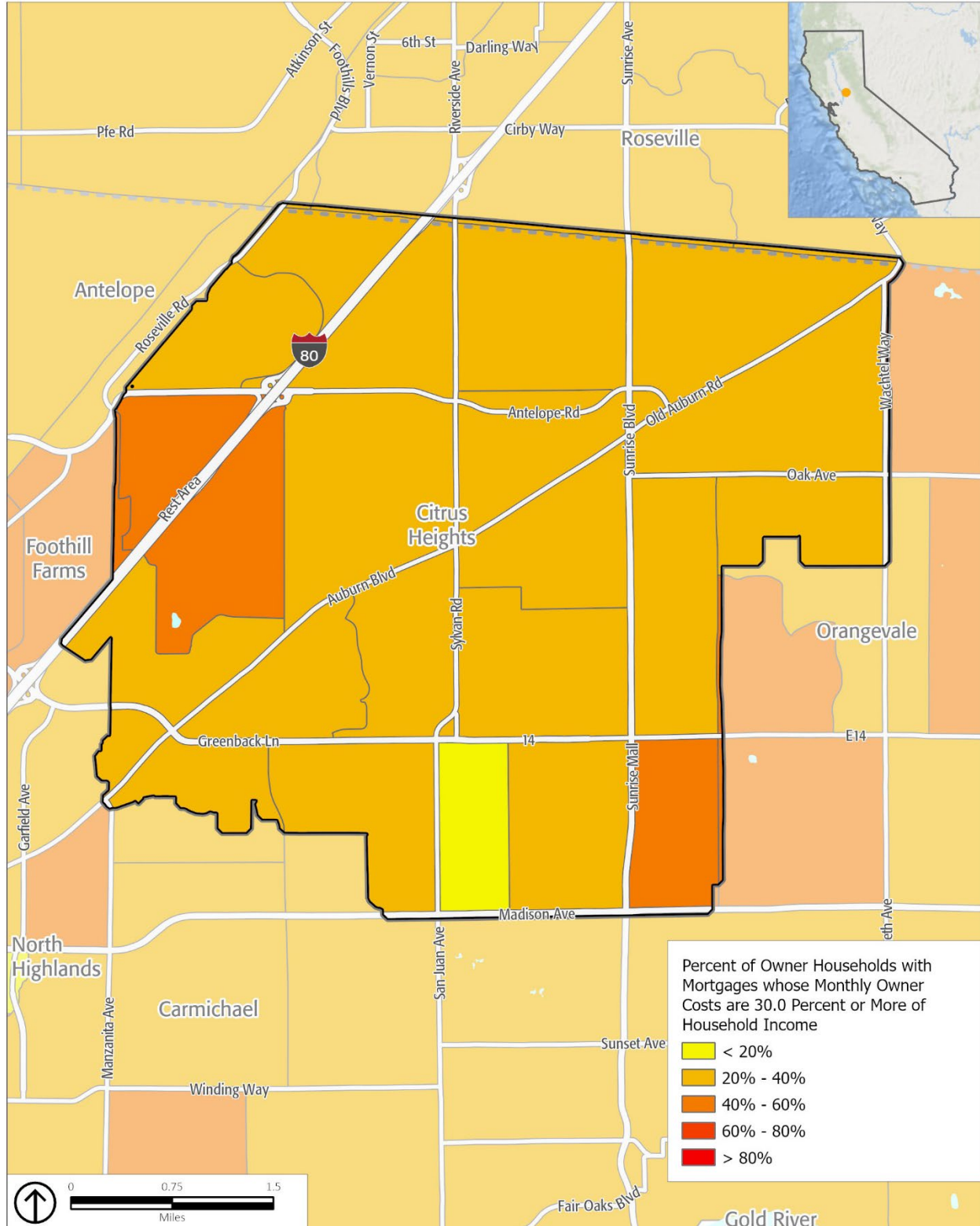
Figure 19X: Overpayment by Homeowners 2010-2014, City of Citrus Heights



Source: HCD AFFH Data Resources and Mapping Tool, 2021. U.S. Census American Community Survey 5 Year Estimates 2010-2014 and 2015-2019.



Figure 20X: Overpayment by Homeowners 2015-2019, City of Citrus Heights



Source: HCD AFFH Data Resources and Mapping Tool, 2021. U.S. Census American Community Survey 5 Year Estimates 2010-2014 and 2015-2019.



*Overcrowding*

Overcrowding of residential units, in which there is more than one and half persons per room, can be a potential indicator that households are experiencing economic hardship and are struggling to afford housing. According to CHAS data from 2013-2017, at least 4.1 percent of households are overcrowded in Citrus Heights (see Table 2-24). Overcrowding in Citrus Heights is similar to overcrowding rates in the county (4.9 percent) but lower than the state average (8.2 percent). Most census tracts in the city are less than or equal to the statewide average of 8.2 percent; only two tracts in the city were over 8 percent overcrowded.

*Substandard Housing*

According to 2015-2019 American Community Survey data, less than 0.1 percent of housing units in Citrus Heights lacked either complete kitchen or plumbing facilities, 352 units and 135 units respectively. However, as discussed in Section 2.24, Condition of the Housing Stock, approximately 343 units may be dilapidated since they were built prior to 1939 and nearly 86 percent of the homes in the city were constructed prior to 1989 indicating potential need for repair or rehabilitation. Therefore, the Housing Element includes a program to assist homeowners to make needed home repairs.

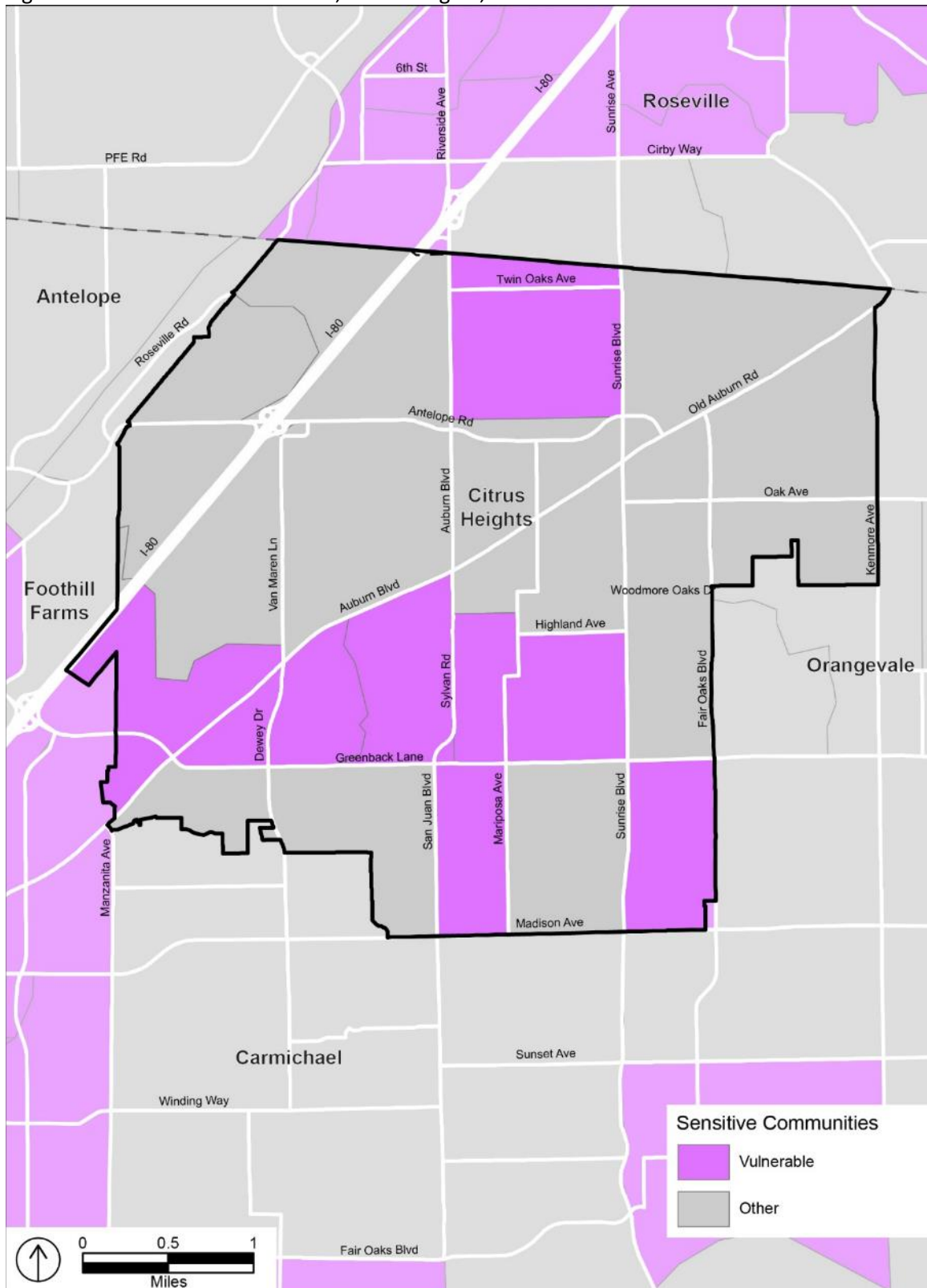
*Displacement Risk*

The rising cost of housing is becoming an increasingly important housing security issue in the Greater Sacramento region, especially for renters. Gentrification, or the influx of capital and higher-income residents into working-class neighborhoods, is often associated with displacement, which occurs when housing costs or neighborhood conditions force people out and drive rents so high that lower-income people are excluded from moving in. Areas identified as sensitive contain populations that could be particularly susceptible to displacement in the face of exacerbated market-based pressures at the neighborhood-level. According to the UC Berkeley Urban Displacement Project, a census tract was flagged as a sensitive community if it met the following criteria as both vulnerable and experiencing market-based displacement pressure:

1. Proportion of very low-income residents was above 20 percent in 2017; and
2. The census tract meets two of the following criteria:
  - a. Share of renters is above 40 percent in 2017;
  - b. Share of people of color is above 50 percent in 2017;
  - c. Share of very low-income households (50 percent AMI or below) that are also severely rent burdened households is above the county median in 2017; or
  - d. Nearby areas have been experiencing displacement pressures.

According to these metrics, seven census tracts in Citrus Heights are susceptible to displacement because of the high proportion of households that are renters and low to moderate income (see Figure 21X). The census tracts at-risk of displacement in the future are the neighborhoods in the southern part of the city along Greenback Lane and one tract north of Antelope Road.

Figure 21X: Sensitive Communities, Citrus Heights, 2013-2017



Source: HCD AFFH Data Resources and Mapping Tool, 2021. UC Berkeley Urban Displacement Project, U.S. Census American Community Survey 5 Year Estimates, 2013-2017.

## Other Relevant Factors

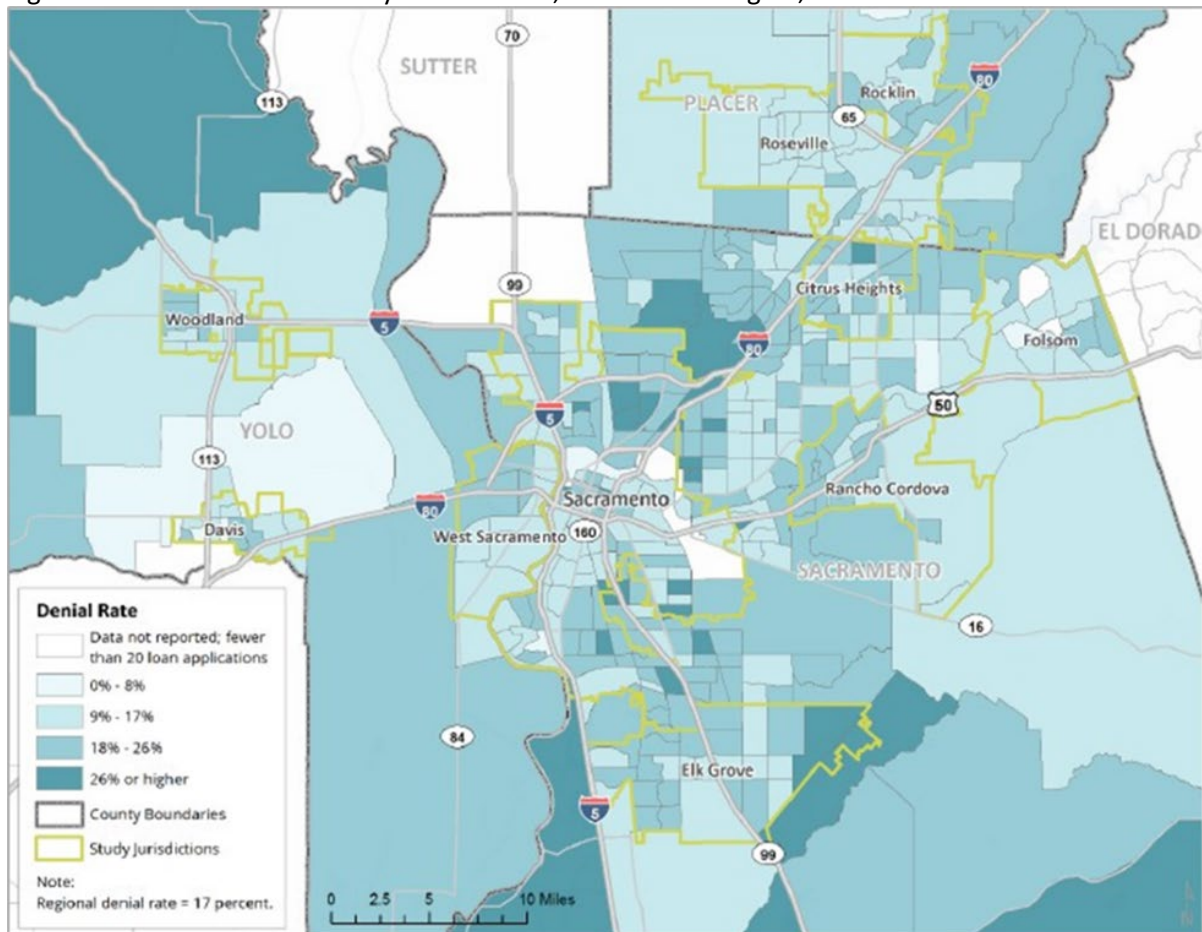
### *Regional Loan Denial Rates*

Throughout the Sacramento Valley region, homeownership rates vary widely by race and ethnicity. However, all minority groups experience higher rates of loan denial than non-Hispanic White applicants. In addition, Hispanic/Latino households are more likely than any other group to receive a subprime loan. Subprime mortgages are a type of housing loan most often given to individuals that have weak credit history. Subprime mortgages carry higher interest rates, and thereby are more expensive, because there is a pre-determined higher risk of default. A concentration of subprime mortgages in areas with concentrations of minorities is a potential consequence of historically punitive practices, such as redlining. Despite efforts to reform long-standing practices of discrimination in the housing credit system, patterns of inequality still exist. The Great Recession and housing crisis brought to light the unusually high concentration of non-White residents with subprime mortgages and property foreclosures across the country.

In 2017, there were 89,838 loan applications filed in the Sacramento region for owner-occupied homes, 4.7 percent of loans were subprime, which is slightly higher than the national rate of 4 percent. There was a regional denial rate of 17 percent. These denial rates varied substantially by individual census tract. Figure 22X shows loan denial rates by census tract for the region.

According to the Sacramento Regional AI, low-income households and those receiving Section 8 housing choice vouchers were most likely to experience being denied housing to rent or buy. African American (53 percent), Native American (49 percent), and Hispanic respondents (42 percent) were more likely than non-Hispanic White (27 percent) or Asian survey respondents (21 percent) to have experienced denial of housing to rent or buy. Large families, households that include a member with a disability, and households with children under age 18 all experienced housing denial at rates higher than the region overall. Common reasons for being denied housing among survey respondents included income (including type of income), credit, and eviction history.

Figure 22X: Loan Denial Rates by Census Tract, Sacramento Region, 2017



Source: FFIEC HMDA Raw Data, 2017; Root Policy Research, 2020.

*Rates of Homeownership*

Homeownership is a powerful vehicle for counteracting rising housing prices and the effects of gentrification and displacement, especially for lower-income households. Although the citywide homeownership rate was 57 percent in 2019, not all racial and ethnic groups in Citrus Heights had the same likelihood of owning a home. As shown in Table 3X, residents who identified as non-Hispanic White or Asian had much higher rates of homeownership than the citywide average. In contrast, residents who identified as Black, Hispanic or Latino, or multiracial had much lower rates of homeownership and, thus, they are at higher risk of displacement from rising rental prices.

**TABLE 3X: HOUSING TENURE BY RACE/ETHNICITY - CITY OF CITRUS HEIGHTS**

	Owner Occupied		Renter Occupied		Total Occupied Units
	Number	Percent of Total	Number	Percent of Total	Number
WHITE NON-HISPANIC	15,680	61%	10,125	39%	25,805
BLACK	310	26%	881	74%	1,191
ASIAN	638	58%	464	42%	1,102
NATIVE HAWAIIAN AND OTHER PACIFIC ISLANDER	11	100%	0	0%	11
AMERICAN INDIAN AND ALASKAN NATIVE	101	51%	99	50%	200
SOME OTHER RACE	282	29%	679	71%	961
MULTIRACIAL (TWO OR MORE RACES)	715	50%	720	50%	1,435
HISPANIC OR LATINO	2,046	43%	2,696	57%	4,742
<b>TOTAL</b>	<b>19,356</b>	<b>57%</b>	<b>14,723</b>	<b>43%</b>	<b>34,079</b>

Source: U.S. Census, American Community Survey 5 Year Estimates 2015-2019, Table S2502.



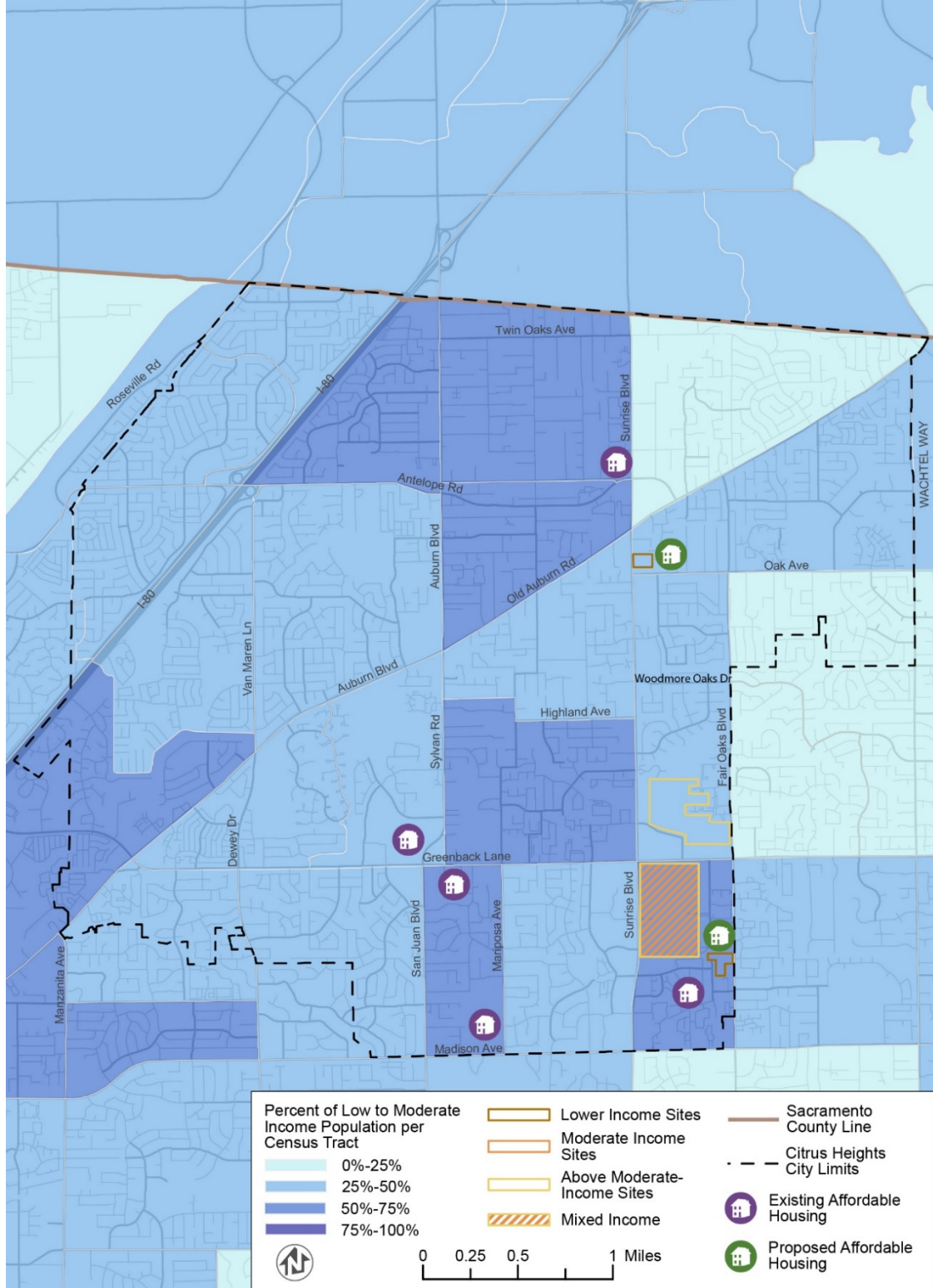
**Sites Inventory**

A primary goal of the assessment is to ensure available sites for lower-income housing are located equitably across a region and within communities with fair access to opportunities and resources. Ensuring that sites for housing, particularly lower income units, are in high resource areas rather than concentrated in areas of high segregation and poverty requires jurisdictions to plan for housing with regards to the accessibility of various opportunities including jobs, transportation, good education, and health services.

Figure 23X shows the location of vacant and underutilized sites in the sites inventory compared to the distribution of low and moderate income populations by census tract and Figure 24X shows these same sites in comparison to the TCAC/HCD Opportunity Areas. Both figures highlight the location of existing affordable housing and proposed affordable projects. An examination of the opportunity areas identified by HCD and TCAC shows that approximately half of all census tracts in Citrus Heights are low-resource (see Figure 13X). Using the statewide opportunity area map as an overlay to the City's sites inventory, the City was able to identify if any of the sites to accommodate lower-income households are located in high and/or moderate opportunity areas.

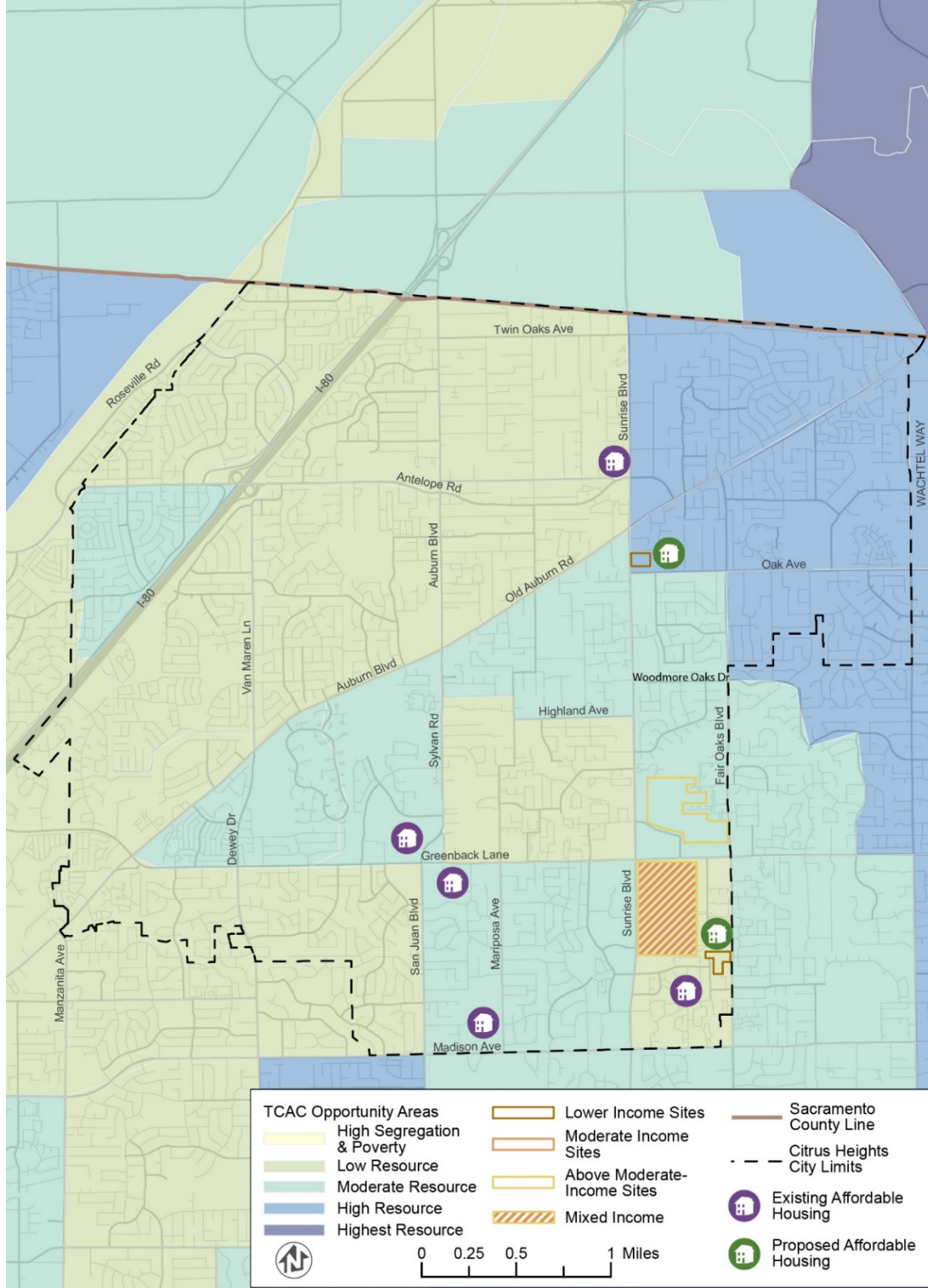
The analysis revealed that Citrus Heights is largely a built-out community with limited sites available for new housing. The analysis does not indicate an overconcentration of sites in low resource areas. Of the two affordable housing developments proposed, one is located in a low resource and low-income area and the other is located in a high resource and high-income area. While a significant share of the RHNA is being met on the sites at the Sunrise Mall, which is in a census tract considered low resource, this area is targeted for investment in the future, which will increase access to transportation, infrastructure, amenities, and other resources. Additionally, any development on the mall site will be required to integrate all levels of affordability to ensure equitable housing opportunity.

Figure 23X: Sites Inventory and Existing and Proposed Affordable Developments in Relation to Low to Moderate Income Census Tracts, Citrus Heights



Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-year estimates. California Department of Housing and Community Development AFFH Data and Mapping Tool. California Housing Partnership, Affordable Rental Housing Benefits Map, 2020. City of Citrus Heights, 2021. Ascent, 2021.

Figure 24X: Sites Inventory and Existing and Proposed Affordable Developments in Relation to TCAC/HCD Opportunity Areas, Citrus Heights



Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-year estimates. California Department of Housing and Community Development AFFH Data and Mapping Tool. California Housing Partnership, Affordable Rental Housing Benefits Map, 2020. City of Citrus Heights, 2021. Ascent, 2021.

### **Fair Housing Issues, Contributing Factors, and Priorities, Goals, and Actions**

Fair housing issues in Citrus Heights are primarily related to small, concentrated areas of poverty within areas of high diversity. Contributing factors to the City's fair housing issues include: (1) limited public and private investments in specific neighborhoods; and (2) an abundance of single-family housing. The City is taking several actions to address contributing factors to fair housing issues and affirmatively further fair housing throughout the city including:

#### **Investment in Low Resource Areas**

- **Sayonara Drive** – The Housing Element includes Program 27.1.F to continue to take efforts to revitalize the Sayonara Drive Neighborhood, which has historically been low resourced. The City has already invested over \$6.2 million into the neighborhood and has leveraged the Community Reinvestment Act, and other resources, to acquire and demolish 15 substandard multi-family structures on Sayonara Drive. Moreover, the City's replacement housing plan calls for the future construction of a variety of housing types affordable to various economic segments of the community. The City's Permanent Local Housing Application includes funding to begin the pre-development work on this redevelopment project.
- **Auburn Boulevard** – The City and the region (via SACOG) have invested nearly \$40 million into transforming Auburn Boulevard into a complete street. The City prepared the Old Auburn Complete Streets Plan to develop a Complete Streets Plan for Old Auburn Road between Sylvan Corners and Fair Oaks Boulevard. This area is lacking adequate infrastructure such as sidewalk, drainage facilities, and lighting. The Complete Streets plan will result in public improvements and investments along this corridor and promote safe, convenient, and affordable transportation options. Furthermore, the Auburn Boulevard Specific Plan calls for leveraging public investment to encourage private investment along this corridor. The Specific Plan allows for over 600 units of flats, apartments, and mixed-use housing. The City approved a 46-unit townhome project at Sylvan Corners called Bear Paw Village. These efforts to facilitate mixed use development along Auburn Boulevard are enshrined in Program 25.3.A of the Housing Element.
- **New Sylvan Property** – After the San Juan Unified School District closed and Sylvan Middle School relocated, the City purchased the 12-acre property to ensure a cohesive plan was developed to meet City objectives. The City is currently under contract with a home builder to construct over 90 homes at various densities in this location, including 15 percent that will be affordable for lower-income families and individuals.
- **Antelope Crossing Special Planning Area** – The City adopted a Special Planning Area (SPA) at the Antelope Crossing, west of Interstate-80, to incentivize redevelopment of the property. The SPA allows for a mixture of housing types.
- **Green Zones** – The City has identified three Green Zones for the SACOG Green Means Go Pilot Project. These Green Zones include Auburn Boulevard (Sylvan Corners to Roseville), Sunrise Marketplace, and Antelope Crossing. Green Zones are areas where the City will promote infill, reduce regulatory and economic barriers to infill, and support new transportation options. By identifying Green Zones, the City is eligible for future SACOG funding to incentivize and promote housing along these corridors.

#### **Overconcentration of Single Family**

As a suburban community built substantially in the 1970s and 1980s, Citrus Heights is dominated by single family housing. As a city that is over 98% built out, limited opportunities exist to introduce new housing types. However, to support the development of multi-family housing the City has created a suite of tools to aid in the transition from commercial/retail development into housing opportunity:

- **Small Lot Housing Ordinance** – The City adopted a Small Lot Housing Ordinance in 2017 that allows the development of for-sale housing product on lots that are generally more challenging to provide multi-family housing due to the location, shape, and size of parcels suitable for housing available. These parcels are typically along commercial corridors such as Auburn Boulevard, Sunrise Boulevard, and Greenback lane. The Small Lot Housing Ordinance created a process to allow for smaller than typical lots for smaller housing products in the City.
- **Residential in Commercial Zones** – Since 2006, the City has allowed multi-family housing in all of its Commercial Zones. In 2020, the City expanded this policy and adopted a General Plan amendment to allow up to 40 units per acre in the GC, SC, and LC commercial zones.
- **ADUs** - The City's Permit-Ready Accessory Dwelling Units (PRADU) program — funded by a grant from the California Department of Housing and Community Development and set to launch in the summer of 2021 — will provide more than 10 different pre-approved plans for accessory dwelling units (see Program 25.1.C). The available plans will be offered in three different sizes, including a 496 sq. ft. studio unit, a 599 sq. ft. one bedroom/one bath unit, and a 749 sq. ft. two bedroom/one bath unit. By providing the PRADU plans for free to residents, each applicant saves an estimated \$6,500 in design fees, with additional savings from waived plan review fees.
- **Sunrise Tomorrow** – The Housing Element includes Program 25.3.B for the City to develop a Specific Plan for the Sunrise Tomorrow, 100-acre Sunrise Mall site. The Draft Specific Plan would allow up to 2,200 units of housing at varying densities, income levels, and product types ranging from flats, to townhomes, to apartments, and senior housing.

As part of the Housing Element's programs, the City is also taking additional actions to ensure fair housing. For example, the City will fund and educate, and be a conduit of information for, residents and landlords regarding the fair housing and landlord-tenant dispute services available to them in the community (HE Program 28.3.C). The City will also use any available funding, such as CDBG, HOME, and the General Fund, to support lower and moderate-income housing developments (HE Program 28.8). These actions and others will help to affirmatively further fair housing in Citrus Heights.



## 2 POPULATION AND HOUSING

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

### 2.1 INTRODUCTION

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

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

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

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

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

## **2.2 USE OF RELEVANT AND CURRENT DATA**

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

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

## **2.3 CONSISTENCY BETWEEN GENERAL PLAN ELEMENTS**

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

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

## **2.4 PUBLIC PARTICIPATION**

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

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

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

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

## **2.5 BACKGROUND AND HISTORY**

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

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

The City spoke with affordable housing developers and feedback included:

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

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

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

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

## **2.6 STATE MANDATE**

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

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

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

## **2.7 FACTORS FOR DEVELOPING HOUSING STRATEGIES**

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

Factors on Developing Housing Strategies:

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

## 2.8 HOUSING RESOURCES

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

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



- ▶ The City of Citrus Heights Housing Rehabilitation Program is intended to:
  - Preserve and enhance the existing housing stock;
  - Further neighborhood conservation efforts; and
  - Provide a method by which very low-, low-, and moderate-income homeowners can improve their homes.
  
- ▶ Accordingly, the city's program offers low-interest deferred loans, emergency repair grants, handicapped accessibility grants, relocation grants, and lead hazard evaluation and abatement grants to eligible homeowners with varying housing repair needs.
  
- ▶ Owner-occupied Housing Rehabilitation Loans: low and no interest loans of up to \$60,000 made to owner-occupant households for essential home repairs.
  
- ▶ Mobile Home Repair Grants: non-recourse grants made to owners who live in a mobile/manufactured homes may not exceed \$10,000.
  
- ▶ Handicapped Accessibility Grants: grants to owners for the purpose of handicapped accessibility improvements may not exceed \$5,000 and not require repayment.
  
- ▶ Lead Hazard Evaluation Grant; grants up to \$750 may be provided for the cost of lead hazard evaluation activities and do not require repayment.
  
- ▶
  
- ▶ **HOME funds received through the Sacramento HOME Consortium:** For the recipient of HOME funds, Citrus Heights is in a consortium with Sacramento County, City of Sacramento, and the City of Rancho Cordova. The Sacramento Housing and Redevelopment Agency (SHRA) is the lead agency in the city's HOME Consortium.
  
- ▶ **CDBG Entitlement funds received annually through HUD for fair housing services:** The city contracts with Sacramento Self Help Housing to provide a telephone and Internet-based resource, called the Renters Helpline. This service provides counseling, dispute resolution and fair housing services for Sacramento County residents, including all incorporated cities. Sacramento Self-Help Housing staff maintains a publicly-advertised phone line for the Renters Helpline and a regularly updated website at [www.rentershelpline.org](http://www.rentershelpline.org).

- ▶ **Code Enforcement Program:** Citrus Heights is dedicated toward neighborhood preservation through housing, nuisance, and zoning code enforcement with the goal of reducing blight; preserving the housing stock; and ensuring a safe, healthy, and decent place to live. The City continues to expand this program and has established several initiatives:
  - itinerant vending ordinance
  - abandoned vehicle abatement
  - public education campaigns (major automotive repair, junk and rubbish)
  - administrative hearings to resolve stubborn cases
  - “team” enforcement with police, public works, planning, animal control, youth conservation corps, the parks district, and the fire district
  - weed abatement authority
  - cost recovery through liens against real property
  - the removal of illegal postings using community volunteers
  - the masking of graffiti by providing free paint
  - property “receivership” for nuisance properties
  
- ▶ **Rental Housing Inspection Program:** In 2019, the City approved the Rental Housing Inspection Program (RHIP) to require regular inspections of the rental housing stock within the City. This program funds several code enforcement officers to ensure rental housing stock is properly maintained, and is not complaint-based. Since a majority of code enforcement complaints are affiliated with rental housing, this has enabled the City’s regular code enforcement team to more proactively respond to ownership housing as well. The program details are made available on the City’s website at <https://www.citrusheights.net/978/Rental-Housing-Inspection-Program>, which includes information on the following:
  - What qualifies as a rental property
  - What types of properties are exempt
  - The process for registration, violations, and fees
  - What services the fees pay for, tenant versus owner responsibility, and inspection notification process
  - Resources available to owners and tenants to help fix violations
  
- ▶ **Low Income Housing Mitigation Fee:** Citrus Heights assesses fees on non-residential building permits for the purposes of providing low-income housing. These fees have been used to rehabilitate 44 low-income housing units.

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

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

### **PREVIOUS ELEMENT ACCOMPLISHMENTS**

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

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

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

### **REVIEW AND ANALYZE**

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

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

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

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

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

The table includes the following information:

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



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

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

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

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

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



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

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

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

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

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



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

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

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

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

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



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

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

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

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

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



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

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

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

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

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



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

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

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

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

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

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



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

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

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

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

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

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



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

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

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

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

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

## 2.10 HOUSING NEEDS ASSESSMENT

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

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

## 2.11 POPULATION TRENDS AND PROJECTIONS

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

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

Source: US Census

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

Source: US Census, Rancho Cordova Needs Assessment

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

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

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

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

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

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

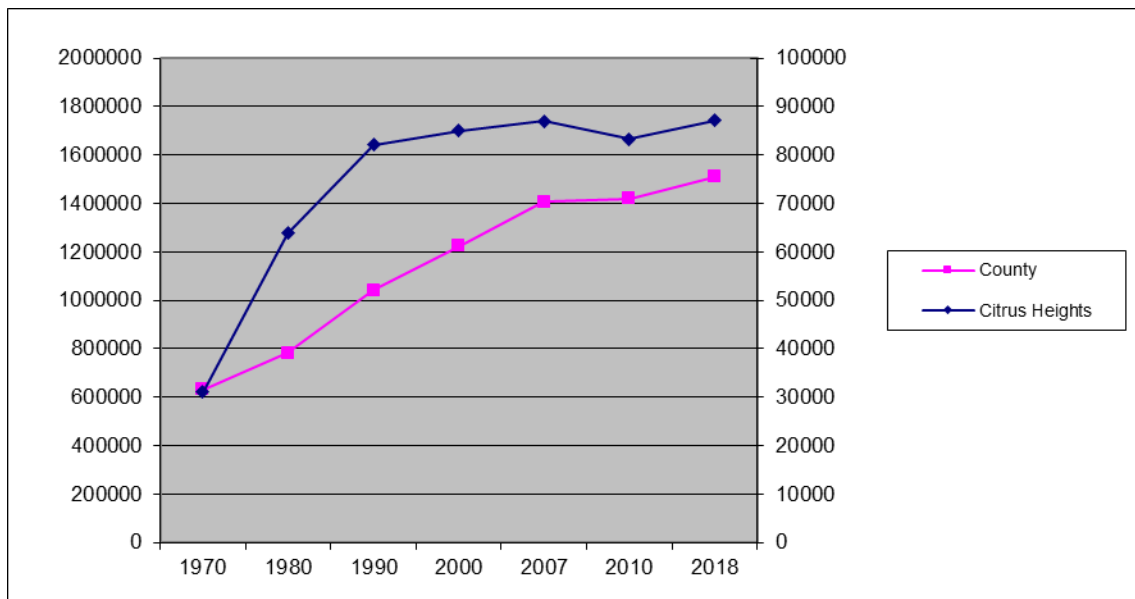


TABLE 2-3: Population Trends				
Year	Population	Interval change		
		Persons	Percent	Annual
CITY OF CITRUS HEIGHTS <sup>(1)</sup>				
1970	31,015	--	--	--
1980	63,848	32,833	105.9%	10.6%
1990	82,045	18,197	28.5%	2.9%
2000	85,071	3,026	3.7%	0.4%
2010	83,301	-1,770	-2.1%	-0.2%
2018	87,061	3,760	4.5%	0.5%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

Source: US Census

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

**Figure 2-3: Population Trends**



Source: US Census

## 2.12 POPULATION BY RACE AND ETHNICITY

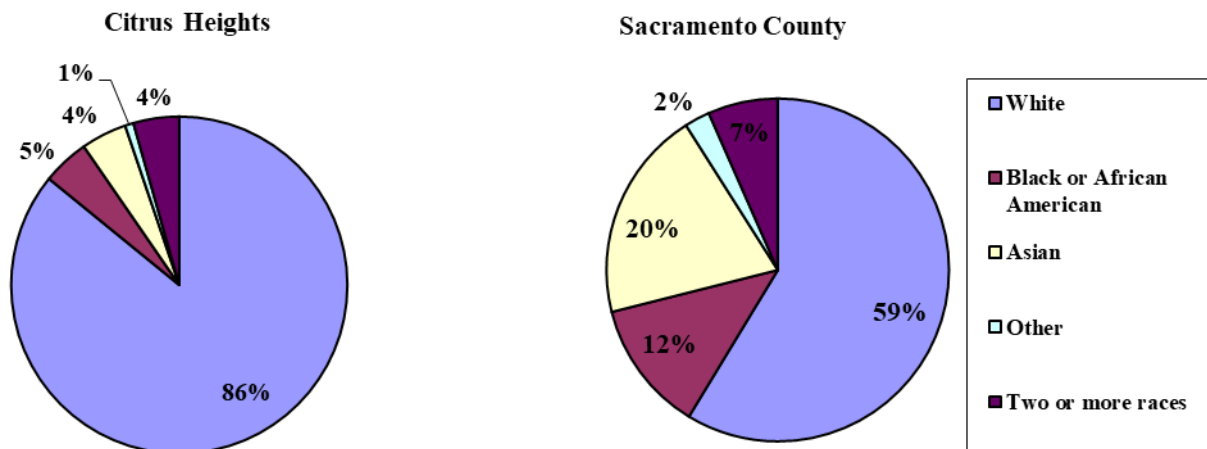
The US Census Bureau reports that in the year 2018, 69.6% of the population of Citrus Heights identified as “White,” while in the County overall, 45.2% did. The remaining 30.1% of the City’s population identified as “Black or African-American,” “Asian,” other race, or reported two or more races in roughly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

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

<b>TABLE 2-4: Population by Race and Hispanic Origin, 2018</b>		
<b>Race (1)</b>	<b>Citrus Heights</b>	<b>Sacramento County</b>
White	60,624	682,500
Black or African American	3,177	144,003
American Indian and Alaskan Native	262	5,469
Asian	3,102	231,740
Native Hawaiian and Other Pacific Islander	126	16,335
Some other race	189	6,086
Two or more races	3,115	76,865
<b>Total Population</b>	<b>87,061</b>	<b>1,510,023</b>
<b>Hispanic or Latino</b>		
Hispanic or Latino (any race)	16,466	347,025
Not Hispanic or Latino	70,595	1,162,998
<b>Total Population</b>	<b>87,061</b>	<b>1,510,023</b>

Source: American Community Survey 2014-18

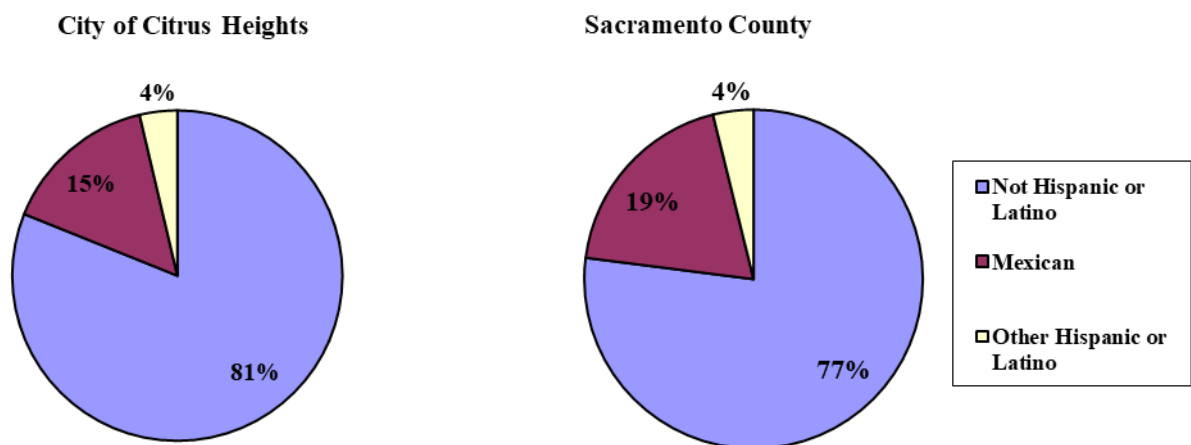
(1) Race categories include only those reporting only one race.



Source: US Census

**Population by Race, 2018**

**Figure 2-1**



Source: US Census

**Population by Hispanic Origin, 2018**

**Figure 2-2**

## 2.13 POPULATION BY AGE TRENDS

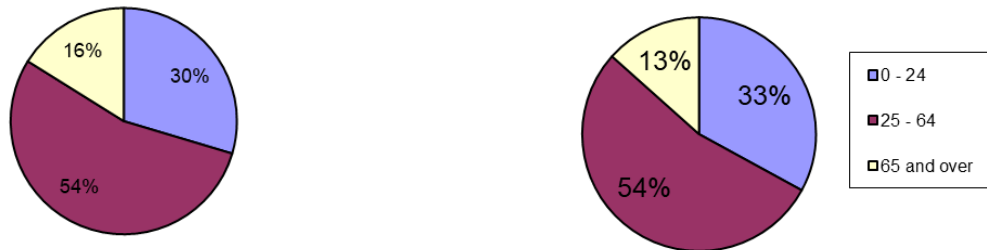
Between the years 1980 and 2018, the median age in Citrus Heights increased 9.4 years. The 2018 median age, 37.7 years, indicates a gradually aging population in the City of Citrus Heights. This trend reflects the same trend found nation-wide as life expectancies increase. The City's current (2018) population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

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

Source: American Community Survey 2014-18

City of Citrus Heights

Sacramento County



Source: US Census

## Population by Age 2018

**Figure 2-3**

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

Source: U.S. Census

## 2.14 COMMUTING PATTERNS

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

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

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

Source: US Census

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

Source: US Census

## 2.15 EMPLOYMENT PATTERNS

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

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

## 2.16 HOUSEHOLD FORMATION AND SIZE

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

### PERSONS PER HOUSEHOLD

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

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

Source: US Census

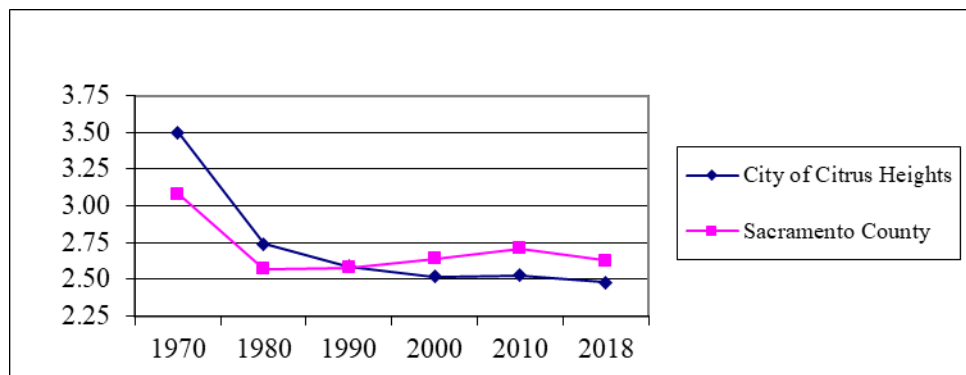
<b>Table 2-8b: Employment by Industry, 2018</b>		
<b>Class of Worker</b>	<b>Number</b>	<b>Percentage</b>
Private wage and salary workers	32,085	75.8%
Government workers	6,222	14.7%
Self-employed workers in own not incorporated business	3,047	7.2%
Unpaid family workers	974	2.3%
<b>TOTAL</b>	<b>42,328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

Source: US Census



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

Source: U.S. Census



Source: US decennial Census

## Persons Per Household

Figure 2-4

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

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

NUMBER OF HOUSEHOLDS

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

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

Source: U.S. Census

## HOUSEHOLD SIZE DISTRIBUTION

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

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

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

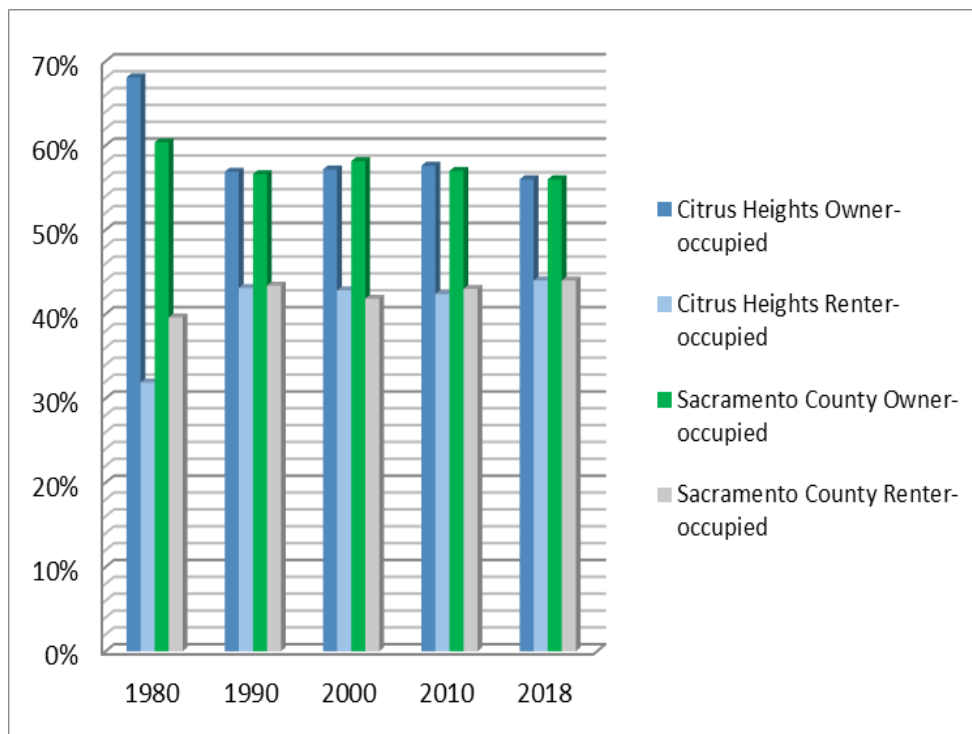
\* Change from 1980 to 2018

Source: US Census, American Community Survey 2014-18

## HOUSEHOLD TENURE

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

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



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

## Tenure – Housing Units

Figure 2-5

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

Source: US Census, American Community Survey 2014-18

## 2.17 HOUSEHOLD INCOME CHARACTERISTICS

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

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

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

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

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

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

Source: US Census

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

<b>Table 2-14: Median Household Income Trends</b>		
<b>Year</b>	<b>City of Citrus Heights</b>	<b>Sacramento County</b>
1980	\$23,462	\$17,390
1990	\$35,780	\$32,291
2000	\$43,859	\$43,816
2010	\$52,466	\$54,519
2016	\$51,715	\$57,509

Source: US Census

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

Source: US Census

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

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



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

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

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

## EXTREMELY LOW INCOME RESIDENTS

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

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

Source: SACOG CHAS 2012-2016

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

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

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

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

## **2.18 REGIONAL HOUSING NEEDS**

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

## **2.19 REGIONAL HOUSING NEEDS PLAN**

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

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

## 2.20 BASIC CONSTRUCTION NEEDS, 2021-2029

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

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

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

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

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

Source: SACOG RHNA 2021-2029

Source: SACOG RHNA 2021-2029

### City of Citrus Heights Basic Construction Needs

### Figure 2-6

## 2.21 NEED FOR REPLACEMENT HOUSING

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

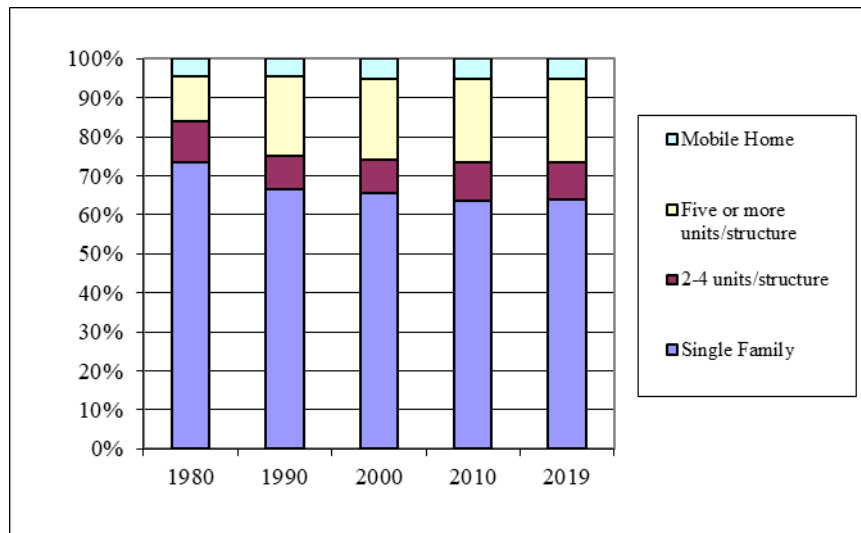
The City has leveraged a variety of funding sources in support of Policy 27.1f – “Continue to implement strategies to redevelop Sayonara Drive (Sunrise to Lialana).” The City has purchased and demolished all dilapidated rental units on Sayonara and developed a Sayonara Drive Replacement Housing Plan.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

## EXISTING HOUSING CHARACTERISTICS AND CONDITIONS

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

<b>TABLE 2-19: Housing Units by Type, City of Citrus Heights</b>								
<b>Unit Type</b>	<b>1990</b>		<b>2000</b>		<b>2010</b>		<b>2019</b>	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Single Family	22,193	66.7%	22,879	65.5%	23,006	63.7%	22,469	63.9%
2-4 units/structure	2,779	8.4%	3,023	8.7%	3,468	9.6%	3,330	9.5%
Five or more units/structure	6,788	20.4%	7,140	20.4%	7,768	21.5%	7,536	21.4%
Mobile Home	1,509	4.5%	1,856	5.3%	1,876	5.2%	1,823	5.2%
Other			23	0.1%	0			
<b>TOTALS</b>	<b>33,269</b>	<b>100.0%</b>	<b>34,921</b>	<b>100.0%</b>	<b>36,118</b>	<b>100.0%</b>	<b>35,158</b>	<b>100.0%</b>

Source: US Census



Source: US Census, Department of Finance 2019

## Housing Units by Type-City of Citrus Heights

Figure 2-7

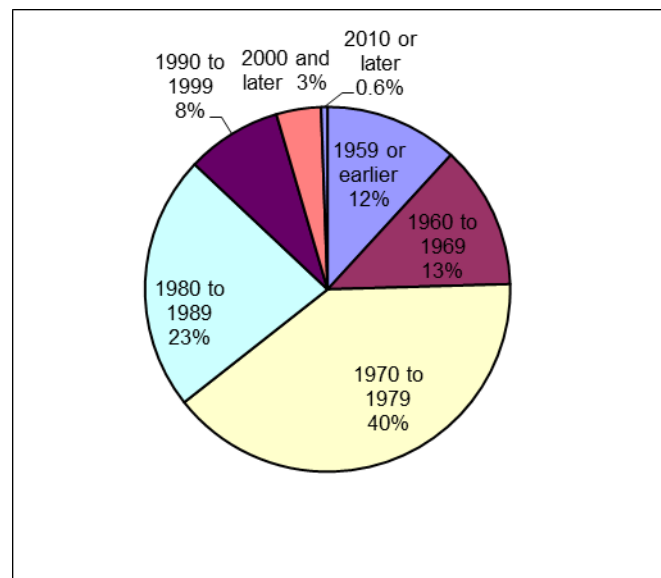
### AGE OF HOUSING STOCK

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

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

Table 2-20: Age of Housing Stock 2018	
Year Structure Built	Housing Units
2014 or later	140
2010 to 2013	55
2000 to 2009	1,376
1990 to 1999	2,929
1980 to 1989	7,849
1970 to 1979	13,806
1960 to 1969	4,415
1950 to 1959	3,697
1940 to 1949	52
1939 or earlier	343
<b>Total</b>	<b>34,622</b>

Source: US Census



Source: US Census

**Age of Housing-City of Citrus Heights, 2018**

**Figure 2-8**



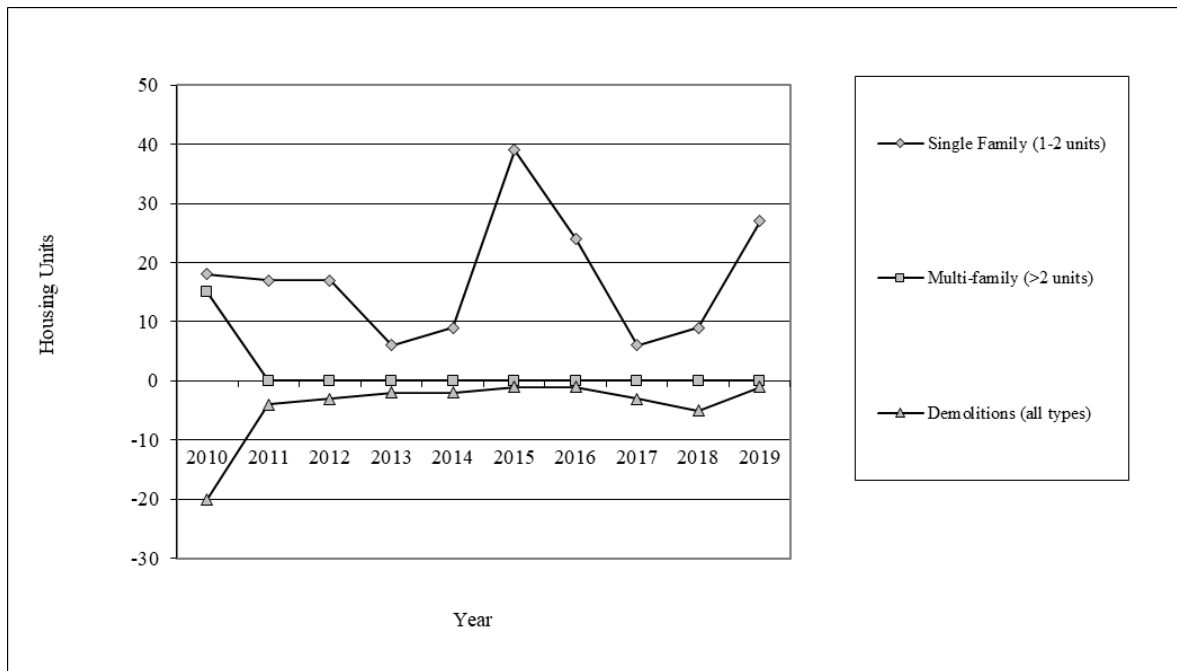
## 2.22 HISTORIC RESIDENTIAL CONSTRUCTION TRENDS

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

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

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

Source: City of Citrus Heights Building Department Records



Source: City of Citrus Heights Building Department Records

### Residential Construction Trends – City of Citrus Heights

**Figure 2-9**

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

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

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

Source: City of Citrus Heights Planning Division

## 2.23 OVERCROWDED HOUSING UNITS

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

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

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

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

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

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

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

Source: US Census

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

Source: US Census

## 2.24 CONDITION OF THE HOUSING STOCK

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

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

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

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

## **2.25 VACANCY RATES**

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

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

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

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

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

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

Source: US Census

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

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

Source: US Census

## 2.26 SPECIAL HOUSING NEEDS

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

### ELDERLY

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

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

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

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

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

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

<b>Table 2-27: Elderly Apartment Summary, Citrus Heights 2020</b>			
<b>Unit Size</b>	<b># of Units</b>	<b>Average Rent*</b>	<b>Avg Vacancy %</b>
Studio	73	\$926	0.0
1BR/1BA	583	\$955	
2BR/1BA	115	\$1,279	
2BR/2BA	52	\$1,513	
<b>TOTAL</b>	<b>823</b>	<b>\$1,168</b>	

Source: Citrus Heights Apartment Survey 2020

\*Crosswood Oaks not included due to amenities provided

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

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



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

## DISABLED PERSONS

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

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

Source: US Census

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

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

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

## **MENTALLY DISABLED**

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

## **DEVELOPMENTALLY DISABLED**

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

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

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

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

Source: CA Department of Developmental Services

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

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

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

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

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

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

## **SINGLE PARENT HOUSEHOLDS WITH CHILDREN**

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

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

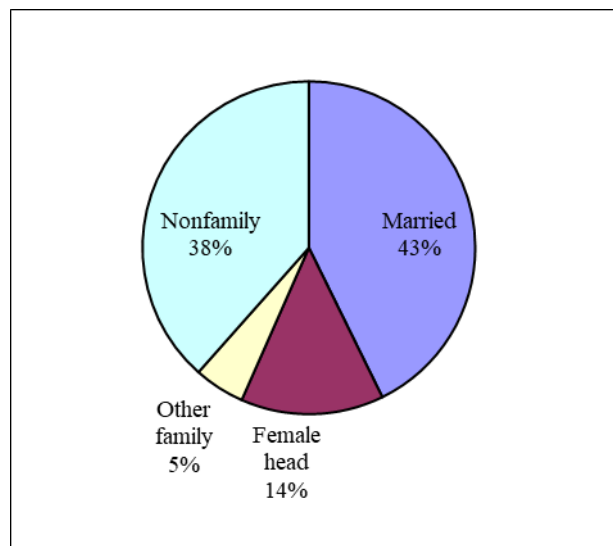
In 2011, the City constructed the Citrus Heights Children and Youth Center, which is located on Sayonara Drive administered by Campus Life. The Center is a free after school center that will provide more than 100 low income children with tutoring services and educational games. A high proportion of these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

## Estimate of Need:

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

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

Source: US Census



Household Type, City of Citrus Heights 2010

Figure 2-10

## LARGE FAMILIES

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

<b>Table 2-31: Tenure by Persons in Unit, City of Citrus Heights 2018</b>				
<b>Persons in Unit</b>	<b>Owner Households</b>		<b>Renter Households</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
1 Person	4,952	26.1%	4,637	31.3%
2 Persons	6,996	36.9%	4,651	31.4%
3 Persons	2,850	15.0%	2,593	17.5%
4 Persons	2,619	13.8%	1,631	11.0%
5+ Persons	1,525	8.1%	1,295	8.7%
<b>Total</b>	<b>18,942</b>	<b>100.0%</b>	<b>14,807</b>	<b>100.0%</b>

Source: US Census

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

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



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

Source: US Census

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

Source: US Census

### Estimate of Need:

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

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

## FARM WORKERS

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

## HOMELESS

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

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

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

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

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

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

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

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

## **HOMELESS SERVICES AND FACILITIES**

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

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

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

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

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

Source: Sacramento Steps Forward, 2020

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

Source: Sacramento Steps Forward, 2020



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

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

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

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

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

## FIRST-TIME HOMEBUYER NEEDS

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

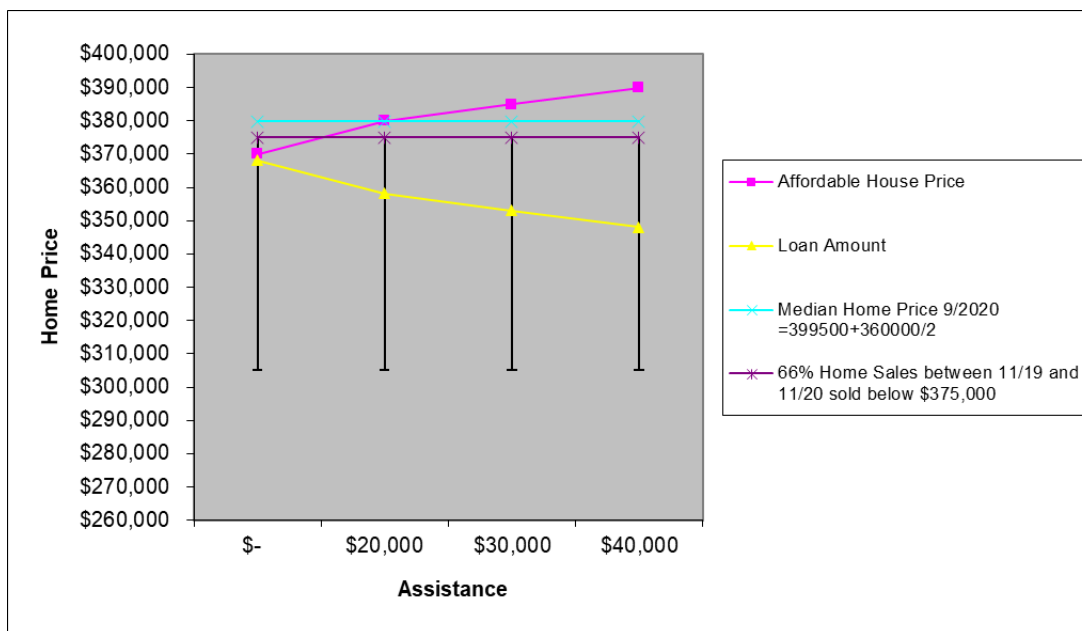
The current (September 2020) median sales prices for a single family home within the City is \$389,375.

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

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

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

TABLE 2-38: First Time Home Buyer Assistance, City of Citrus Heights				
	City Assistance Level			
	\$0	\$20,000	\$30,000	\$40,000
Home Price	\$370,000	\$380,000	\$385,000	\$390,000
Estimated Closing Costs	\$11,100	\$11,400	\$11,550	\$11,700
Borrower's Portion <sup>1</sup>	-\$12,950	-\$13,300	-\$13,475	-\$13,650
Assistance	\$0	-\$20,000	-\$30,000	-\$40,000
Loan Amount	\$368,150	\$358,100	\$353,075	\$348,050
Principal and Interest <sup>2</sup>	\$1,552	\$1,510	\$1,489	\$1,467
Property Taxes per month <sup>3</sup>	\$385	\$396	\$401	\$406
Home Owner's Insurance <sup>4</sup>	\$50	\$50	\$55	\$60
Mortgage Insurance <sup>5</sup>	\$307	\$298	\$294	\$290
Total Estimated Payment	\$2,294	\$2,254	\$2,239	\$2,224
Monthly Income <sup>6</sup>	\$6,675	\$6,675	\$6,675	\$6,675
Housing Ratio <sup>7</sup>	34.37%	33.77%	33.54%	33.31%
<b>Assumptions:</b> 1.) 3.5% of Purchase Price 2.) Fixed Interest Rate, Amortized for 30 years 3% 3.) Annual Property Taxes calculated at 1.25% of property value at time of transfer. 4.) Home Owner's Insurance based on moderate priced policy 5.) Mortgage Insurance based on .01% of loan balance per year. 6.) Income based on 80% AMI (\$80,100) per HUD Income Limits 7.) Goal of approx. 30-35% Maximum Source: City of Citrus Heights				



Source: City of Citrus Heights

First Time Home Buyer Assistance, City of Citrus Heights

Figure 2-11

## 2.27 HOUSING COSTS & OVERPAYMENT

### HOUSING AFFORDABILITY

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

### FOR SALE UNITS

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

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

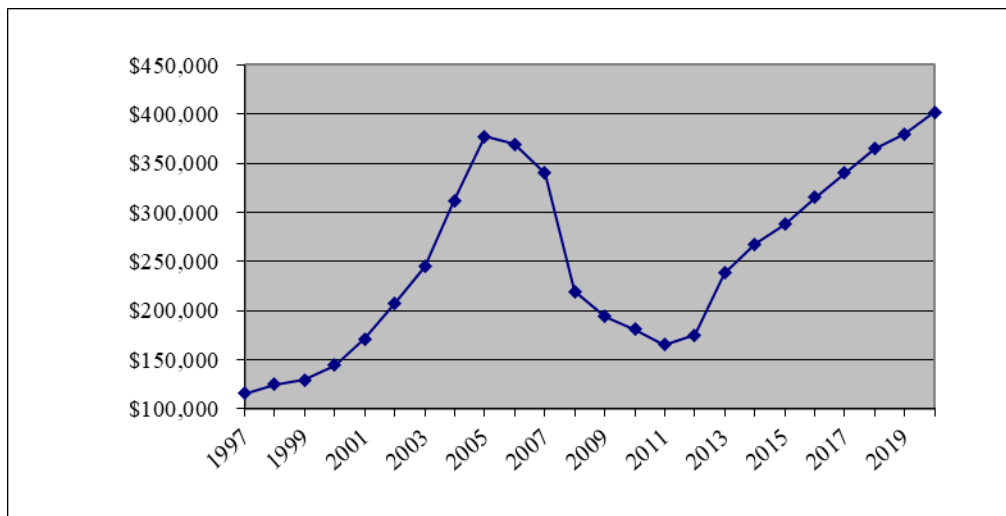
<b>TABLE 2-39: Median Sales Price of Single Family Homes by Zip Codes, City of Citrus Heights <sup>1</sup></b>								
	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020 (3)</b>	<b>5-Year Change</b>	<b>12 mos Change</b>
Sacramento Metro	288,000	315,000	340,000	365,000	380,000	410,000	42%	8%
Citrus Heights - 95610 <sup>(1)</sup>	278,000	306,000	335,000	354,500	375,000	403,750	45%	8%
Citrus Heights - 95621 <sup>(1)</sup>	244,900	270,000	305,000	322,000	340,000	375,000	53%	10%
City average <sup>2</sup>	261,450	288,000	320,000	338,250	357,500	389,375	49%	9%
(1) a small portion of the City of Citrus Heights is outside the zip codes shown (<100 units)								
(2) Average of two median figures								
(3) Data as of Sept 2020								
Source: Sacramento Association of Realtors								



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

\* Data is for 7 months of sales until July 2020

Source: Sacramento Association of Realtors



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

**Figure 2-12**

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

## RENTAL UNITS

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

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

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

<b>TABLE 2-42: Affordability of Multifamily Rentals-City of Citrus Heights-2020</b>							
<b>Family Size</b>	<b>Annual Income for Low-income Family (1)</b>	<b>Monthly Income</b>	<b>Unit Size</b>	<b>Average Rent for Unit Size (2)</b>	<b>Estimated Monthly Utility Costs (3)</b>	<b>Estimated Gross Rent</b>	<b>Gross Rent as a % of Income</b>
1	\$48,350	\$4,029	Studio	\$1,049.00	\$226	\$1,275	32%
2	\$55,250	\$4,604	1/1	\$1,037.00	\$238	\$1,275	28%
3	\$62,150	\$5,179	2/1	\$1,006.00	\$269	\$1,275	25%
4	\$69,050	\$5,754	2/2	\$1,006.00	\$269	\$1,275	22%
5	\$74,600	\$6,217	3/2	\$1,889.00	\$301	\$2,190	35%
6	\$80,100	\$6,675	3/2	\$1,889.00	\$301	\$2,190	33%

(1) HUD Income Limits, 2020

(2) UCLA Affordability Study 2019

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

## PRODUCTION OF AFFORDABLE HOUSING IN CITRUS HEIGHTS

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

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

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

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

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

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

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

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

## OVERPAYMENT

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

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

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

Table 2-43: Shelter Costs as a Percentage of Household Income, City of Citrus Heights 2018							
Tenure	Total Units <sup>1</sup>	30%–34.9%		35%+		Over 30%	
		Number	Percent	Number	Percent	Number	Percent
Owner <sup>2</sup>	13,370	1,318	9.9%	3,329	24.9%	4,647	34.8%
Renter	14,399	1,357	9.4%	6,287	43.7%	7,644	53.1%
<b>All</b>	<b>27,769</b>	<b>2,675</b>	<b>9.6%</b>	<b>9,616</b>	<b>34.6%</b>	<b>12,291</b>	<b>44.3%</b>

Note:

1 Reported for selected units only.

2 Only Households with Mortgages

Source: US Census

<b>Table 2-44: Shelter Costs as a Percentage of Household Income, Sacramento County 2018</b>							
<b>Tenure</b>	<b>Total Units<sup>1</sup></b>	<b>30%–34.9%</b>		<b>35%+</b>		<b>Over 30%</b>	
		<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Owner <sup>2</sup>	215,959	17,694	8.2%	54,127	25.1%	71,821	33.3%
Renter	224,671	20,630	9.2%	102,335	45.5%	122,965	54.7%
<b>All</b>	<b>440,630</b>	<b>38,324</b>	<b>8.7%</b>	<b>156,462</b>	<b>35.5%</b>	<b>194,786</b>	<b>44.2%</b>

Note:

1 Reported for selected units only.

2 Only Households with Mortgages

Source: US Census

<b>Table 2-45: Overpayment for Lower Income Households, City of Citrus Heights 2018</b>				
<b>Household Type</b>	<b>Lower Income Households (&lt;80% of AMI)</b>		<b>Lower Income Households Overpaying (&lt;80% of AMI)</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Owners	9,467	46%	5,152	41%
Renters	10,920	54%	7,508	59%
<b>TOTAL</b>	<b>20,387</b>		<b>12,660</b>	

Source: Estimates based on US Census

## 2.28 LOW INCOME HOUSING CONVERSIONS: AT-RISK HOUSING

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

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

### 1. PREPAYMENT OF HUD MORTGAGES SECTION 221(D)(3), SECTION 202 AND SECTION 236 –

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

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

## 2.29 INVENTORY OF AFFORDABLE RENTAL HOUSING UNITS

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

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

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

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



Table 2-47: Affordable Rental Units Inventory Conversion Risk-City of Citrus Heights				
Name of Project	Type of Assistance	Expiration Year	Month	Type of Conversion Risk
Huntington Square	CHFA	2024		Restriction Expiration
Vintage Oaks	LIHTC	2049		Restriction Expiration
Greenback Manor	LIHTC/Bonds	2053		Restriction Expiration
Normandy Park	LIHTC/Bonds	2055		Restriction Expiration
The Renaissance	LIHTC/Bonds	2056		Restriction Expiration
Arborelle Apartments	LIHTC	2062		Restriction Expiration

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

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

Table 2-48: Inventory of “At-risk” units in the Ten Year Period						
Expiring Year	At-risk Project(s)	Level of Risk	Number of Units			
			General	Elderly	Disabled	Total
2022	None	None	0	0	0	0
2023	None	None	0	0	0	0
2024	Huntington Square	Low	45	0	0	45
2025	None	None	0	0	0	0
2026	None	None	0	0	0	0
<b>Within five years</b>			<b>45</b>	<b>0</b>	<b>0</b>	<b>45</b>
2027	None	None	0	0	0	0
2028	None	None	0	0	0	0
2029	None	None	0	0	0	0
2030	None	None	0	0	0	0
2031	None	None	0	0	0	0
<b>Within the next 5 years</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL ten year “at-risk” units</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>45</b>

Source: City of Citrus Heights

## 2.30 COST ANALYSIS

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

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

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

Source: USA Properties

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

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

Source: Sunrise Pointe Housing Development, Citrus Heights

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

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

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

Note:

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

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

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

Note:

\* Assumes 25 Years of Affordability

## PRESERVATION OF RESOURCES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **2.31 GOVERNMENTAL AND NON-GOVERNMENTAL CONSTRAINTS**

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

## **2.32 ZONING FOR A VARIETY OF HOUSING TYPES**

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

## **MULTI-FAMILY RENTAL HOUSING**

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

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

## **EMERGENCY SHELTERS**

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

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

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

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

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

## **TRANSITIONAL AND SUPPORTIVE HOUSING**

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



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

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

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

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

## **SINGLE-ROOM OCCUPANCY**

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

## **HOUSING FOR AGRICULTURAL EMPLOYEES**

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

## **FACTORY-BUILT HOUSING AND MOBILE HOMES**

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

## **ACCESSORY DWELLING UNITS**

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

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

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

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

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

## **MIXED USE PROJECTS**

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

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

## **2.33 NON-GOVERNMENTAL CONSTRAINTS**

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

### **LAND AVAILABILITY/ENVIRONMENTAL CONSTRAINTS**

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

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

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

## VACANCY RATES

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

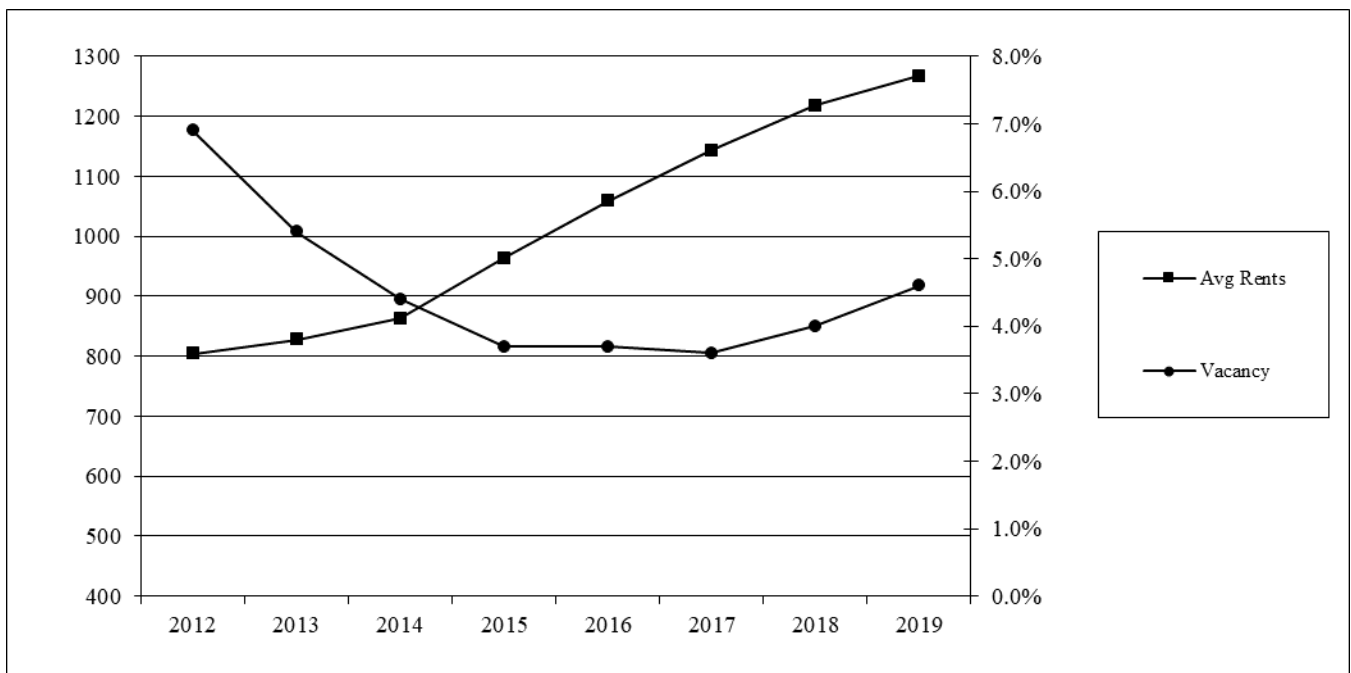
The overall housing unit vacancy rate for the City of Citrus Heights was 4.3% in 2018. This is a 1.3% increase from 2012. This level of vacancy still indicates a high level of demand for housing that is met by current supply. Owner occupied units have held a steady 1% vacancy rate. Renter-occupied units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

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

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

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

Source: CoStar 2020



**Multi-Family Vacancy and Price-City of Citrus Heights**

**Figure 2-13**

## COST OF LAND

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

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

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

## **UTILITY CAPACITY AND CONSTRAINTS**

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

### **ELECTRIC**

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

### **GAS**

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

### **SEWER**

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

### **DRAINAGE**

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

### **WATER**

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

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

**COST OF CONSTRUCTION**

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

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

Source: International Code Council Building Valuation Data - February 2020

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

**AVAILABILITY OF FINANCING**

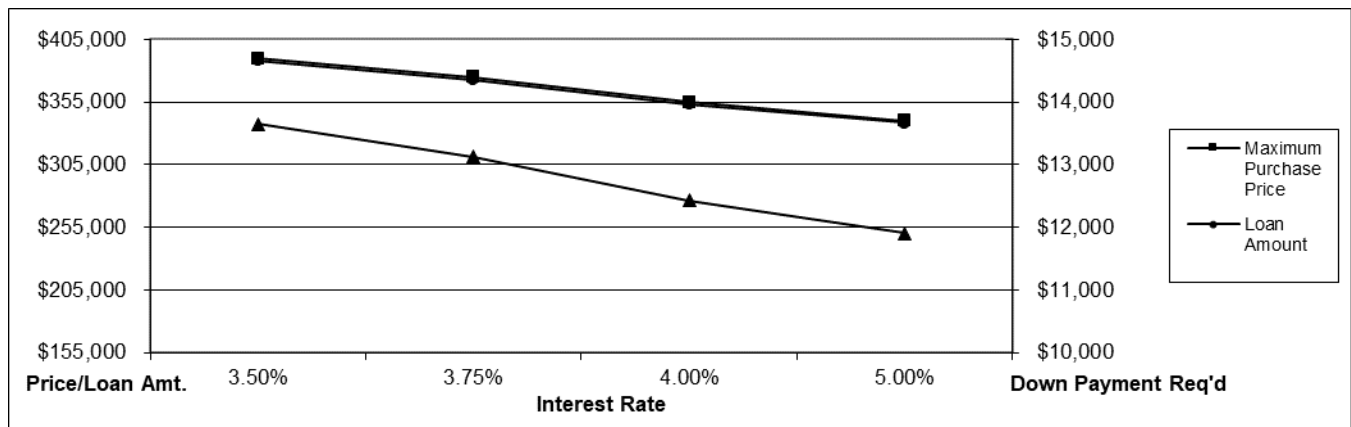
One of the significant components to overall housing cost is the financing. After decades of slight fluctuations in the prevailing rate, the 1980’s saw a rise in interest rates which peaked at approximately 18.8% in 1982. As the decade closed and the economy weakened, the prevailing interest rate was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

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



<b>TABLE 2-55: Effects of Interest Rates on Housing Affordability</b>			
<b>Interest Rate</b>	<b>Maximum Purchase Price</b>	<b>Down Payment Required</b>	<b>Loan Amount</b>
3.50%	\$390,000	\$13,650	\$388,050
3.75%	\$375,000	\$13,125	\$373,125
4.00%	\$355,000	\$12,425	\$353,225
5.00%	\$340,000	\$11,900	\$338,300
<b>Assumptions:</b> 1.) 3.5% of Purchase Price (FHA) 2.) Fixed Interest Rate, Amortized for 30 years 3.) Annual Property Taxes calculated at 1.25% of property value at time of transfer. 4.) Home Owner's Insurance based on moderate priced policy 5.) Mortgage Insurance based on .01% of loan balance per year. 6.) Income based on AMI (\$80,100) 7.) Goal of approx. 30-35% Maximum			

Source: City of Citrus Heights



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

## 2.34 GOVERNMENTAL CONSTRAINTS

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

### LAND USE CONTROLS

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

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

<b>Table 2-56: Residential Land Use Zones and Densities, City of Citrus Heights</b>			
<b>Residential Land Use Zone</b>	<b>Minimum Net Area (Acres/SF)</b>	<b>Lot Width (Feet)</b>	<b>Maximum Density (Units / Acre)</b>
RD-1	1 AC	75	1
RD-2	20,000	75	2
RD-3	10,000	65	3
RD-4	8,500	65	4
RD-5	5,000	50	5
RD-7	4,000	40	7
RD-10	3,000	40	10
RD-15	3,000	40	15
RD-20	2,500	40	20
RD-25	2,500	40	25
RD-30	2,500	40	30
Mobile Home Park*	N/A	N/A	N/A

Note:

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

Source: City of Citrus Heights Zoning Code

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

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

<b>Table 2-57: Residential Development Standards–City of Citrus Heights</b>				
<b>Development Standard</b>	<b>Single Family</b>	<b>Multiple Family</b>	<b>Duplexes</b>	<b>Mobile Homes</b>
Height	30 ft	50 ft	30 ft	30 ft
Front Yard	20–25 ft	25 ft	20 ft	20 ft
Side Yard	5–10 ft	10–30 ft	10 ft	10 ft
Rear Yard	25ft (RD1-2), 20 ft (RD3-7)	20 ft	25ft (RD1-2), 20 ft (RD3-7)	10 ft
Parking	2/unit	2/unit	2/unit	2/unit
Personal Safety	Required	Required	Required	None
Lot Coverage	30%	60%	60%	40%
Other	No more than 1 Kitchen Allowed	N/A	N/A	N/A

Source: City of Citrus Heights Zoning Code

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

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

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

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

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

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

## **PERMIT PROCESS**

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

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

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

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

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

**Table 2-58: Housing Types Permitted by Zoning Type**

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

P= Permitted

MUP= Minor Use Permit

UP= Use Permit

S= Specific Use Regulations

-- = Use Not Allowed

Source: Citrus Heights Zoning Code

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

Source: City of Citrus Heights Zoning Code, City Staff

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

Source: City of Citrus Heights Zoning Code, City Staff

## ACCESSORY DWELLING UNITS

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

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



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

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

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

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

## **RESIDENTIAL DESIGN GUIDELINES**

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

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

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

## **CODE ENFORCEMENT**

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

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

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

## **ON- AND OFF-SITE IMPROVEMENTS**

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

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

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

Source: City of Citrus Heights General Services Division

## DEVELOPMENT IMPACT FEES

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

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

Source: City of Citrus Heights, SACOG

#### NOTES

**A** – Assumes 2,000 SF single family dwelling in an infill location

**B** – Assumes 800 SF multi-family dwelling unit in an infill location

**1** – For majority of City, small section of road is less

**2** – Includes SRCSD and SASD

**3** – Average of 3 water purveyors

**4** – Sac Metro Fire - Includes Certificate of Release and Sprinkler fee

**5** – Includes SRCSD and SASD

**6** – Based on Carmichael Area

**7** – Assumes 52 LF frontage, .14 acres

**8** – Includes Traffic Mitigation Fee, Highway 65 JPA Fee, City-County Transportation Fee

**9** – Includes Water Connection Fee, Water Meter Fee, Water Use Fee, Water Meter Retrofit Program

**10** – Based on infill location, includes City and County costs

**11** – Includes Building Fee, Plan Check Fee, Energy Plan Check fee, Seismic Fee, State Building Standards Fee, Electrical/Mechanical/Plumbing Rate, Construction Tax, Permit Processing Fee, Records Maintenance Fee

**12** – Includes Highway 65 Fee

**13** – Placer County Water Agency Water Connection charge, does not include labor and installation costs

**14** – Fee for South Placer Municipal Utility District

**15** – Includes Public Facilities Impact Fee, Placer County Capital Facilities Fee, Community Park Fee

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

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

## **PLANNING APPLICATION FEES**

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

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

## **CUMULATIVE FEES**

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

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

<b>Table 2-63: Planning Fee Comparison</b>				
<b>Planning Application Fee Type</b>	<b>Citrus Heights</b>	<b>Roseville</b>	<b>Folsom</b>	<b>Sacramento County</b>
<b>General Plan Amendment</b>	\$11,133	\$10,000-\$17,000	\$3,805-\$7,609	\$28,744
<b>Rezone</b>	\$7,069-\$8,835	\$10,000-\$17,000	\$2,608-\$5,208	\$25,137
<b>Variance</b>	\$4,287	\$3,911	\$1,464	\$13,491
<b>Development Plan Review (staff-level)</b>	\$2,685	\$11,000	N/A	\$3,855
<b>Conditional Use Permit</b>	\$5,329	\$9,000	\$5,163 deposit	\$14,862-\$18,874
<b>Development Agreement</b>	Full Cost	Full Cost	\$4,802 deposit	\$17,558

Source: City of Citrus Heights, SACOG

## FAIR HOUSING

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

## DEVELOPMENT PERMIT AND APPROVAL PROCESSING

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

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

Review of some residential development plans includes the following:

<b>Table 2-64: Development Plan Review Procedures-City of Citrus Heights</b>	
<b>Type of Project</b>	<b>Review Authority</b>
Single Family additions	Exempt
Dependent Housing (“Granny Flats”)	Exempt
Custom homes built to order on an individual basis	Exempt
Single Family homes as part of housing development of four or fewer units	Director of Community Development
Single Family homes as part of housing development of five to nine units	Planning Commission
Multifamily housing built as a part of a development of ten or fewer units	Director of Community Development
Multifamily housing built as a part of a development of more than ten units	Planning Commission

Source: City of Citrus Heights Zoning Code

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

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



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

## **2.35 OPPORTUNITIES FOR ENERGY CONSERVATION**

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

Because the City is 98% built out, energy efficiency in existing developed properties is a key to achieving the City's GHG emission goals. As a result the GGRP includes 47 measures and action items to reduce energy consumption. Together these measures will result in a reduction of 43,857 CO<sub>2</sub>e annually (equivalent to the annual energy demand of 3,445 homes).

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

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

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

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

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

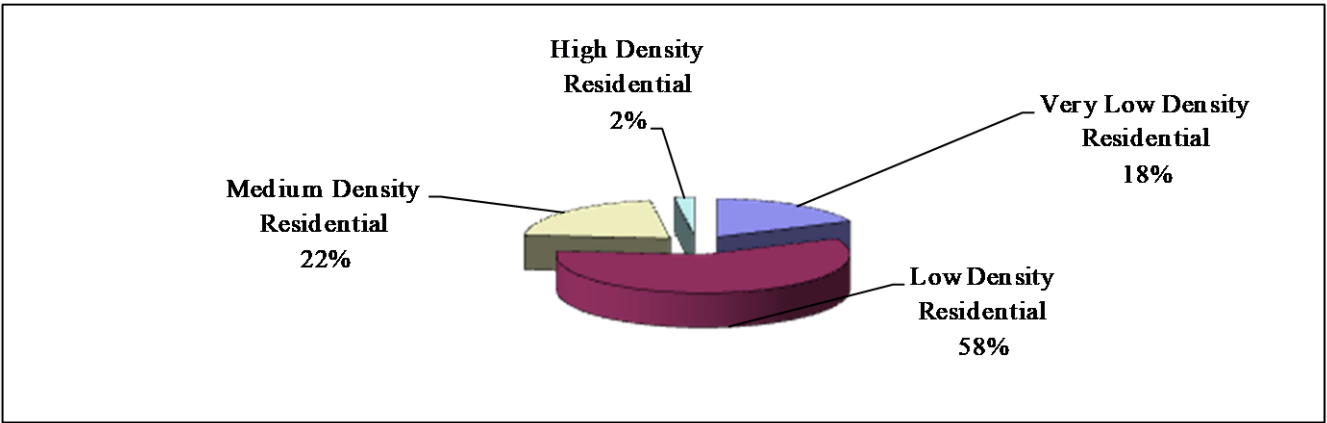
The City of Citrus Heights General Plan encourages development of mixed use project along the City’s corridors and the Zoning Ordinance allows development of residential units in commercial zones. Encouraging mixed uses allows an emphasis on pedestrian design and allows citizens to live close to their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

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

# 2.36 INVENTORY OF LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT

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

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



Source: City of Citrus Heights Land Use Database

Residential Lands at Build-out by General Plan Designation

Figure 2-15

# 2.37 LAND INVENTORY

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

## VACANT LAND PENDING DEVELOPMENT

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

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

## UNDERUTILIZED LAND

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

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

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

Source: City of Citrus Heights Planning Division

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

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

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

Table 2-65a: Summary of Vacant/Pending Land for Residential Development, City of Citrus Heights						
General Plan Designation	Permitted DUA		Area	Permissible Units		Expected Units <sup>1</sup>
	Min.	Max.	Acres	Min.	Max.	Number
Vacant land, residential						
Very Low	1	4	0	0	0	0
Low Density	5	8	0	0		0
Medium Density	9	20	62	404	416	404
High Density	21	30	0	0	0	0
TOTAL VACANT RESIDENTIAL			62	404	416	404

Note:

<sup>1</sup> Based upon case by case review of vacant parcels.

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

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

Note:

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

## BANKED LAND

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

## SUMMARY OF VACANT, UNDERUTILIZED, AND BANKED LAND

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

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

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

## OTHER CONSTRAINTS

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

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

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

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



<b>Table 2-66: Permitted Residential Uses by Zone – City of Citrus Heights</b>				
<b>Residential Zone</b>	<b>Single Family</b>	<b>Multi-family</b>	<b>Mobile Home</b>	<b>Accessory Dwellings</b>
RD 1-2	Permitted	Prohibited	Permitted	Permitted
RD 3-4	Permitted	Prohibited	Permitted	Permitted
RD 5-7	Permitted	Prohibited	Permitted	Permitted
RD 10	Permitted	DRP	Prohibited	Permitted
RD 15-30	Permitted	DRP	Prohibited	Permitted
Mobile Home	Permitted	Prohibited	Permitted	Prohibited
O (Recreation)	Conditional Use	Prohibited	Conditional Use	Prohibited

Note:

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

Source: Citrus Heights Zoning Code

## 2.38 QUANTIFIED OBJECTIVES

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

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

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

Note:

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

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

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

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

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## **Acronyms**

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

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Housing (Updated 05/20/2021)				
#	Action	Responsible Party	Funding Sources	Time Line
24.1	A. Use City Housing funds to leverage private funds to create home ownership opportunities for underserved communities.	CDD	CDBG, HOME, CalHOME, PLHA, Other Private and Public Sources	Ongoing
	B. Continue to participate in programs that encourage people to own homes close to their workplaces.	CDD	Fannie Mae, CalHOME, HOME	Ongoing
	C. Conduct outreach and provide information at City Hall and on the City's website about resources available to potential homebuyers.	CDD	General Fund, CDBG, CalHOME	Bi-annually and ongoing
	D. Use available state and federal funds for the city-wide first time home buyer assistance program.	CDD	CDBG, HOME, CalHOME, CalHFA, PLHA	Ongoing
	E. Create and participate in partnerships that encourage home ownership.	CDD	General Fund, CDBG, SHRA, Private Sources	Ongoing
	F. Explore and pursue innovative ways of creating opportunities for increased home ownership.	CDD	General Fund, CDBG, SHRA, Private Sources	Ongoing
	G. The City will monitor foreclosures and provide programs and technical assistance as necessary.	CDD	General Fund, CDBG	Ongoing
24.2	A. Develop a program to allow and encourage conversion of small rental properties to owner occupancy.	CDD, SHRA	CDBG, HOME, Bonds	July 2024
	B. Investigate ways and provide resources to promote ownership of mobile home parks by their residents.	CDD, State, HCD	State Mobile Home Condo Funds, MPROP	Ongoing
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 Code, with the goals of permitting 100 total ADUs over the 2021-29 planning period. Continue to meet with developers, including nonprofits, to discuss the City's zoning and other resources as part of Action 28.7C.*	CDD	General Fund, HOME, PLHA, REAP	Ongoing with meetings every two years
	B. Update the Zoning Code to bring Agricultural Worker Housing into compliance with all current State requirements pursuant to Health and Safety code 17021.5.	CDD	General Fund	July 2023
	C. Implement the City's Pre-Approved Accessory Dwelling Unit program, with the goal of permitting 100 total ADUs over the 2021-29 planning period.*	CDD	General Fund	December 2021
25.2	A. Maintain and update an inventory of land suitable within the City for the development of housing for all segments of the community.	CDD	General Fund	Bi-Annually
	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	General Fund	Annually

## Housing (Updated 05/20/2021)

#	Action	Responsible Party	Funding Sources	Time Line
	<p>C. Continue the housing monitoring program that includes annual review of the following:</p> <ul style="list-style-type: none"> <li>• Inventory of land suitable within the City for the development of housing for all segments of the community.</li> <li>• Proposed and approved residential projects and building permits issued</li> <li>• Home and apartment vacancies</li> <li>• Rental and home sales survey and Multiple Listing Service summary</li> <li>• Infrastructure and public services capacity.</li> </ul>	CDD	General Fund	Bi-Annually
25.3	A. Continue to encourage mixed use development along the City's major corridors, with the goal of creating at least 349 housing units within mixed-use zones. Continue to 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	General Fund	Ongoing, with meetings every two years
	B. The City will adopt a Specific Plan for the Sunrise Mall site by January 2022 including policies that promote and require residential uses for the overall plan development. Residential development in the Specific Plan shall be encouraged to be at densities of at least 20 units per acre and shall include design standards such as reduced parking and setbacks and increased building heights as compared to existing zoning. Site planning should include logical phases or developable areas of 50-150 units of varying housing typologies. The City will routinely coordinate with property owners and implement CEQA streamlining afforded by the Specific Plan.*	CDD	General Fund	January 2022
	C. Pursue funding to incentivize and promote housing within the City's three identified "Green Zones" for the SACOG Green Means Go Pilot Project, with the goal of achieving 25-35% of the city's overall RHNA requirement within these zones.*	CDD	General Fund, Regional Funding	July 2024
25.4	Support a variety of housing opportunities on vacant or underutilized lands.	CDD	General Fund, HOME	Ongoing
25.5	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, with the goal of entitling 50% more of these facilities over the 2021-29 housing period than were entitled during the 2013-2021 period.*	CDD	General Fund	Ongoing
26.1	A. Promote the use of administrative remedies to remediate substandard rental units.	PD, CDD	General Fund, RHIP	Ongoing
	B. Remove unsafe or dilapidated housing through the Code Enforcement Program. Secure vacant nuisance residential structures and require resolution.	PD, CDD	General Fund, RHIP	Ongoing
	C. Offer incentives and financing assistance for affordable housing and housing rehabilitation.	CDD	CDBG, HOME, PLHA, Tax Credit	Ongoing
	D. The City will work with financial institutions, nonprofit organizations and government agencies to promote housing rehabilitation. The City will identify funding to create affordable housing opportunities for multi-family properties undergoing foreclosure. The City will partner with organizations such as the local housing authority (Sacramento Housing and Redevelopment Agency) to modernize public housing as needed.	CDD	CDBG, HOME, PLHA Private Sources	Bi-annually and ongoing

## Housing (Updated 05/20/2021)

#	Action	Responsible Party	Funding Sources	Time Line
	E. Support the efforts of all local service organizations and, schools, and other community groups to provide housing repair assistance.	CDD	CDBG	Ongoing
	F. Continue and expand the City's Owner Occupied Rehabilitation Program where feasible.	CDD	CDBG, HOME	Ongoing
	G. Fund interest free housing repair loans and grants to senior residents.	CDD	CDBG, PLHA, Housing Impact Fees	Ongoing
	H. Use available housing funds to assist in rehabilitating housing.	CDD	CDBG, PLHA, Housing Impact Fees	Ongoing
	I. 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.	PD, CDD	General Fund	Bi-annually and ongoing
	J. Use a system of cumulative and substantial fines and other innovative approaches to gain compliance from the owners of nuisance properties.	PD, CDD	General Fund	Ongoing
	K. Work with community based organizations to create self-help housing opportunities in the City.	CDD	General Fund, CDBG, PLHA, Housing Impact Fees	Ongoing
	L. Seek new ownership opportunities to redevelop existing problematic housing developments.	CDD	General Fund, HOME, PLHA, Housing Impact Fees	Ongoing
	M. Encourage the use of Green Building practices for the revitalization or redevelopment of the existing housing stock.	CDD	General Fund, CDBG	Ongoing
	N. Seek grants and other funding mechanisms to assist in redevelopment of existing housing stock.	CDD	General Fund, CDBG, PLHA, Housing Impact Fees	Bi-annually and ongoing
26.2	A. Promote the development of mixed-use housing including clustered, live-work and above-retail uses in appropriate zones.	CDD	General Fund, HOME, PLHA	Ongoing
	B. Continue streamlining the review process to minimize any constraints on or disincentives to housing development.	CDD	General Fund	Ongoing
	C. Promote quality design by offering flexible housing development standards.	CDD	General Fund	Ongoing
	D. Use available funds to assist in developing a variety of housing types for all income levels, including extremely low income, with the goal of entitling at least 50% more affordable housing projects within the 2021-29 planning period than the 2013-21 period.*	CDD	General Fund, CDBG, PLHA, Housing Impact Fees	Ongoing
	E. Encourage and offer incentives to developments that include Green practices including LEED Certification and/or Photovoltaic Systems.	CDD	General Fund	Ongoing
	F. The City will encourage and offer incentive to developments that promote Universal Housing.	CDD	General Fund, CDBG	Ongoing
	G. Analyze the parking requirements for studio and one-bedroom apartments in the Zoning Code to ensure they are not a constraint or disincentive to housing development.	CDD	General Fund	July 2023
	H. Create an application streamlining process in compliance with SB35.	CDD	General Fund	July 2023



Housing (Updated 05/20/2021)				
#	Action	Responsible Party	Funding Sources	Time Line
26.3	A. Continue to implement the Rental Housing Inspection Program, which issues over 4,000 corrections for housing violations per year, leading to better housing conditions within the community.*	PD	RHIP	Ongoing
	B. Work with the local housing authority (Sacramento) to enhance the quality and appearance of public housing in the City.	CDD	HOME, PLHA	Ongoing
26.4	A. Implement the Design Guidelines within the Zoning Ordinance.	CDD	General Fund	Ongoing
26.5	A. Continue to pursue the use of local, state, and federal funds to make physical improvements to existing mobile home parks.	CDD	CDBG, HCD	Annually
	B. Continue to offer Community Development Block Grant (CDBG) funds to rehabilitate mobile and manufactured homes.	CDD	CDBG	Ongoing
	C. Continue to fund the Critical Repair Program for lower income homeowners, including mobile home and manufactured homes.	CDD	CDBG	Ongoing
	D. Support parties interested in converting mobile home parks to resident owned or similar ownership. Provide resources and technical assistance to mobile home park owners and residents to evaluate the potential for partnerships to achieve resident ownership in mobile home parks.	CDD, HCD	State Mobile Home Condo Funds, MPROP	Annually
	E. Redevelop / Rehabilitate existing deteriorated mobile home parks or manufactured homes.	CDD, HCD	State Mobile Home Condo Funds	Ongoing
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	General Fund, HOME, PLHA	Annually
	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	General Fund, CDBG	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	General Fund, CDBG, HOME	Ongoing
	D. If preservation of an "at-risk" development cannot be accomplished, work with the owners to ensure proper federal, state, and local notification and moving assistance is provided.	CDD, SHRA	General Fund, CDBG, HOME	Ongoing
	E. Use CDBG and other available resources to subsidize identified "at-risk" units, rehabilitate substandard units, and/or fund self-help projects, to retain their availability as low-income housing.	CDD, SHRA	CDBG, HOME, Local Impact Fees	Ongoing
	F. Continue to implement strategies to redevelop Sayonara Drive (Sunrise to Lialana), with the goal of replacing the 35 units outlined within the replacement plan. This includes the implementation of the Sayonara Housing Replacement Plan and the continued support of the Sayonara Center, which provides the community with opportunities for education, recreation, and meal support.*	CDD	General Fund, CDBG, HOME, PLHA	July 2025
28.1	A. Enforce Code requirements to ensure that housing is accessible to the disabled.	CDD, PD	General Fund, CDBG	Ongoing
	B. The City will consider development and adoption of Universal/Adaptable Design Guidelines for disabled and aging populations.	CDD	General Fund	July 2025
	C. Update Reasonable Accommodation section of Zoning Code to comply with Government Code Section 65583(c)(3).	CDD	General Fund	July 2023

## Housing (Updated 05/20/2021)

#	Action	Responsible Party	Funding Sources	Time Line
	D. Update Zoning Code to modify required design features and parking requirements for Emergency Shelters in compliance Government Code Section 65583(a)(5).	CDD, PD	General Fund	July 2023
28.2	A. Continue to work with other jurisdictions to assess need for transitional housing and develop plans to address this problem.	CDD, SHRA, Other Cities	CDBG, HCD, HOME, PLHA	Ongoing
	B. Continue to work with the Sacramento Steps Forward (SSF) to provide emergency shelters and other support services.	CDD, SSF, County	CDBG, ESG	Ongoing
	C. Provide CDBG funds and other resources as available to help finance the City's fair share of homeless services.	CDD, SSF, SHRA, County	CDBG, ESG, PLHA	Ongoing
	D. Update the Zoning Code to allow Transitional and Supportive Housing by right in all zones that allow residential development, including commercial, in compliance with AB 101 and 2162.	CDD	General Fund	July 2023
28.3	A. Support efforts to provide housing assistance to underserved communities within the community, including supporting efforts to reduce the potential for displacement as outlined in Policy 25.9C.*	CDD, SHRA	CDBG, HOME, CalHOME, PLHA, Private	Ongoing
	B. Enforce Federal and State anti-discrimination laws.*	CDD	General Fund, CDBG	Ongoing
	C. Continue to fund and educate, and be a conduit of information for, residents and landlords regarding the fair housing and landlord-tenant dispute services available to them in the community. Use CDBG and other grants to fund programs to support telephone counseling and mediation services, including the Renter's Help Line, which provides multi-lingual counseling for both tenants and landlords.*	CDD	General Fund, CDBG	Annually
28.4	A. Conduct annual review as part of the submittal of the Annual Report to HCD as required by law.	CDD	General Fund	Annually
	B. Continue to seek grant funding to implement housing programs.	CDD	General Fund	Annually
	C. Ensure existing affordable housing developments are meeting their rent and income restrictions.	CDD, SHRA	General Fund, CDBG, HOME	Annually
	D. Monitor market conditions to determine the effect of density and land costs on development of affordable housing.	CDD	General Fund	Bi-Annually
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	General Fund	Annually
28.6	A. Continue to educate residents on the fair housing resources available to them in the community, and provide public funding to these organizations where appropriate.	CDD	General Fund, CDBG	Annually
28.7	A. Continue to staff the Interdepartmental Development Review Committee to ensure timely processing of development applications.	CDD	General Fund	Ongoing
	B. Continue to make development decisions at the lowest level possible (e.g. staff approvals) in order to expedite development decision making.	CDD	General Fund, Fees	Ongoing
	C. Continue to use density bonuses, 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 affordable units in the planning period.	CDD, CC	General Fund, CDBG, Other	On-going and every two years

Housing (Updated 05/20/2021)				
#	Action	Responsible Party	Funding Sources	Time Line
	D. Examine and update or revise if necessary all City development fees to ensure they are fair, necessary and not an undue impediment to housing production. Consult with outside agencies, housing advocates, building trade organizations, Chamber of Commerce, and other private interests in making this assessment.	CDD	General Fund	Annually review and update as required
	E. Consider fee waivers and deferrals on a case by case basis.	CM, CDD	General Fund	Ongoing
	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	General Fund	Ongoing
	G. Research the access to services, facilities, and transportation for special needs populations, including the adequacy of major streets and sidewalks.	CDD, GSD	General Fund, CDBG	Ongoing
	H. Conduct an analysis of locally adopted ordinances and revise if necessary that potentially impact the cost and supply of housing.	CDD	General Fund	July 2024
28.8	A. Use available funding for low and moderate-income housing projects, with the goal of entitling the required 211 low- and very-low income units within the 2021-29 planning period.*	CDD	CDBG, General Fund, Impact Fees, HOME, PLHA	Ongoing
28.9	<b>Policy:</b> Implement policy actions to help Affirmatively Further Fair Housing for all segments of the community.	CDD		
	A. The city will pursue place-based strategies to accomplish Fair Housing goals, including targeting funding for housing projects and rehabilitation efforts within low resource areas like Sayonara Drive and SACOG-identified "Green Zones" to achieve 25-35% of the City's Very-Low and Low-Income RHNA requirement. This is supported by Policy Actions 25.3C, 25.5, 26.2D, and 27.1F.	CDD	General Fund, Regional Funding, CDBG, PLHA, Housing Impact Fees, State Mobile Home Condo Funds	Annual evaluations of progress within target areas and revise programs as appropriate to achieve anticipated outcomes
	B. The city will foster and encourage housing mobility by providing a variety of housing types (including mixed-use developments, ADUs, special needs facilities, etc.) at all income levels in order to achieve the city's very-low and low-income RHNA requirement of 211 units within the Planning Period. This is supported by Policy Actions 25.1A and B, 25.3A and B, 26.2D, and 28.8A.	CDD	General Fund, HOME, CDBG, PLHA, REAP, Housing Impact Fees	Annual evaluations of all housing types and affordability levels entitled and permitted, and revise programs as appropriate to achieve anticipated outcomes

Housing (Updated 05/20/2021)				
#	Action	Responsible Party	Funding Sources	Time Line
	C. The city will continue its efforts to reduce displacement risk by providing grant funding for resources such as the Renter's Help Line, which provides multi-lingual counseling and mediation services to tenants and landlords. The city will continue to ensure all Federal and State anti-discrimination laws are being enforced, and identify hazardous living conditions through the city's Rental Housing Inspection Program which issues corrections for upwards of 4,000 violations per year. The city will continue to support its current purchasing policy which gives preference to local businesses, and continue to fund programs such as Activate Auburn which provides grants to small businesses for needed improvements as well as matching grant funding and technical assistance. The city will continue to grant first right of return to existing residents in any units that are marked for rehabilitation or replacement. Additionally, the city will continue to educate residents on all fair housing resources that are available. This is supported by Policy Actions 26.3A and 28.3A, B, and C.	CDD, PD	General Fund, RHIP, CDBG, HOME, CalHOME, PLHA, Private Funds	Annual evaluations of RHIP corrections and city's information and outreach efforts, and revise programs as appropriate to achieve anticipated outcomes
	D. The city will work to create more housing opportunities within higher resource areas by enhancing low resource areas and creating potential for greater economic outcomes. One example of the city's efforts includes the proposed Sunrise Mall Specific Plan, which has the potential to eliminate its surrounding neighborhood's low resource status by creating greater economic opportunities via increased housing, retail, commercial, office, and recreational facilities. The city's goal is to achieve at least 349 units of housing within the 100-acre site, 50 units of which would be considered low- or very-low income. This is primarily supported by Policy Action 25.3A and B.	CDD	General Fund	January 2029, with annual evaluations of progress on mall site, and revise programs as appropriate to achieve anticipated outcomes

\*These programs are intended to affirmatively further fair housing in the City of Citrus Heights for the 2021-2029 Housing Element planning period.



S A C O G



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UCLA Anderson  
School of Management

Applied Management Research Project

Team 16

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## **I. Executive Summary**

### **1. Overview**

Our team worked closely with the Sacramento Area Council of Governments (SACOG) and the City of Citrus Heights (CH) to determine the appropriate density level and zoning for affordable housing in CH. The main purpose of affordable housing is to provide housing that is affordable to Low and Very Low Income households (<80% of local Area Median Income (AMI)). Housing is considered affordable when rents or sales prices do not exceed 30% of the household income (household income differs by income groups – e.g. Very Low Income: 30% to 50% of local AMI). The state mandates that all California cities, towns, and counties must plan for housing needs through the Regional Housing Needs Allocation (RHNA). Governed by the California Department of Housing and Community Development (HCD), RHNA assigns the number of new housing units needed to be planned for by each jurisdiction and must be fulfilled in an eight-year period.

Incorporated in 1997, CH is situated in the northern Sacramento County region. With a population of 87,910, CH is an established community that offers a business-friendly environment. Because CH is classified as part of a Metropolitan Statistical Areas (MSA), the state requires “default density” of 30 units per acre for affordable housing. Due to factors such as low land value, development fees, and housing market rates (rents/sales prices), the default density does not always result in affordable housing or may be denser than necessary in less urban MSA like CH. Our team and CH team researched the market conditions of CH, conducted feasibility analysis of the “Affordability Factors”, and searched for benchmarks to find ways to encourage affordable housing in CH and understand what level of density results in affordable housing.

### **2. Scope**

The project is focused on the main areas of CH, looking at the current market conditions of the housing market and reviewing past development projects of CH. Our primary focus is to



provide analysis on the potential barriers to affordable housing development and factors including the appropriate density levels based on current market rates to sufficiently provide affordable housing in CH. For the comparable cases, we not only searched for cases within the Sacramento County region but also cities with similar demographics in the entire U.S.

### **3. Methodology**

As our secondary research, we gathered data to gain information about the current market conditions of the housing market in CH, using the information provided by SACOG, CH, RHNA, research papers from various institutions, and housing websites such as Zillow and Apartments.com.

For our primary research, we conducted in-depth interviews with various stakeholders, including housing officials of both SACOG and CH, affordable housing developers, and property managers in CH to gain further insights and build on the findings of our secondary research. Finally, we synthesized all our findings to suggest an appropriate density level for affordable housing in CH.

### **4. Findings**

Through our research, we discovered that several factors other than density can impact the affordability of affordable housing in CH. Such factors include lower land costs and development fees than those of surrounding cities, proximity to public transportation, and relatively flexible development standards. In addition, after a thorough analysis of the market rates of both rents and sales prices in CH, we found out that while the current market rates for rents and sales prices were affordable for Low Income households, they were not affordable for Very Low Income households. Moreover, the zoning, either RD20 or RD30, did not affect the affordability of the rents and sales prices.

## **5. Recommendations**

Given the availability of RD20 zoned land and relatively low market prices, 20 units per acre (RD20 zoning) is the most appropriate for affordable housing in CH. However, as rents and sales prices to rise, CH should consider various government subsidies to bridge the gap between market prices and income levels to further accommodate Low Income and Very Low Income households.

## **II. Introduction**

### **1. Project Objectives**

Our team worked in a six-month consulting engagement with SACOG and CH to develop a strategic business or consulting plan to address timely and critical issues related to urban housing markets; affordable housing policy, provision, and sustainability; particularly the housing needs and outcomes of low-income and workforce households. Our research is mainly focused on what level of density would result in affordable housing and suggest incentives to encourage more affordable housing in CH.

### **2. Overview of Affordable Housing**

#### **2.1 Definition**

Housing is considered “affordable” if rent and utilities do not exceed 30% of the monthly household income. Residents’ income must qualify with a household income that is less than 80% of AMI, which is considered Low Income (50-80% of AMI) or Very Low Income (< 50% of AMI). Qualified developers of affordable projects can obtain access to a variety of federal and state funding sources including the No Place Like Home (NPLH) program, enacted in 2016 through Assembly Bills 1618 and 1628 and approved by voters on Nov. 6, 2018. Developers of affordable projects must agree to continually provide the units as affordable for 55 years.

The term “affordable housing” can mean different things; it is most often used to describe housing that receives some form of government subsidy to keep rents low as mentioned above. It can also mean housing that is naturally affordable simply because the market rent for the units falls into the range that can be considered affordable to a low- or moderate-income household. This is called “affordable at market rate” and it usually occurs due to amenities, condition, age, and/or location of the units.

## 2.2 Purpose<sup>1</sup>

Well-designed affordable housing developments can have a substantially positive impact on the surrounding communities, particularly in urban environments. Affordable housing uplifts residents, encourages social connections, reduces overcrowding, increases adjacent property values, attracts businesses and jobs, and lowers crime rates.

Developers, designers, housing organizations, and community advocates can work together to create vibrant communities in affordable housing developments. Architects can design projects that support the physical, mental, and social well-being of the people who live and work in those spaces while providing innovative solutions to existing and potential problems.

Affordable housing development also generates employment opportunities for the community and stimulates the local economy. Affordable housing developments promote diversity by creating communities that unite people of different socio-economic, educational, professional, and cultural backgrounds.

Cities that lack affordable housing frequently become segregated and fail to meet the needs of families living under a variety of circumstances, leading to higher poverty rates and severe distress in poor, and segregated neighborhoods.

## 2.3 Regional Housing Needs Allocation (RHNA)

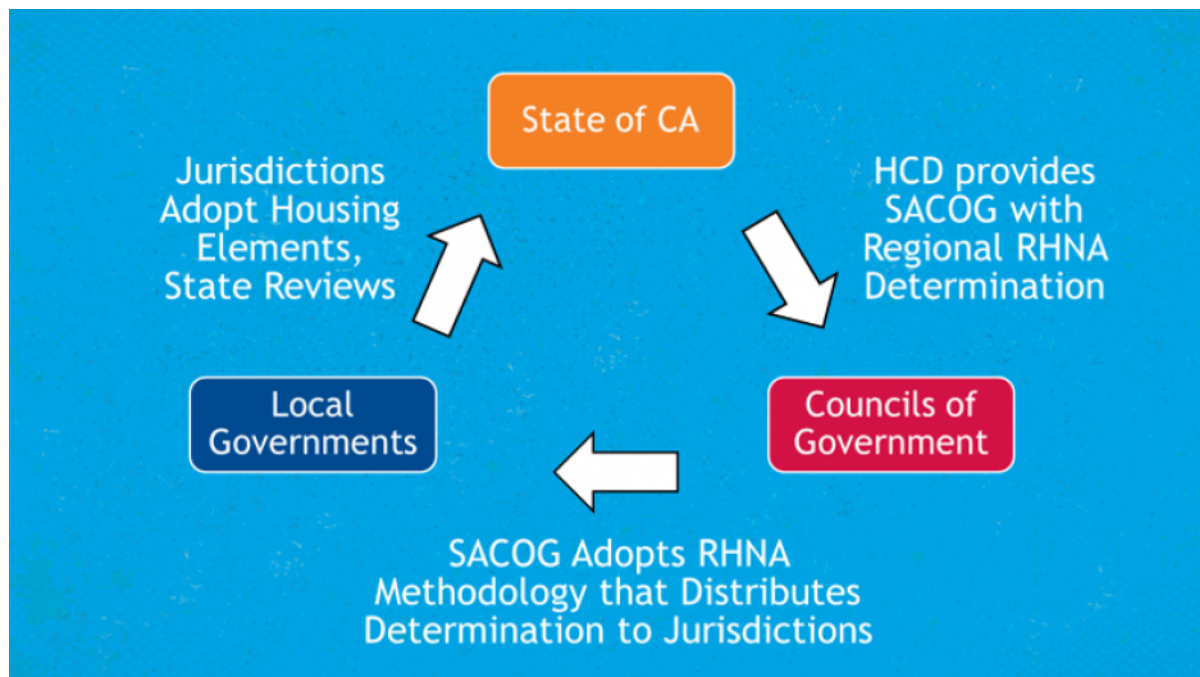
SACOG plays a key role in the state's Regional Housing Needs Allocation (RHNA) process. Every eight years, the State of California's Housing and Community Development Department (HCD) provides SACOG with a regional determination, which represents the number of housing units the region must plan for. The total allocation is broken down into four income categories and the lower two income categories (Low Income and Very Low Income) must be accommodated on sites zoned for higher densities. SACOG is responsible for developing a

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<sup>1</sup> *5 Reasons Affordable Housing Creates a Better World, AD&V*

methodology for allocating these units by income category to each city and county in the region. Once jurisdictions have their RHNA, they must adopt a “Housing Element” that demonstrates how they can accommodate their RHNA in their zoning. For non-RHNA housing issues, like CEQA streamlining opportunities, housing research and resources, and data for updating housing elements, please see SACOG’s housing page under projects.<sup>2</sup>

### RHNA Process



Source: SACOG.org

On November 21, 2019, the SACOG Board of Directors adopted the Cycle 6 (2021-29) RHNA methodology, which provides the number of total housing units that each jurisdiction in the SACOG region must zone for during the next 8-year period.

<sup>2</sup> *Regional Housing Needs Allocation (RHNA)*, SACOG.org

### 3. Overview of Citrus Heights

#### 3.1 Economic background

Located in the heart of California's capital region, Citrus Heights is an established community with an estimated population of 87,910. CH is situated in northern Sacramento County and shares borders with Roseville (North), Orangevale (East), Fair Oaks (South), and Antelope/Foothill Farms (West).

CH offers a business-friendly environment with a solid base of small businesses, retail chains, and food service establishments. With an ongoing commitment to providing high-quality, economical, and responsive services to the local community, Citrus Heights is well-positioned for future economic development and redevelopment opportunities.

Despite its urban proximity, CH maintains a small-town feel, providing a strong sense of community and belonging for residents. Residents demonstrate great pride in CH and the community regularly gathers for celebrations and events.<sup>3</sup>

**Main Economic Indicators in Citrus Heights**

Description	Measure
Population	
2018 Population Estimate (as of July 1, 2018)	87,910
2017 ACS 5-Year Population Estimate	86,618
Median Age	37.6
Number of Companies	5,797
Educational Attainment: Percent high school graduate or higher	90.2%
Total housing units	35,309
Median Household Income	54,373
Individuals below poverty level	13.2%

Source: Factfinder.census.gov

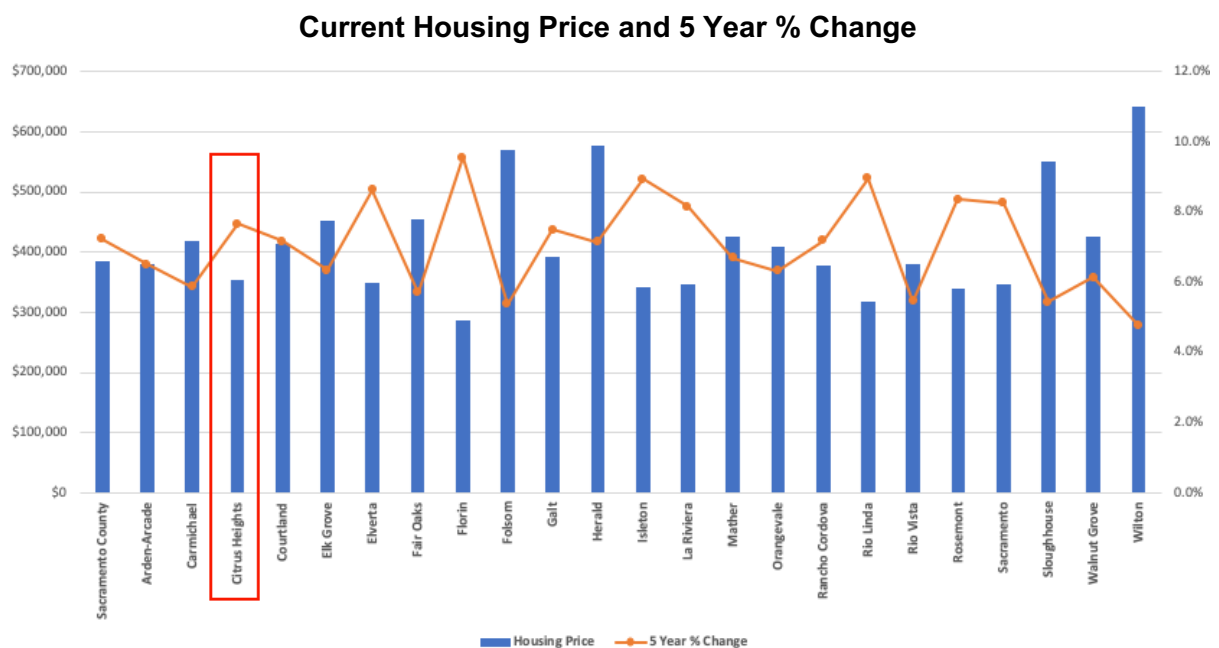
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<sup>3</sup> *Community Profile, citrusheights.net*

### 3.2 Housing Market

#### a. Housing Demand

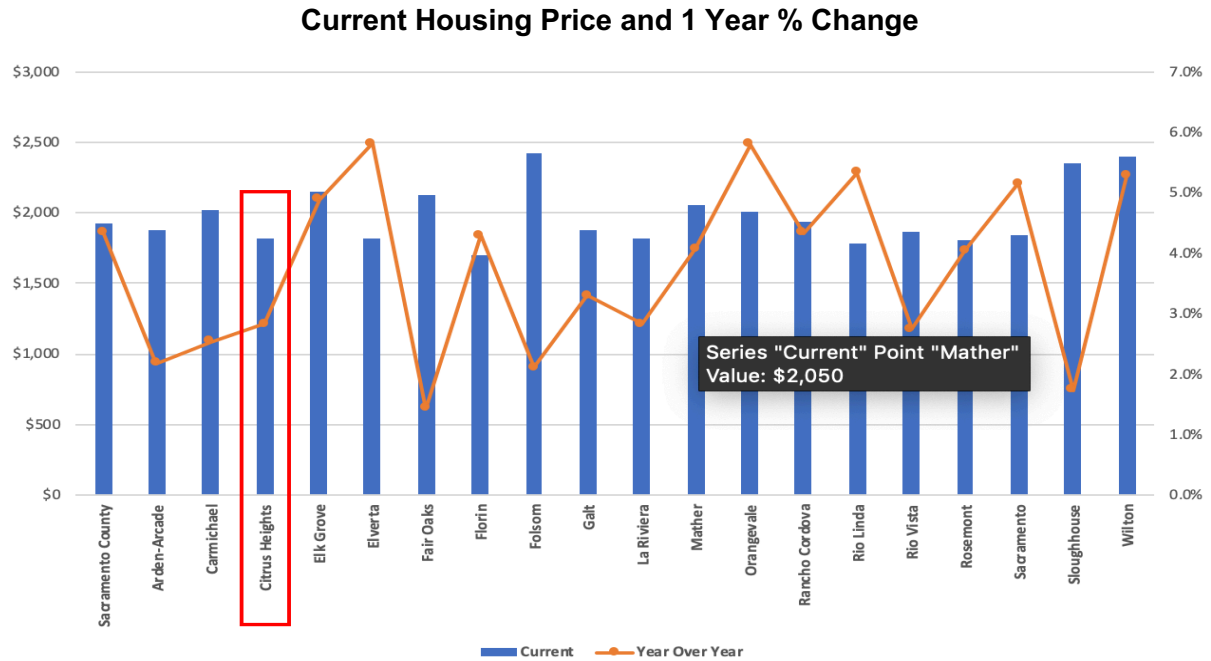
The unprecedented downturn in the economy during the mid-2000's dramatically shifted the housing market in CH and throughout California. Within the city limits, there are 35,309 housing units. In 2016, a total of 1,010 homes were sold in CH with a median sales price of approximately \$285,000 (Metrolist, 2017). CH provides an affordable living environment with quality services, central within the Sacramento region.<sup>4</sup> Compared to other communities in and around Sacramento County, CH has a relatively low average housing price, with a moderate increase in housing price over the last 5 years. Both rents and sales prices are among the lowest in Sacramento County.



Source: Zillow

<sup>4</sup> Last year's Housing Market, *Citrusheights.net*





Source: Zillow

### b. Affordable Housing Allocation and Under Construction

CH offers a variety of affordable housing options. Listed below are apartment complexes, publicly owned and privately owned, located in CH. Sacramento Housing and Redevelopment Agency (SHRA) administers the Housing Choice Voucher (HCV) program. As part of the HCV program, the tenant pays approximately 30 percent of their income towards rent and the remainder is paid by the U.S. Department of Housing and Urban Development (HUD) funds directly to the landlord.

#### Publicly Owned Apartment Complexes

Apartment complex	Location	Number of assisted units
Sierra Hills Apartments	6054 Shupe Drive	20
Shadow Ridge Apartments	6111 Shupe Drive	3
Mariposa Manor	6250 Mariposa Avenue	24
Louis F. Glud Commons	6649 Sunrise Boulevard	15
Tiara Terrance	7500 Tiara Way	20
7554 Cook Avenue	7554 Cook Avenue	8

**Privately-Owned Apartment Complexes\***

<b>Apartment complex</b>	<b>Location</b>	<b>Number of assisted units</b>
Arborelle Apartments	8007 Sunrise Boulevard	177
Greenback Manor	7500 Greenback Lane	156
Normandy Park (Senior Complex)	7575 Madison Avenue	82
Vintage Oaks (Senior Complex)	7340 Stock Ranch Road	235

\* They are privately owned but subsidized with public funds. Therefore, the following apartment complexes are required to maintain a certain percentage of rental units at affordable rates.

Source: Affordable housing list, Citrusheights.net

## **4. Problem Statement & Scope**

### **4.1 Problem**

Even though the need for affordable housing units has been soaring in the United States, CH has had only two new affordable housing projects approved for the last ten years. The state has adopted “default density” that is applied unilaterally in “urban” communities despite the differences in local conditions that impact housing affordability. Urban areas or coastal communities (San Francisco, Los Angeles, San Diego, etc.), require a density of at least 30 units per acre to result in affordable housing (In these areas, usually 30 units per acre is not nearly dense enough to produce affordable housing). On the other hand, “less” urban communities can produce affordable housing at much lower densities, due to a variety of local factors, or “Affordability Factors.”

Affordable housing development in CH has been mainly constructed on RD20 or RD10 because there are only few denser lands (>20 units per acre) available in the city. (Definition: RD10 is the most common duplex zoning district, although other multifamily uses are permitted with a use permit. A maximum of 10 dwelling units per net acre is allowed. RD20, same as RD10, except allowing a maximum density of 20 dwelling units per acre)

### **4.2. Scope**

The focus of the project will be on the following main areas within CH:

- a. Review housing market trends and previous affordable housing projects in CH to understand the feasibility with the current market condition
- b. Research mechanisms that may encourage affordable housing development in the city as well as the barriers of developing affordable housing
- c. Analyze affordability at market rate by reviewing current rents and sales prices in CH and determine density levels that would result in affordable housing

### III. Methodology

Based on preliminary discussions with SACOG program manager, the project team in CH, and the faculty advisor, our team has developed the following three-step approach for achieving the final objectives.

**a. Collection and analysis of secondary research:** Gather and synthesize data regarding the current market condition in CH and study benchmark cases through inter/intra-regional analysis.

**b. Conduct primary research to build on primary research findings:** Prepare primary research tools and conduct interviews to understand the barriers of developing affordable housing.

**c. Synthesize research findings into recommendations:** Analyze research findings to develop solutions that are applicable to the city and further applied to other regions in Sacramento County.

## IV. Analysis and Findings

### 1. Financial Feasibility Analysis

#### 1.1. Land Costs

The cost of land can affect the ability to produce affordable housing. CH has a variety of residential zoning designations ranging from large lot semi-rural lands to dense multifamily properties. The cost of land can vary widely based on location, desirability, and density of allowed development.

**Summary of Land Value in Sacramento County**

	California (average)	Sacramento County
Land value (per acre)	\$837, 269	\$395,200
Land share of property value	28.5%	24.6%
% change in land value	125%	150%

Source: Federal Housing Finance Agency

According to the data from the Federal Housing Finance Agency, the average land value in Sacramento County increased 50% from \$264,200 to \$395,200, a lot more compared to the average of all California Counties (25%). The average land value of Sacramento County in 2019 is \$395,200.00, which is low compared to the average land value of all counties in California (\$837,268.89). Moreover, land share of property value in Sacramento County stays at around 24.6%, which is also lower than the average of California, which is at 28.5%.

#### 1.2. Parcel Size

##### a. Overview

Parcel size can determine the layout, design, and overall unit yield that can make or break an affordable housing project. Developers of affordable rental housing have indicated that parcel size that would result in unit yields of at least 80-120 units is necessary to ensure long-term

feasibility and ability to cover operational costs associated with the required amenities for many finance structures for rental housing. The specific density is not necessarily as important as total unit yield; rather the combination of density and parcel size allowing at least 80 units is a key to delivering affordable housing.<sup>5</sup> To understand the situation of CH compared to other regions, inter-and-intra-regional analysis has been conducted. Most affordable projects have been granted tax credits, of which the information is accessible on The California Tax Credit Allocation Committee (TCAC) website. Among the lists of affordable units, CH's affordable units were compared with similar (median household income and population-wide) region in Sacramento (Carmichael) and a distinctive region outside of Sacramento (LA).

#### **b. Citrus Heights' Affordable Housing Relationship of Parcel Size to Density**

The average parcel size of affordable projects in CH over 80 units is 6.75 acres with an average density of 25.16 units per acre (over 80 units). This data shows the city can accommodate affordable housing at a lower density by having adequate parcel size. Due to relatively cheaper land costs in CH, affordable housing projects in this city with larger parcels ended up with lower density. Normandy Park Apartments is a recent example of an affordable project in the City that yielded total units within this range (116 total), despite mixed zoning (LC at 20 du/ac and RD10 at 10 du/acre) on a moderately sized parcel (5.32 acres). The project benefited from a 25% density bonus as well as other development standard fee waivers.

**Parcel Size to Density in Citrus Heights**

Project	Address	Units	Parcel Size (acre)	Density (per acre)
Arborelle Apartments	8007 Sunrise Blvd.	177	7.95	22.3
Greenback Manor	7500 Greenback Lane	156	5.74	27.2
Normandy Park	7575 Madison Avenue	116	5.32	21.8
Vintage Oaks	7340 Stock Ranch Road	235	7.99	29.4

Source: TCAC, RedFin

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<sup>5</sup> *Producing Affordable Housing in Citrus Heights: An Alternative to the "Default Density", City of Citrus Heights, 2013*

There have been several examples of recent multi-family development on smaller parcels that have resulted in market rate ownership of housing that is available at affordable prices. Due to the built-out nature of the city, most future development opportunities will be on smaller infill sites.

### **c. Carmichael's Affordable Housing Relationship of Parcel Size to Density**

Having similar demography (Median Household Income – CH: \$51,150/Carmichael: \$53,482) and size (Population – CH: 87,931/Carmichael: 61,752), but slightly different economy (Median Housing Price – CH: \$165,500/Carmichael: \$216,250, Median Rental Prices – CH: \$828/Carmichael: \$727), Carmichael has smaller parcel size (average 4.1) and higher density (26.4). This indicates the value of the properties would lead to smaller parcel size.

**Parcel Size to Density in Carmichael**

Project	Address	Units	Parcel Size (acre)	Density (per acre)
Sierra Sunrise Senior Apartments	4525 Manzanita Avenue	119	4.01	29.6
Kenneth Park Apartments	5945 Kenneth Avenue	97	4.18	23.2

Source: TCAC, RedFin

### **d. Sacramento and LA's Affordable Housing relationship of Parcel Size to Density**

The average parcel size of affordable projects in Sacramento County over 80 units is 6.33 acres with the average density as 30.9 units per acre, while Los Angeles has 3.34 acres as the average Parcel Size of the projects with the average density as 82.3 units per acre. This shows how different economic situations form a different approach to affordable housing production.

## **1.3 Density**

### **a. Default Density for affordable housing**

The default density option was adopted in 2003 by consensus with local government representatives, builders, planners, and advocates through the Housing Element Working



Group which was convened by the Department in 2003. The default density is established using population and other details as follows:

- Incorporated cities within nonmetropolitan/rural counties and non-metropolitan counties with micropolitan areas (15 units or more per acre)
- Unincorporated areas in all non-metropolitan counties (10 units or more per acre)
- Suburban Jurisdiction (20 units or more per acre)
- Metropolitan Jurisdictions (30 units or more per acre)

CH falls under Metropolitan Jurisdiction (30 units or more per acre)<sup>6</sup> and if the city wants to count a site zoned for less than 30 units per acre as lower-income, it would have to provide an analysis of “market demand, financial feasibility, or information based on development project experience within a zone that provides housing for lower-income households.”<sup>7</sup>

#### **b. Higher density would be a hurdle for affordable housing**

Increased allowable density can artificially increase land value to the point that affordable projects are not feasible<sup>8</sup>. Landowners are cognizant of the perceived value of higher density vacant land and require higher prices for these lands when they enter the market.

#### **c. Lower Density combined with density bonus would be a key for feasibility**

Many developers in the previous Housing Affordability Analysis in 2013 felt that although important, density is not the largest barrier preventing affordable housing<sup>9</sup>. Many developers

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<sup>6</sup> *Default Density Standard Option – 2010 Census Update, DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT State of California, June 20, 2012*

<sup>7</sup> *Default Density Standard Option – 2010 Census Update, DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT State of California, June 20, 2012*

<sup>8</sup> *Producing Affordable Housing in Citrus Heights: An alternative to the “default density”, City of Citrus Heights, 2013*

<sup>9</sup> *Producing Affordable Housing in Citrus Heights: An alternative to the “default density”, City of Citrus Heights, 2013*

had stated that most projects are being constructed below the allowable density. (See many cases in Sacramento compared to Los Angeles.) Others had utilized state density bonus laws to increase unit yields in lower density zoning to make a project feasible.

A few developers indicated that increased densities could lead to increased construction costs. Depending on unit count, density, and physical site characteristics, densities approaching 30 units per acre can often require four-story construction, underground/under unit construction, or other design feature that can result in higher costs or even diminishing returns for the development.

Some developers had suggested that the density of 20 units per acre can result in affordable housing production, particularly if there are other financial incentives available for affordable development (low or reduced fees, available infrastructure, cheaper land costs, suitable location, reasonable development standards or combination of these).

The affordability of multi-family housing varies only slightly between different density zoning designations. The vast majority of multi-family housing was developed within either the RD20 or RD30 zoning designation. The below table compares the average rents between existing multi-family housing in the RD20 and RD30 zones. The table demonstrates that affordability levels of RD20 and RD30 are nearly identical (in fact, market rents for multi-family housing in RD20 ranges 1-5% more affordable than multi-family housing in RD30).

**Average Housing Price in Citrus Heights by Unit Type and Zoning**

Unit Type	Zoning	
	RD20	RD30
Studio	\$1,092	\$1,103
1-Bedroom	\$1,294	\$1,301
2-Bedroom	\$1,399	\$1,464

Source: Apartment.com, 2020

## 1.4. Development Fees

Development fees are another important factor that impacts the ability to produce affordable housing. For this analysis, we focused on city development fees that fall into one of two broad categories: “planning and building service fees” and “impact and offset fees.” Also, to estimate a given project’s total development fees, we designed two prototypical projects: a multifamily project and a single-family project.

### Prototype

	Multifamily project	Single family project
Location	Urban infill	Suburban greenfield
Units	100 apartments	20 single family homes
Bedrooms per unit	1 bedroom: 50 units 2 bedrooms: 50 units	3 bed / 2.5 bath: 10 units 4 bed / 3 bath: 10 units
Stories	5 residential stories above 2-story parking garages	2-story homes
Square feet per unit	850	2,000
Total building square feet	143,240	50,680
Lot size	0.64 acre	2.44 acre
Density	156.3 / acre	8.2 / acre

Source: The Cost of Housing Development Fees in California, Turner Center

According to the research, CH has comparatively lower development fees within Sacramento County, which can attract developers to initiate a project within the area. Furthermore, the city has been offering several incentives to further encourage developments. Since 2001, the city has provided 52.75 sewer credits to a variety of residential development, including Sunrise Lofts (See Development Experience, below). Also, the city has allowed for deferred permit fees for 47 units, including Camden Place, a market-rate residential development that is considered affordable. The city will continue to offer both sewer credits and deferred permit fees on a case by case basis throughout the 2013-2021 planning period.<sup>10</sup>

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<sup>10</sup> *Producing Affordable Housing in Citrus Heights An alternative to the “default density”, City of Citrus Heights, 2013*

### Single-Family Development Fees

	Sacramento	Los Angeles	Roseville	Oakland	Irvine	Fremont
Total project fees	423,485	642,549	728,782	1,243,353	2,928,004	3,132,282
Service fees	76,399	166,612	68,890	536,400	1,183,863	234,355
Planning service	24,242	96,380	25,447	68,781	94,345	60,945
Building service	52,157	70,232	43,443	467,619	1,089,518	173,410
Impact fees	347,086	475,937	659,892	706,953	1,744,141	2,897,927

### Multi-Family Development Fees

	Sacramento	Los Angeles	Roseville	Oakland	Irvine	Fremont
Total project fees	1,725,739	1,174,642	1,810,506	3,455,593	6,268,064	7,515,775
Service fees	212,633	249,723	141,742	655,203	1,199,031	305,993
Planning service	31,529	80,464	35,865	30,961	103,304	54,705
Building service	181,104	169,259	105,877	624,242	1,095,727	251,288
Impact fees	1,513,106	924,919	1,668,764	2,800,390	5,069,033	7,209,782

## 1.5 Development Standards

Development standards such as parking requirements, open space requirements, balcony size restrictions, and specific amenities can increase costs associated with developing affordable housing. The majority of these development standards are consistent with other development requirements throughout the region. Discussions with developers have indicated that occasionally parking requirements are problematic for the development of affordable housing because parking requirements often drive the need for larger parcel sizes or increased construction costs for various parking solutions.

The city's zoning code allows the review authority to reduce parking requirements for affordable and/or mixed-use projects. The zoning code allows for parking reductions in proximity to transit services and for parking reductions as part of a density bonus concession. Although the city requires development standards for multi-family housing, these standards are not considered overly burdensome; rather many of the financing structures for affordable housing require similar or more restrictive construction techniques and/or amenities to qualify for financing (i.e. Tax Credit Financing).<sup>11</sup>

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<sup>11</sup> *Producing Affordable Housing in Citrus Heights An alternative to the "default density", City of*

## **1.6 Availability of Infrastructure**

Infrastructure costs greatly impact the ability to deliver affordable housing. Costs associated with water, sewer, or road infrastructure can make or break a project from happening. Many developers of affordable housing actively pursue land that is served by the existing infrastructure to lower the costs of establishing an affordable product.

Due to the built-out nature of CH, infrastructure is available for all development projects. Typical improvements are limited to on-site improvements, and adequate capacity is available to serve new developments. Public improvements such as roadway improvements are generally limited in nature due to the infill nature of development in the city.

## **1.7. Location**

The location of affordable housing can greatly impact the affordability of the project. Housing located closer to employment centers, transit, schools, parks, and related amenities can greatly reduce the costs of living for residents. In addition, several key sources of funding require location proximity to these features to be competitive for the financing of affordable housing. Sites that are within proximity to local amenities and services sufficient to garner competitive financing program points are frequently in the higher land cost areas. Location plays a key role in the affordable housing market. CH has a variety of vacant and underutilized parcels close to amenities necessary for financing and increased affordability.

## 1.8. Transportation

### a. New Comprehensive Transit Plan (CHTP) in 2018

As a largely built-out community, the city recognizes the importance of focusing on new development near existing transit corridors and near employment centers. In 2018, the city updated its comprehensive transit plan. Citrus Heights City Council adopted the Citrus Heights Comprehensive Transit Plan (CHTP) on October 11, 2018. The CHTP evaluated services provided by Sacramento Regional Transit (SacRT) to CH area and the connections provided to the surrounding region, including the cities of Roseville, Folsom, Rancho Cordova, and downtown Sacramento; transfer stations and light rail stations; weekday, weekend and evening service hours; fixed routes and on-demand service (SmaRT Ride); makes recommendations related to service standards, performance measures, and future transit system goals.<sup>12</sup> Although the city's prior General Plan was effective for the city, complying with new state laws AB32 and SB375 drove the General Plan Update. The city's existing land use patterns and existing zoning regulations largely supported the state's efforts to encourage development adjacent to transit corridors and at densities that support transit and mixed uses.

### b. Transit plays an important role in economy

Transit plays an especially important role in enhancing CH's connections with the broader Sacramento region. First, it improves access to local and regional employment. Downtown Sacramento is one of the region's primary employment bases, and SacRT connects Citrus Heights to Downtown through the Blue Line via local fixed-route and express bus routes and the Gold Line through fixed-route connections in neighboring Rancho Cordova. The park-and-ride facilities at the light rail stations (namely Watt/I-80 station) also facilitate connections to regional transit for commuters. SacRT also offers direct connections via transit to other local and regional employment opportunities. However, other regional employment centers in Roseville, in adjacent Placer County, and in Rancho Cordova lack direct transit connectivity. The other primary benefit that transit provides to CH is improved social equity outcomes in

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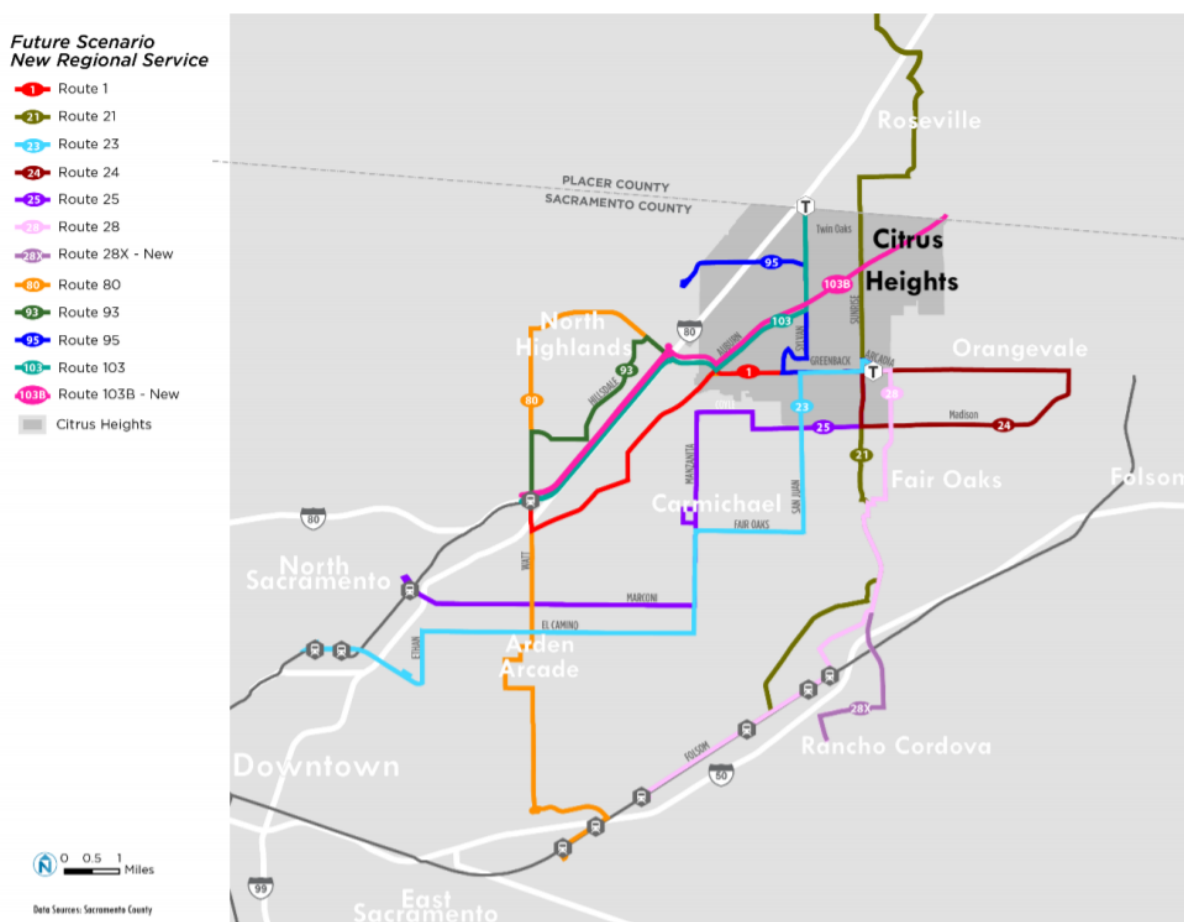
<sup>12</sup> *Citrus Heights Comprehensive Transit Plan, Oct 2018*

terms of access to the educational, medical, and social needs of the population.

### c. Transit helps low income household, the main target of affordable housing

Transit in CH primarily serves those who do not have access to a vehicle, especially low income, immigrant, senior, youth, and disabled populations. It is important to note that CH is home for significant clusters of people who fit those demographic profiles.<sup>13</sup> For many residents of the city, transit access is a lifeline and critical to their ability to reside within the city. Also, of note, many employers within CH, dominated by retailers, also depend on transit to provide access for many of their workers who reside in neighboring communities.

## Future Transit Network Alternative – New Regional Service



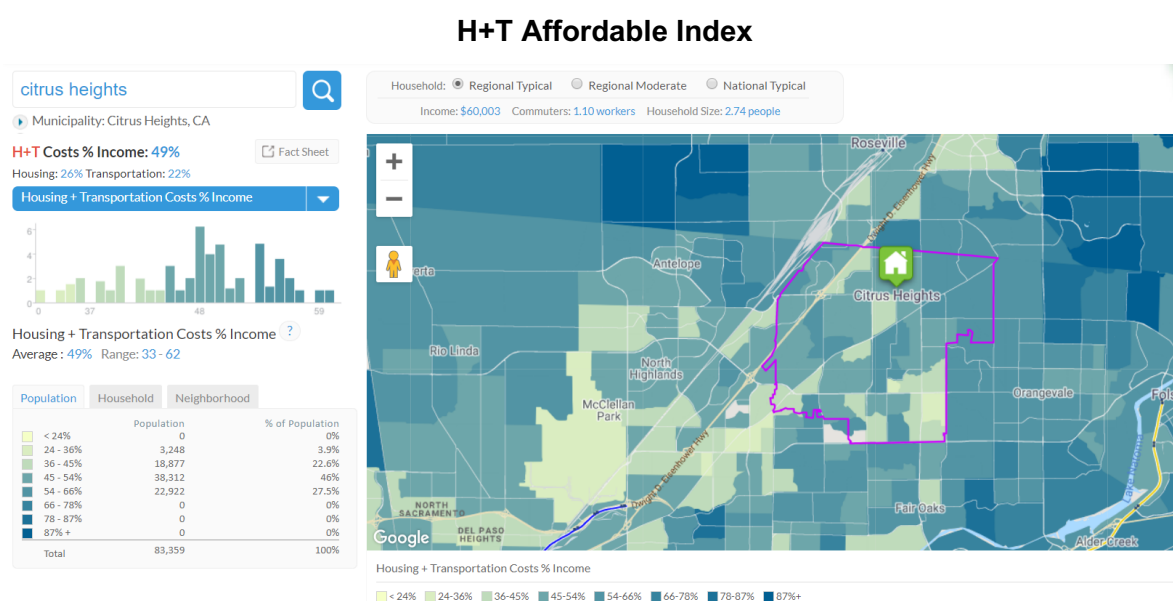
Source: CHTP

<sup>13</sup> *Citrus Heights Comprehensive Transit Plan, Oct 2018*



Transit also provides a number of other benefits to CH, including improved local circulation and connectivity, reduced vehicle trips and traffic congestion, reduced environmental impacts, reduced impacts to the roads, and support of city-wide goals related to economic development, land use, and multimodal travel.

By considering the cost of housing as well as the cost of transportation, “H+T Affordable Index” provides a more comprehensive understanding of the affordability of place. Dividing these costs by the representative income illustrates the cost burden of housing and transportation expenses placed on a typical household. While housing alone is traditionally deemed affordable when consuming no more than 30% of income, the H+T Index incorporates transportation costs—usually a household’s second-largest expense—to show that location-efficient places can be more livable and affordable.<sup>14</sup>



Source: <https://htaindex.cnt.org>

According to H+T Index, CH has a smaller housing and transportation costs percentage (49%) compared to surrounding regions in Sacramento (e.g. Folsom: 72%. Roseville: 59%, Antelope: 55%, Orangeville: 58%).

<sup>14</sup> *H+T index Affordability Index, htaindex.cnt.org*

**d. New Transit Plan with affordable housing development**

Like infrastructure, CH's new transit plan is closely related to affordable housing development, when the projects are located closer to transportation spokes. This would increase the benefit for the low-income populations or seniors who are the main residents of affordable housing units. However, similar to zoning issues (RD30 raises the value of land so that it gets more difficult for developers to acquire the land for affordable housing projects), the value of areas near transit would increase. In addition, CH's General Plan and zoning code allow residential development of commercially zoned properties up to 20 units per acre. Most of its transit corridors are flanked with commercial land, so this is an opportunity to expand on the fact that, although this land is not "vacant" there are redevelopment opportunities for housing proximate to transit service.

## 2. Existing Housing Stock

### 2.1 Overview

CH is a 98% built-out community with a variety of housing types ranging from semi-rural large lot single-family homes to higher density townhomes, apartments, and condos. The current market rate is largely considered one of the more affordable housing markets (both rental and ownership housing) in the Sacramento region.

### 2.2 Market Rate for Sales

After bouncing back from the collapse of the housing market in the late 2000s, the sales prices of housing units have been soaring. However, the market rate of the sales prices in CH is still affordable to most of the income groups. Record low interest rates, the availability of loans with low down payments, and surplus of housing stock have all attributed to maintain affordability for various income levels throughout the state.

The current median home sale prices are affordable by three of the income categories (Low, Median, and Moderate) other than Very Low category. Table below demonstrates that the current housing stock still provides a real opportunity for homeownership in CH.

**Percentage of housing at an affordable price in Citrus Height**

Income group	Maximum affordable home price	Homes sold at or below maximum affordable price
Very Low	\$176,550	28%
Low	\$287,044	78%

Source: 2019 Median Family Income of \$83,600 annually, 2019 HUD income limits, 200 samples at Zillow

If we break down the cases by density, we could get more intriguing insights. While the home sale prices of the least dense zones ( $\leq$  RD10) are not affordable by Low and Very Low categories, those of denser zones ( $\text{RD10} < \leq \text{RD20}$ ) are more affordable.

**Percentage of housing lower than maximum affordable home price by density**

Density	% of total < maximum affordable home price (Very Low)	% of total < maximum affordable home price (Low)
$\leq$ RD10	0%	45.9%
RD10 < $\leq$ RD20	46.7%	96.7%
RD20 < $\leq$ RD30	0%	100%

Source: 2019 Median Family Income of \$83,600 annually, 2019 HUD income limits, 200 cases at Zillow

**2.3 Market Rate for Rents**

After bouncing back from the housing market crisis, market rents for apartment units have drastically soared over the last five years. The average rent for an apartment in CH is \$1,363, a 5% increase from the previous year when the average rent was \$1,296. While Sacramento County's average increase was 1.9 percent, median rental prices rose by 4.8 percent in CH from 2018 to 2019.

For Low Income households, market rents were affordable. Although the gross market rents divided by the monthly household income slightly exceed the affordability limit of 30% (33-38%), one factor to consider is that the prices gathered were offering prices from landlords rather than the actual rents.

After conducting interviews with property managers of three apartments in CH, because of concessions and various promotions, the actual rents were approximately 90% of the listed price, lowering the percentage to under 30%. However, for Very Low Income households, as the gross rent / monthly household income clearly exceeded 30% (52.2-61.4%), the market rents were not affordable. Even after applying minimum rent, the percentage was in the range of 43-60%, exceeding the 30% threshold by a large margin.

**Gross rent affordability for the lower-income categories in Citrus Height**

Household size	Bedroom type	Gross rent affordability for Very Low Income <sup>1)</sup>	Gross rent affordability for Low Income <sup>1)</sup>	Gross market rent range <sup>2)</sup>	Market average rent <sup>3)</sup>
1	Studio	\$733	\$1,171	\$910-1,349	\$1,275
2	1/1	\$836	\$1,339	\$1,060-1,735	\$1,494
3	2/1	\$941	\$1,506	\$1,125-1,765	\$1,649
4	2/2	\$1,045	\$1,673	\$1,300-2,040	\$1,850
5	3/2	\$1,129	\$1,808	\$1,395-2,200	\$2,190
6	3/2	\$1,213	\$1,941	\$2,115-2,260	\$2,480

1) Based on HUD Income Limits, 2019

2) Apartment.com 2/12/2019

3) Rent prices from apartment.com + SHRA allowance for tenant paid utilities (electric) and services - 5/1/2019

### 3. Ineffectiveness of Rezoning in CH

In order for CH to build an affordable housing project in an area less dense than 30 units per acre, the city may rezone the area (i.e. RD20 → RD30). However, this rezoning process would not result in affordable housing at market rate because the average rental price of housing units built on a RD30 zone is not significantly lower than the average rental price of a RD20 zone. According to our research over 100 units in 29 apartments in the city, the average rental price of RD30 is higher in most unit types.

**Average Rental Price in CH by zoning**

Unit type	Zoning	
	RD20	RD30
Studio	1,092	1,113
1/1	1,294	1,307
2/1	1,399	1,529
2/2	1,603	1,558
3/2	1,898	-
3/3	2,188	-

Source: Apartments.com, 100 Units, 29 Apartments

This result suggests that rezoning is not applicable to achieve affordable housing at market rate in CH. In addition, the city currently does not have any available land with zoning denser than or equal to RD30, which makes it even more difficult for the city to meet the default density level of 30 units per acre for affordable housing.

**Vacant Areas in Citrus Heights by zoning**

Zoning	RD 1	RD2	RD3	RD4	RD5	RD10	RD20	SPA	Total
Acres	2.51	29.69	16.04	4.02	34.21	0.20	2.51	0.48	89.65
(%)	2.80	33.12	17.89	4.48	38.15	0.22	2.80	0.54	100

Source: Citrus Heights Vacant, Pending, Underutilized Land Inventory 2013

## 4. Benchmark Cases

### a. Enhanced Infrastructure Financing District (EIFD)<sup>15</sup>

Following the dissolution of local Redevelopment Agencies (RDAs) in 2011, West Sacramento has been adopted one of the new financing strategies for affordable housings, Enhanced Infrastructure Financing District (EIFD). It is to earmark property tax revenue from increases in assessed property values within a designated district to fund economic development. Although EIFD does not include a housing requirement, it can support the production and preservation of affordable housing in a variety of ways. First, EIFD funding may be used to directly subsidize rent-restricted units within mixed-income developments. EIFD funding can also pay for infrastructure, such as parking facilities, bridges, and highways and development fees associated with housing construction, which otherwise passed on to the developers. West Sacramento reshaped Infrastructure Financing District (IFDs) law, including lowering two-thirds voter approval for IFD creation to fifty-fifty percent. Increasing property values in the low-income regions could be a burden for low incomers when it comes to paying for the rent. West Sacramento government successfully used additional tax revenues from the added value of the property in its region to make a more sustainable community with affordable housing and infrastructure development by utilizing EIFD.

### b. Housing-Related Parks Program (HRPP)<sup>16</sup>

The Housing-Related Parks Program (HRPP), a housing incentive program that was created by the state in 2008 and that provides park-related grants to cities and counties for increasing their supply of affordable housing, specifically addresses this mismatch. The funding may be used for parks and recreation projects that benefit the community. The state has witnessed the powerful impact of this incentive program based on the result in Arcata, a coastal city just south

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<sup>15</sup> *Enhanced Infrastructure Financing Districts: West Sacramento, Turner Center for Housing Innovation, UC Berkeley, April 2019*

<sup>16</sup> *Housing Incentive Programs: Arcata, Turner Center for Housing Innovation, UC Berkeley, April 2019*

of the Oregon border. Since Arcata's pre-existing affordable housing development strategy was well aligned with the program, the city was awarded more than \$300,000 in total grant funding from HRPP between 2013 to 2015. HRPP's support has enabled the city not only to provide more places for low-income residents but also to improve the livability of the community through park-related projects. Considering the characteristic of the affordable housing project that could cause resistance from the original residents in the area, this program can be an effective tool to solve the existing problems in the state.

### **c. Affordable Housing Overlay Zones (AHOs)<sup>17</sup>**

To promote more affordable housing development in a low-density area, Oakley was one of the first cities to introduce an Affordable Housing Overlay Zones (AHOs). AHOs are added layers on top of existing zoning ordinances that provide incentives for developers to build housing, particularly affordable housing, within specific districts. Overlay zones may include a variety of incentives for developers to include affordable units in their projects. Some of the incentives provided to developers are as below:

- By-right zoning or administrative project approval
- Streamlined permitting
- Allowing housing in locations not zoned for residential uses
- Lower parking requirements
- Impact fee waivers
- Increased density bonus
- Increased allowable heights

While increased density bonus and allowable heights may not be applicable to developers in the city of Citrus Heights, other incentives such as faster administrative processes and flexible operations of different types of zonings can encourage more affordable housing development

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<sup>17</sup> *Affordable Housing Overlay Zones: Oakley, Turner Center for Housing Innovation, UC Berkeley, April 2019*



in a low-density area. Moreover, overlay zones will provide flexibility not only in format but also in the various land uses, with which the city can regulate and prioritize direct development to site-specific zones.

#### **d. Community Land Trusts<sup>18</sup>**

Homes for sale or rent within the community land trust (CLT) are permanently held below the market cost while also offering the potential for residents to build equity and share in the economic advancement of their neighborhood. Irvine created the Irvine Community Land Trust (Irvine CLT) in 2006 to ensure that all new units created using a public subsidy or as a result of the city's inclusionary housing ordinance would remain affordable in perpetuity.

What distinguishes the CLT model from other affordable housing strategies is its commitment to maintaining affordability long-term by decoupling the land value from the built structure or housing located on the land. Ownership of the land, along with control over the resale of any housing located on its land, allows the CLT to ensure homes will remain available for lower-income households for generations to come.

Local government involvement in CLTs can include administrative or financial assistance, donations of city-owned land, grants, or low-interest loans for developing and financing projects. Cities can also assist CLTs in the acquisition and preservation of housing through local land use regulations such as inclusionary zoning, density bonuses and other mandates or concessions. As a CLT builds its portfolio, municipalities can continue to provide support for its operations through capacity grants. Finally, jurisdictions may assist CLTs through the revision of their tax assessment practices ensuring the fair treatment of resale-restricted homes built on their lands.

From the case of Irvine's CLT, we can derive some useful lessons. CLTs can provide an attractive strategy for municipalities searching for long-term solutions to expanding the supply of affordable housing within their jurisdiction. In addition, CLTs can help market-rate builders

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<sup>18</sup> *Community Land Trust: Irvine, Turner Center for Housing Innovation, UC Berkeley, April 2019*

meet their affordable housing obligations. And unlike traditional subsidies, CLTs provide permanently affordable homes. Finally, state and local government supports are essential to CLT success. The essential challenge lies in finding the most constructive ways of putting municipal resources to work in pursuit of common objectives.

#### **e. Modular Construction <sup>19</sup>**

For developers, one of the main drivers of achieving “affordability” in an affordable housing project is the construction cost. Construction costs can be divided into two categories, “hard costs”, including the cost of materials needed and “soft costs”, the cost of labor. Modular construction is a relatively new method that can potentially reduce the construction costs by significantly reducing the building time, thus cutting “soft costs”. Modular construction is a process in which a building is constructed off-site, under controlled plant conditions, using the same materials and designing to the same codes and standards as conventionally built facilities – but in about half the time. Buildings are produced in “modules” that when put together on site, reflect the identical design intent and specifications of the most sophisticated site-built facility.

By applying the modular construction method, developers can cut costs by 20% and speed up production by between 20% and 40%. Also, because the facility is built off-site, it is unaffected by weather and seasonal changes. According to a developer from Factory OS, a construction company that specializes in modular building, says that “Modular developers can cut the build time on multi-housing by 50%. What has been taking two years for 100 apartments, we can do in a year or less.” In a housing environment where developers have shunned affordable housing due to insufficient returns and complex financing processes, this new cost-cutting method can be good news <sup>20</sup>. Modular construction is not just a theory and investors are also taking notice. Katerra, a three-year-old prefabricated building company in the Silicon Valley city of Menlo Park, has raised \$1.1 billion in venture capital.

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<sup>19</sup> *The Move to Modular Housing: Cutting Costs to Advance Affordable Housing*, [lgc.org](http://lgc.org)

<sup>20</sup> *Modular Construction: A solution to affordable housing challenges*, *Cornell Real Estate Review*, April 2019

Moreover, many cities in the U.S. have noticed the advantages of modular construction. In San Francisco, the mayor committed the city to purchase \$100 million worth of modular affordable housing to address its housing needs. Also, in nearby Oakland, Factory OS is already building modular studios for formerly homeless people, 110 apartments in West Oakland and 300 homes for the tech giant, Google. In addition, in the Westlake neighborhood of Los Angeles, the new housing project employs advanced modular construction to transform steel modules sourced from China into a five-story, 84-unit residential building.

## 5. Current Incentives

### a. General

First, the vast majority of new affordable housing constructed nationwide is subsidized in part by the federal Low-Income Housing Tax Credit (LIHTC) program. With LIHTC, as with similar state and local subsidies, the subsidized units remain affordable for several decades and then eventually revert to market-rate. Second, for tenants of these rent-restricted units, their housing situation can become precarious upon the expiration of the subsidy agreement. A fund collected by additional taxes due to the increase in property value to support the construction fee, *infra*, etc. Third, the Sacramento Housing and Redevelopment Agency (SHRA) administers the Housing Choice Voucher (HCV) program. As part of the HCV program, the tenant pays approximately 30 percent of their income towards rent and the remainder is paid by the U.S. Department of Housing and Urban Development (HUD) funds directly to the landlord.

### b. Goals, policies, and actions <sup>21</sup>

- Increase the level of home ownership in the community.
- Preserve the existing housing supply and assure its continuing quality.
- Optimize remaining development opportunities.
- Ensure that adequate housing is available to all residents including those with special needs such as seniors and homeless persons.

### c. Policies to increase homeownership opportunities to ensure a balance of housing and housing types

Policy 24.1: Support the use of public and private funds to assist first-time homebuyers.

Policy 24.2: Assist in the conversion of rental developments to owner occupancy where appropriate.

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<sup>21</sup> *Citrus Heights Community Development General Plan Policy*

**d. Policies to provide adequate sites for a variety of housing opportunities to serve all residents**

Policy 25.1: Promote development of a variety of housing types in terms of location, cost, design, style, type, and tenure, while ensuring compatibility with adjacent uses of land.

Policy 25.2: Strive to meet the city's fair share housing allocation based on the RHNA.

Policy 25.3: Facilitate mixed-use development and redevelopment in appropriate areas.

Policy 25.4: Support a variety of housing opportunities on vacant or underutilized lands.

Policy 25.5: 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.

**e. Policies to develop, conserve, and improve the housing stock to ensure decent accommodations for all segments of the community**

Policy 26.1: Encourage the conservation and improvement of existing housing.

Policy 26.3: Promote improvements and rehabilitation to enhance the quality of multi-family developments.

Policy 26.5: Conserve the city's stock of sound and viable mobile home and manufactured homes as an important part of the city's affordable housing stock.

**f. Policy to conserve currently assisted units to ensure availability of housing for lower income households**

Policy 27.1: Pursue all available strategies and procedures to preserve government - assisted units that are at risk of conversion to market rate.

**g. Policies to ensure housing opportunities for all segments of the community**

Policy 28.1: Pursue necessary resources for the development, maintenance and preservation of emergency housing, transitional housing, and housing to accommodate other special needs.

Policy 28.2: Endeavor to meet the housing needs of homeless persons.

Policy 28.3: Support and cooperate with regional and community-based organizations in the delivery of special needs housing resources.

Policy 28.4: Assess the city's housing needs and the progress toward meeting its housing goals.

Policy 28.5: Encourage development of a variety of sizes, design, and styles of housing so that residents will be encouraged to stay in CH as their housing needs change.

Policy 28.6: Enforce Local, State and Federal laws prohibiting discrimination in housing.

Policy 28.7: Minimize government constraints on the production of housing to the extent feasible, while meeting public facility and service needs.

Policy 28.8: Create housing to help meet the needs of the community.

#### **IV. Recommendations & Implementation**

##### **: For Citrus Heights, 20 units per acre is most appropriate for affordable housing**

Through studying economics around the housing environment in CH and analyzing financial data from the previous affordable housing projects in the city and affordability at market rate (rents/sale price), we conclude that the city can continue to produce affordable housing at densities lower than the default density of 30 units per acre.

- a. The economy around the housing environment in CH has changed.
  - Rents and sales prices in CH have been soaring since 2012: rents increased by 73% and sales prices increased by 125%.
  - From 2012 to 2019 median income only increased by 10%.
- a. Land values in the city are still relatively lower than other communities in Sacramento County.
- b. The city's development fees are amongst the lowest in the region.
- c. Infrastructure is readily available due to the built-out nature of the community.
- d. The city has adopted policies that support affordable housing.
- e. Most of the city, particularly along its corridors, is affordable even when factoring in transportation costs.
- f. The city does not have enough vacant or underutilized land denser than 20 units per acre, while it does have relatively enough land under 20 units per acre.
- g. Rezoning RD20 to RD30 does not create affordability at market rate due to the insignificant differences in rental prices between the two zonings.
- h. Recent market rates are affordable for Low Income group at densities 20 units per acre in terms of rents and sale price, but not affordable for Very Low Income group.
- i. Increased density has not resulted in increased affordability in the city, especially due to increased land costs and construction costs for higher density.

Therefore, it is recommended that the city sets the zones for affordable housing at 20 units per acre for the RHNA assignments. This decision requires to provide further analysis of financial feasibility, or information based on development project experience within a zone that provides

housing for lower-income households. Moreover, as rents and sales prices are predicted to increase continuously, Citrus Heights should consider various government subsidies to bridge the gap between market prices and income levels to further accommodate Low Income and Very Low Income households.



## (Appendix)

## 1. Parcel Size and Density of Sacramento Affordable Units (over 80 units/63 samples)

Project	Project Address	City/Zip Code	Total Units	Sq. Ft. (Land)	Parcel Size (Acres)	Development Date	Density	Housing Type
Capitol Lofts	1108 R Street, Sacramento, CA 95811	Sacramento	116	81,048	1.86	1900	62.3	Large Family
Ladan Apartments II	2300 Auburn Blvd., Sacramento, CA 95821	Sacramento	147	208,217	4.78	1962	30.8	Senior
Asbury Place	1520 Morse Avenue, Sacramento, CA 95864	Sacramento	104	149,411	3.43	1964	30.3	Non Targeted
Florin Meadows Apartments	7301 29th Street, Sacramento, CA 95822	Sacramento	244	255,697	5.87	1969	41.6	Large Family
River Garden Estates	2201 Northview Drive, Sacramento, CA 95818	Sacramento	124	313,196	7.19	1970	17.2	Large Family
Campus Gardens Apts aka: Mulhe	655 Howe Avenue, Sacramento, CA 95825	Sacramento	126	253,955	5.83	1970	21.6	Non Targeted
Kennedy Estates	6501 Elder Creek Road, Sacramento, CA 95824	Sacramento	100	257,875	5.92	1971	16.9	Large Family
Rancho Cordova Apartments	10685 Coloma Road, Rancho Cordova, CA 95670	Rancho Cordova	95	261,360	6.00	1971	15.8	Large Family
Ping Yuen Center	420 "I" Street, Sacramento, CA 95814	Sacramento	82	67,621	1.55	1971	52.8	Senior
Shiloh Arms Apartments	4009 23rd Avenue, Sacramento, CA 95820	Sacramento	107	192,971	4.43	1971	24.2	Large Family
Greenfair Apartments	701 Fairgrounds Dr, Sacramento, CA 95817	Sacramento	387	87,408	2.01	1972	192.9	Non Targeted
Roswood Manor Apartments	9400 North Kiefer Boulevard, Sacramento, CA 95826	Sacramento	97	182,081	4.18	1972	23.2	Large Family
Garden Village	6601 Sunnyslope Dr., Sacramento, CA 95828	Sacramento	195	148,104	3.40	1972	57.4	Large Family
Azure Park Apartments	5545 Sky Parkway, Sacramento, CA 95823	Sacramento	218	348,480	8.00	1973	27.3	Non Targeted
Pioneer Towers	515 P Street, Sacramento, CA 95814	Sacramento	198	169,165	3.88	1977	51.0	Senior
The Cascades	9838 Lincoln Village Drive, Sacramento, CA 95827	Sacramento	112	204,296	4.69	1978	23.9	Non Targeted
Casa de Angelos Apartments	3151 Notre Dame Drive, Sacramento, CA 95826	Sacramento	100	165,528	3.80	1979	26.3	At-Risk
Parkview	7252 Munson Way, Sacramento, CA 95823	Sacramento	97	262,667	6.03	1980	16.1	Large Family
Watercrest Apartments	4400 Elkhorn Blvd., Sacramento, CA 95842	Sacramento	206	426,888	9.80	1984	21.0	Non Targeted
Point Natomas Apartments	801 San Juan Road, Sacramento, CA 95834	Sacramento	337	498,326	11.44	1987	29.5	Non Targeted
Oak Valley Apartments	5520 Harrison St., North Highlands, CA 95660	North Highlands	141	195,149	4.48	1987	31.5	Non Targeted
Southwind Court Apartments	7371 Power Inn Road, Sacramento, CA 95825	Sacramento	88	118,919	2.73	1988	32.2	Large Family
Hastings Park Apartments	4635 Antelope Road, Antelope, CA 95843	Antelope	242	603,306	13.85	1990	17.5	Non Targeted
Terracina at Elk Grove	9440 W. Stockton Blvd., Elk Grove, CA 95758	Elk Grove	124	282,704	6.49	1993	19.1	Large Family
Mosaic Gardens at Taylor Terrace	4050 Taylor Street, Sacramento, CA 95838	Sacramento	168	311,018	7.14	1994	23.5	Large Family
South Sacramento Mutual Housi	5500 Sky Parkway, Sacramento, CA 95823	Sacramento	169	240,887	5.53	1996	30.6	Large Family
Auberry Park Apartments	8120 Power Inn Road, Sacramento, CA 95828	Sacramento	110	281,833	6.47	1999	17.0	Large Family
Meadowview Apartments	2451 Meadowview Road, Sacramento, CA 95832	Sacramento	170	559,746	12.85	2000	13.2	Large Family
Village Crossing Apartments	9241 Bruceville Road, Elk Grove, CA 957580000	Elk Grove	196	506,603	11.63	2001	16.9	Large Family
Vintage Woods Senior Apartment	8780 Madison Avenue, Fair Oaks, CA 956280000	Fair Oaks	185	447,797	10.28	2001	18.0	Senior
Courtyardwood Village Apartments	5500 Mack Road, Sacramento, CA 95823	Sacramento	292	217,364	4.99	2001	58.5	Non Targeted
Terracina Gold Apartments Village	4451 Gateway Park Blvd., Sacramento, CA 95834	Sacramento	160	258,311	5.93	2002	27.0	Large Family
Terracina Gold, Village II	4451 Gateway Park Blvd., Sacramento, CA 95834	Sacramento	120	258,311	5.93	2002	20.2	Large Family
The Verandas Apartments	8160 Power Inn Road, Sacramento, CA 958280000	Sacramento	180	402,494	9.24	2003	19.5	Senior
Terracina Meadows	4500 Tynebourne Street, Sacramento, CA 95834	Sacramento	156	353,272	8.11	2003	19.2	Large Family
Arlington Creek Apartments	8131 Walerga Road, Antelope, CA 95843	Antelope	148	307,534	7.06	2003	21.0	Large Family
Churchill Downs Apartments	8155 Waterman Road, Sacramento, CA 95829	Sacramento	204	516,622	11.86	2003	17.2	Large Family
Natomas Park Apartments	1850 Club Center Drive, Sacramento, CA 95835	Sacramento	212	416,869	9.57	2003	22.2	Large Family
Vintage Willow Creek Senior Apar	1701 Creekside Drive, Folsom, CA 95630	Folsom	184	289,674	6.65	2003	27.7	Senior
Atrium Court Apartments	3801 Duckhorn Drive, Sacramento, CA 95834	Sacramento	224	452,153	10.38	2004	21.6	Large Family
The Lofts	3351 Duckhorn Drive, Sacramento, CA 95834	Sacramento	188	409,464	9.40	2004	20.0	Non Targeted
Vintage at Laguna	9210 Big Horn Boulevard, Elk Grove, CA 95758	Elk Grove	158	180,338	4.14	2005	38.2	Senior
Fremont Mews	1400 P Street, Sacramento, CA 95814	Sacramento	119	90,946	2.09	2005	57.0	Large Family
Sierra Creek Apartments aka Ante	4500 Elverta Road, Antelope, CA 95843	Antelope	144	257,440	5.91	2006	24.4	Senior
Geneva Pointe Apartments	8280 Geneva Pointe Drive, Elk Grove, CA 95624	Elk Grove	152	301,435	6.92	2006	22.0	Large Family
Acacia Meadows	7735 Stockton Blvd., Sacramento, CA 95823	Sacramento	140	337,154	7.74	2006	18.1	Large Family
Vintage at Natomas	4000 Alan Shepard Street, Sacramento, CA 95834	Sacramento	200	408,157	9.37	2006	21.3	Senior
Somerset Place	6100 48th Avenue, Sacramento, CA 95828	Sacramento	96	251,777	5.78	2007	16.6	Large Family
Creekview Manor	1720 Creekside Drive, Folsom, CA 95630	Folsom	138	493,535	11.33	2007	12.2	Senior
The Crossings at Elk Grove	8575 Elk Grove Florin Road, Elk Grove, CA 95624	Elk Grove	116	255,262	5.86	2007	19.8	Large Family
Westview Ranch Apartments	500 Bankside Way, Sacramento, CA 95835	Sacramento	128	54,886	1.26	2007	101.6	Large Family
Stoneridge at Elk Grove	8515 Elk Grove Florin Road, Elk Grove, CA 95624	Elk Grove	96	218,671	5.02	2007	19.1	Large Family
Vineyard Point Apartments	7585 Diamond Ranch Drive, Sacramento, CA 95829	Sacramento	176	328,007	7.53	2008	23.4	Non Targeted
Montego Falls Apartments	9950 Bruceville Road, Elk Grove, CA 95757	Elk Grove	132	229,126	5.26	2008	25.1	Non Targeted
Norden Terrace Apartments	3685 Elkhorn Blvd., North Highlands, CA 95660	North Highlands	204	435,600	10.00	2010	20.4	Large Family
Corsair Park Senior Apartments	6920 Watt Avenue, North Highlands, CA 95660	North Highlands	112	220,849	5.07	2010	22.1	Senior
Copperstone Village I Family Apar	8000 W. Stockton Blvd., Sacramento, CA 958230000	Sacramento	103	170,755	3.92	2010	26.3	Large Family
Mutual Housing at the Highlands	6010 34th Street, North Highlands, CA 95660	North Highlands	90	152,460	3.50	2011	25.7	Special Needs
Galt Place Senior Apartments	400 D Street, Galt, CA 95632	Galt	81	77,052	1.77	2011	45.8	Senior
Varenna Senior Apartments	2351 Wyda Way, Sacramento, CA 95825	Sacramento	152	291,416	6.69	2012	22.7	Senior
Foothill Farms Senior Apartments	5400 Auburn Blvd., Sacramento, CA 95841	Sacramento	138	187,744	4.31	2012	32.0	Senior
Township Nine Affordable Housin	601 Cannery Ave, Sacramento, CA 95811	Sacramento	180	175,936	4.04	2014	44.6	Non-Targeted
Average Density							30.9	

## 2. Parcel Size and Density of Los Angeles Affordable Units (over 80 units/69 samples)

Project	Project Address	City	Zip Code	Total Units	Sq. Ft (Land)	Parcel Size (Acres)	Development date	Density	Housing Type
Centennial Place	235 Holly Street, Pasadena, CA 91101	LA		144	21,201	0.48	1910	295.87	SRO
Ward Villas	1177 West Adams Blvd., Los Angeles, CA 90007	LA		120	143,754	3.30	1991	36.36	Senior
Crescent Arms	1709 W. 8th Street, Los Angeles, CA 90017	LA		186	19,554	0.45	1928	414.35	Senior
Produce Place	676 South Central Avenue, Los Angeles, CA 90021	LA		95	10,488	0.24	1948	394.19	SRO
Longhorn Pavilion aka Summit Ridge Apts	36523 25th Street East, Palmdale, CA 93550	LA		304	85,474	1.96	1993	154.93	Large Family
Casa Rita	6508 Rita Avenue, Huntington Park, CA 90255	LA		103	48,884	1.12	1996	91.78	Large Family
Villa del Pueblo	1441 South Hope Street, Los Angeles, CA 90015	LA		81	45,269	1.04	1995	77.94	Large Family
Avalon Courtyard	22121 S. Avalon Blvd., Carson, CA 90745	LA		91	23,430	0.54	1995	169.18	Senior
La Mirada Senior Apartments	15811 Alicante Road, La Mirada, CA 90638	LA		100	140,200	3.22	1995	31.07	Senior
Valley Village Apartments	12111 Chandler Blvd, Valley Village, CA 91607	LA		188	74,820	1.72	1995	109.45	Senior
Claremont Villas Senior	100 S. Indian Hill Blvd., Claremont, CA 91711	LA		154	126,804	2.91	1993	52.90	Senior
Marina Pointe Apartments	13603 Marina Pointe Drive, Marina Del Rey, CA 90292	LA		583	103,266	2.37	1992	245.92	Non Targeted
Lakewood Senior Apartments/Seasons II at Lakewood	21309 Bloomfield Ave., Lakewood, CA 90712	LA		85	96,488	2.22	1996	38.37	Senior
Angelina Apartments	1300 Angelina Street, Los Angeles, CA 900260000	LA		82	86,231	1.98	1999	41.42	Large Family
Blessed Rock of El Monte	4111 Tyler Avenue, El Monte, CA 91731	LA		137	146,716	3.37	1997	40.68	Senior
Hacienda Sr. Villas	1901 South Azusa Avenue, Hacienda Heights, CA 91743	LA		152	166,890	3.83	1999	39.67	Senior
Countland City Lights	1355 Court Street, Los Angeles, CA 90012	LA		92	46,800	1.07	2000	85.63	Large Family
New Harbor Vista	410 Wilmington Boulevard, Los Angeles, CA 90744	LA		132	33,389	0.77	1987	172.21	Large Family
Bryson Family Apartments	2701 Wilshire Boulevard, Los Angeles, CA 90057	LA		81	36,476	0.84	1914	96.73	Large Family
4701 Natick Apartments	4701 Natick Avenue, Sherman Oaks, CA 91403	LA		121	113,582	2.61	1970	46.40	Non Targeted
Park Ridge Apartments	9555 Reseda Blvd., Northridge, CA 91324	LA		158	131,240	3.01	1998	52.44	Non Targeted
Heritage Park Sr. Apartments	915 Highland Avenue, Duarte, CA 91010	LA		120	93,497	2.15	1977	55.91	Senior
Sophia Ridge Apartments	9601 Reseda Blvd., Northridge, CA 91324	LA		112	90,128	2.07	1996	54.13	Non Targeted
Sierra View Gardens	37850 20th Street East, Palmdale, CA 935500000	LA		144	427,811	9.82	2001	14.66	Senior
Aurora Village	43862 15th Street West, Lancaster, CA 935342461	LA		132	149,495	3.43	2001	38.46	Senior
Casablanca Apartments	4160 East Avenue R, Palmdale, CA 935520000	LA		200	284,637	6.53	2000	30.61	Large Family
Somers et Glen Apartments	13380 Hillsborough Drive, La Mirada, CA 90638	LA		160	202,882	4.65	1999	34.39	Senior
The Promenade	1333 West Garvey North, West Covina, CA 91790	LA		124	158,434	3.64	1974	34.09	Non Targeted
Mountain View Manor Apartments	12960 Dronfield Avenue, Sylmar, CA 913420000	LA		200	178,547	4.10	1964	48.79	Senior
Bouquet Canyon Senior Living	26705 Bouquet Canyon Road, Santa Clarita, CA 913500000	LA		264	611,042	14.03	1999	38.82	Senior
Baldwin Village Scattered Sites & Watson II (Site A)	3839 Ursula, Los Angeles, CA 900080000	LA		83	27,116	0.62	1960	133.33	Large Family
Springdale West Apartments	2095 West Spring Street, Long Beach, CA 90810	LA		410	601,395	13.81	1973	29.70	Non Targeted
Rosewood Park Senior Apts	2230 S. Eastern Avenue, Commerce, CA 90040	LA		94	91,810	2.11	1981	44.60	Senior
Washington Court Family	1717 East 103rd Street, Los Angeles, CA 90002	LA		102	319,935	7.34	1977	13.89	Large Family
Concord-Huntington Park Apartments	6900 Seville Avenue, Huntington Park, CA 90255	LA		162	101,128	2.32	1972	69.78	Non Targeted
Park Lane Family Apartments	4508 Martin Luther King, Jr. Blvd., Los Angeles, CA 90016	LA		117	40,242	0.92	1956	126.65	Large Family
Hollywood Senior Apartments	5411 Hollywood Blvd., Los Angeles, CA 900270000	LA		100	90,366	2.07	2001	48.20	Senior
Osage Senior Villas	924 S. Osage Avenue, Inglewood, CA 90301	LA		91	107,444	2.47	2002	36.89	Senior
Village Pointe Apartments	43732 Challenger Way, Lancaster, CA 935340000	LA		200	229,022	5.26	1987	38.04	Large Family
Vintage Crossing Senior Apartments	6830 Jordan Avenue, Canoga Park, CA 913032669	LA		161	55,203	1.27	2003	127.04	Senior
Brookhollow Apartments	2600 South Azusa Avenue, West Covina, CA 91792	LA		188	388,870	8.93	1979	21.06	Non Targeted
Mission Village Terrace	4001 Mission Road, Los Angeles, CA 90032	LA		84	182,794	4.20	1998	20.02	Large Family
Kings Villages	1141 N. Fair Oaks, Pasadena, CA 91103	LA		313	447,307	10.27	1971	30.48	Large Family
University Gardens Apartments	1250 West Jefferson Blvd., Los Angeles, CA 90007	LA		113	249,130	5.72	1971	19.76	Large Family
Mission Suites Apartments	1379 Mission Blvd., Pomona, CA 95409	LA		117	45,064	1.03	1966	113.10	Non Targeted
Pioneer Garden Apartments	9039 Pioneer Blvd., Santa Fe Springs, CA 906702383	LA		141	98,693	2.27	1970	62.23	Large Family
Heritage Park on Woodman	7640 Woodman Avenue, Panorama City, CA 91402	LA		155	147,097	3.38	1978	46.90	Senior
Iris Gardens	385 North Rockvale Avenue, Azusa, CA 91702	LA		120	66,311	1.52	1962	78.83	Non Targeted
Pavilion Apartments	8405 Telegraph Road, Pico Rivera, CA 90660	LA		132	75,669	1.74	1965	75.99	Non Targeted
The Piedmont	6750 Whittett Avenue, North Hollywood, CA 916060000	LA		198	88,068	2.02	2002	97.93	Senior
San Lucas Senior Housing	1221 W. 7th Street, Los Angeles, CA 90017	LA		196	49,583	1.14	2003	172.19	Senior
Tri-City Housing (Site A)	511 S. Mariposa, Los Angeles, CA 90020	LA		142	38,416	0.42	1925	335.88	Non Targeted
Broadway Plaza Apartments	901 South Broadway, Los Angeles, CA 90015	LA		82	87,017	2.00	1917	41.05	Non Targeted
Bellflower Terrace	9920 Flora Vista Street, Bellflower, CA 90706	LA		180	120,969	2.78	2003	64.82	Senior
Apple Tree Village	9229 N. Sepulveda Blvd., Los Angeles, CA 913430000	LA		125	66,282	1.52	2002	82.15	Special Needs
M.L. Shepard Manor Senior Housing	2330 Santa Ana Blvd., Los Angeles, CA 90059	LA		90	80,850	1.86	2004	48.49	Senior
Casa de Cabrillo Villages at Cabrillo - Phase II	2111 Williams Street, Long Beach, CA 908100000	LA		204	97,101	2.23	2005	91.52	SRO
Village at Beechwood	44063 Beech Avenue, Lancaster, CA 93534	LA		100	197,811	4.54	1971	22.02	Non Targeted
Canyon Country Senior Apartments	38701 Flying Tiger Drive, Santa Clarita, CA 913870000	LA		200	245,594	5.64	2003	35.47	Senior
Colonia Corona Apartments	13036 Sherman Way, North Hollywood, CA 91605	LA		100	132,511	3.04	2005	32.87	Large Family
Center Pointe Villas	13856 Orange Street, Norwalk, CA 906500000	LA		240	142,809	3.28	2001	73.21	Senior
Portofino Villas	121 W. Phillips Blvd., Pomona, CA 917660000	LA		174	204,397	4.69	2004	37.08	Senior
Tierra del Sol	7500 Alabama Avenue, Canoga Park, CA 91303	LA		119	111,705	2.56	2005	46.40	Large Family
Northwest Gateway Apartments	1304 W. 2nd Street, Los Angeles, CA 90026	LA		263	104,783	2.41	2007	109.33	Non Targeted
Wilshire Vermont Station	3383 Wilshire Blvd., Los Angeles, CA 900100000	LA		449	420,949	9.66	2006	46.46	Non Targeted
Plymouth West Apartments	240 Chestnut Avenue, Long Beach, CA 90802	LA		196	113,919	2.62	1972	74.95	Senior
Terry Manor Apartments	3100 South Vermont Avenue, Los Angeles, CA 90007	LA		170	134,353	3.08	1977	55.12	At-Risk
Arbor at Palmdale aka Palmdale East Q Apartments	1000 East Avenue Q, Palmdale, CA 93550	LA		91	189,934	4.36	1979	20.87	Non Targeted
Aurora Village II	43945 12th Street West, Lancaster, CA 93534	LA		140	173,004	3.97	2005	35.25	Senior
Average Density								82.26	

## 3. Parcel Size and Density of Citrus Heights Units (over 80 units)

Project	Project Address	City	Total Units	Sq. Ft (Land)	Parcel Size	Developer	Density	Housing Type
Arborelle Apartments	8007 Sunrise Blvd.	CH	177	346,302	7.95	1985	22.3	
Greenback Manor	7500 Greenback Lane	CH	156	250,034	5.74	1973	27.18	
Normandy Park	7575 Madison Avenue	CH	116	231,739	5.32	2001	21.80	Senior 55+
Vintage Oaks*	7340 Stock Ranch Road	CH	235	348,044	7.99	1994	29.4	
Average Density								25.2

#### 4. Parcel Size and Density of Carmichael Units (over 80 units)

Project	Project Address	City Zip Code	Total Units	Sq. Ft (Land)	Parcel Size	Development date	Density	Housing Type
Sierra Sunrise Senior Apartments	4525 Manzanita Avenue, Carmichael, CA 95608	Carmichael	119	175,111	4.019995	1976	29.6	Senior
Kenneth Park Apartments	5945 Kenneth Avenue, Carmichael, CA 95608	Carmichael	97	182,516	4.189991	1973	23.2	Large Family
Average Density							26.4	

#### 5. Affordability Levels Based on Income

Home Price	Income Levels			
	Very Low (<50%)	Low (50-80% AMI)	Median (80-120%AMI)	Moderate (>120% AMI)
<b>Home Price</b>	<b>\$176,500</b>	<b>\$277,600</b>	<b>\$365,000</b>	<b>\$422,906</b>
Estimated Closing Costs	\$5,295	\$8,328	\$10,950	\$12,687
Borrower's Portion <sup>1</sup>	-\$6,178	-\$9,716	-\$12,775	-\$14,802
Loan Amount	\$175,618	\$276,212	\$363,175	\$420,792
Principal and Interest <sup>2</sup>	\$838	\$1,319	\$1,734	\$2,009
Property Taxes per month <sup>3</sup>	\$184	\$289	\$380	\$441
Home Owner's Insurance <sup>4</sup>	\$50	\$50	\$50	\$55
Mortgage Insurance <sup>5</sup>	\$146	\$230	\$303	\$351
Total Estimated Payment	\$1,219	\$1,888	\$2,467	\$2,855
Monthly Income <sup>6</sup>	\$3,483	\$5,573	\$6,966	\$8,360
Housing Ratio <sup>7</sup>	34.99%	33.88%	35.41%	34.15%
<b>Assumptions:</b>				
1.) 3.5% of Purchase Price				
2.) Fixed Interest Rate, Amortized for 30 years 4%				
3.) Annual Property Taxes calculated at 1.25% of property value at time of transfer.				
4.) Home Owner's Insurance based on moderate priced policy				
5.) Mortgage Insurance based on .01% of loan balance per year.				
6.) Income based on AMI (\$83,600)				
7.) Goal of approx 35% Maximum				
Source: NeighborWorks Sacramento, HUD Homeownership value limits 2019				

## 6. Default Density Standard Option – 2010 Census Update

STATE OF CALIFORNIA - BUSINESS, TRANSPORTATION AND HOUSING AGENCY

EDMUND G. BROWN, JR., Governor

### DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT DIVISION OF HOUSING POLICY DEVELOPMENT

1800 Third Street, Suite 430  
P. O. Box 952053  
Sacramento, CA 94252-2053  
(916) 323-3177 / FAX (916) 327-2643  
www.hcd.ca.gov



June 20, 2012

**MEMORANDUM FOR:** Planning Directors  
Interested Parties

**FROM:**   
Glen A. Campora, Assistant Deputy Director  
Division of Housing Policy Development

**SUBJECT:** Default Density Standard Option – 2010 Census Update

**Background Information:** Pursuant to Government Code Section 65583.2(c)(3), the housing element must include analysis of identified sites which must demonstrate density standards to accommodate a jurisdiction's regional need for all income levels, including lower-income households.

To meet this statutory requirement, local governments should provide an analysis demonstrating how adopted densities accommodate the regional housing need for lower income households. The analysis shall include, but is not limited to, factors such as market demand, financial feasibility, or information based on development project experience within a zone or zones that provide housing for lower income households.

As an option and alternative to preparing the analysis described above, Government Code Section 65583.2(c)(3)(B) allows local governments to elect the option of utilizing "default" density standards that are "deemed appropriate to accommodate housing for lower income households." The default density option is not a mandated density. The default density standard provides a streamlined option for local governments to meet the density requirement. No analysis to establish the appropriateness of the default density is required and the Department must accept that density as appropriate in its review.

The default density option was adopted in 2003 by consensus with local government representatives, builders, planners and advocates through the Housing Element Working Group which was convened by the Department in 2003. Default densities are established using population based criteria as detailed in 65583.2(b)(i) through (iv) and 65583.2(d) through (f) as summarized below (refer to Table A for detailed information):

- Incorporated cities within nonmetropolitan/rural counties and non-metropolitan counties with micropolitan areas (15 units or more per acre)
- Unincorporated areas in all non-metropolitan counties (10 units or more per acre)
- Suburban Jurisdiction (20 units or more per acre)
- Metropolitan Jurisdictions (30 units or more per acre)

**Default Density Standard Option – 2010 Census Update**  
**Page 2**

**Revised Default Density Standards Based on 2010 Census Data Release:** Based on the release of 2010 Census data, the Department has updated the default density standards set forth in the Department's June 9, 2005 technical assistance memo ([Amendment of State Housing Element Law – AB 2348](#)). Specifically, Table A and Appendix 1 of the June 9, 2005 memo have been revised based on current US Census Bureau population based criteria as established in Government Code Section 65583.2(c)(3)(d) thru (f).

The updated optional default density standards are based on either one of the following:

1. Increases in population of a Metropolitan Statistical Area above 2 million between the 2000 and 2010 Census based estimates; or
2. Increases or decreases of an individual jurisdiction's population between the 2000 and 2010 Census based estimates.

Population changes to Metropolitan and Micropolitan Statistical Areas are reflected in Table A, below. Applicable jurisdiction level information on default densities for accommodating lower-income households is included as Appendix 1.

**Timing and Applicability Regarding Future Housing Element Updates:** Revised default densities will be effective for housing element updates for the fifth housing element planning period. Housing element amendments for the fourth planning period may continue to use default densities identified in the Department's June 9, 2005 technical assistance memo ([Amendment of State Housing Element Law – AB 2348](#)).

Housing element updates for the fifth planning period are due to be adopted at various dates beginning 2013. Please refer to *Housing Element Update Schedule* on the Department's website at [http://www.hcd.ca.gov/hpd/hrc/plan/he/he\\_time.htm](http://www.hcd.ca.gov/hpd/hrc/plan/he/he_time.htm).

If you have any questions or need assistance, please contact Division of Housing Policy Development staff at (916) 445-4728 or [cahouse@hcd.ca.gov](mailto:cahouse@hcd.ca.gov).

Attachments

## Default Density Standard Option – 2010 Census Update

Page 3

<b>TABLE A</b> <b>Revised Default Densities Appropriate to Accommodate</b> <b>Housing for Lower-Income Households by Region</b> <i>(note: changes are indicated by underline)</i> <i>Default Densities are optional and data is provided for informational purposes only</i>			
I Incorporated Cities within nonmetropolitan/rural counties (as outlined in either Section I or II) and Nonmetropolitan counties with micropolitan areas (listed below)	II Unincorporated areas in all nonmetropolitan counties not included under I	III Suburban jurisdictions	IV Metropolitan jurisdictions
Nonmetropolitan counties with micropolitan areas include:  Del Norte Humboldt Inyo Lassen Lake Mendocino Nevada Tehama Tuolumne	Nonmetropolitan/rural counties as listed below (list excludes those counties including micropolitan areas as outlined in section I)  Alpine Amador Calaveras Colusa Glenn Mariposa Modoc Mono Plumas Sierra Siskiyou Trinity	Jurisdictions (cities/counties) located within a Metropolitan Statistical Area (MSA) with a population of less than 2 million as listed below <u>unless</u> a city has a population of greater than 100,000 in which case it would be considered metropolitan.  Butte Imperial Fresno Kern Kings Madera Merced Monterey Napa San Benito San Joaquin San Luis Obispo Santa Barbara Santa Clara Santa Cruz Shasta Solano Sonoma Stanislaus Sutter Tulare Ventura Yuba	Jurisdictions (cities/counties) located within a Metropolitan Statistical Area (MSA) with a population of more than 2 million as listed below_ <u>unless</u> a city has a population of less than 25,000 in which case it would be considered suburban.  Alameda Contra Costa <u>El Dorado</u> Los Angeles Marin Orange <u>Placer</u> Riverside <u>Sacramento</u> San Bernardino San Diego San Francisco San Mateo <u>Yolo</u>
at least 15 du/ac	at least 10 du/ac	at least 20 du/ac	at least 30 du/ac

Source: OMB Bulletin No. 10-02 <http://www.whitehouse.gov/sites/default/files/omb/assets/bulletins/b10-02.pdf>

<b>APPENDIX 1</b> <b>Housing Element Default Densities for Accommodating Lower-Income Households</b> <b>Government Code Section 65583.2</b> <i>Default Densities are optional and data is provided for informational purposes only</i>								
<b>NOTE:</b> Changes are indicated in yellow below and are based on one of the following factors as indicated: 1. Increase in population of a Metropolitan Statistical Area above 2 million between the 2000 and 2010 Census; OR 2. Increase or decrease in an individual locality's population between the 2000 and 2010 Census								
COUNTY	MSA Classification (see Table A)	PLACE	2002 Census Population	2010 Census Population	at least 10 du/ac	at least 15 du/ac	at least 20 du/ac	at least 30 du/ac
		Rocklin <sup>1</sup>	43,263	56,974				X
		Roseville <sup>1</sup>	91,761	118,788				X
Plumas	II	Plumas County	18,701	17,903	X			
		Portola	2,189	2,104		X		
Riverside	IV	Banning	25,590	29,603				X
		Beaumont <sup>2</sup>	13,274	36,877				X
		Blythe	21,376	20,817			X	
		Calimesa	7,469	7,879			X	
		Canyon Lake	10,642	10,561			X	
		Cathedral City	46,295	51,200				X
		Coachella	27,178	40,704				X
		Corona	138,326	152,374				X
		Desert Hot Springs <sup>2</sup>	17,310	25,938				X
		Hemet	63,367	78,657				X
		Indian Wells	4,405	4,958			X	
		Indio	54,221	76,036				X
		La Quinta	30,043	37,467				X
		Lake Elsinore	31,866	51,821				X
		Menifee <sup>2</sup>	n/a	77,519				X
		Moreno Valley	150,773	193,365				X
		Murrieta	54,100	103,466				X
		Norco	25,838	27,063				X
		Palm Desert	44,327	48,445				X
		Palm Springs	44,526	48,445				X
		Perris	38,298	68,386				X
		Rancho Mirage	14,614	17,218			X	
		Riverside	274,226	303,871				X
		Riverside County	461,566	504,392				X
		San Jacinto	25,689	44,199				X
		Temecula	73,793	100,097				X
		Wildomar <sup>2</sup>	n/a	32,176				X
Sacramento <sup>1</sup>	IV	Citrus Heights <sup>1</sup>	88,567	83,301				X
		Elk Grove <sup>1</sup>	75,175	153,015				X
		Folsom <sup>1</sup>	61,256	72,203				X
		Galt	22,321	23,647			X	
		Isleton	849	804			X	
		Rancho Cordova <sup>1</sup>	57,718	64,776				X
		Sacramento <sup>1</sup>	435,245	466,488				X

## 7. Citrus Heights Housing Prices Overview

### Citrus Heights Market Overview

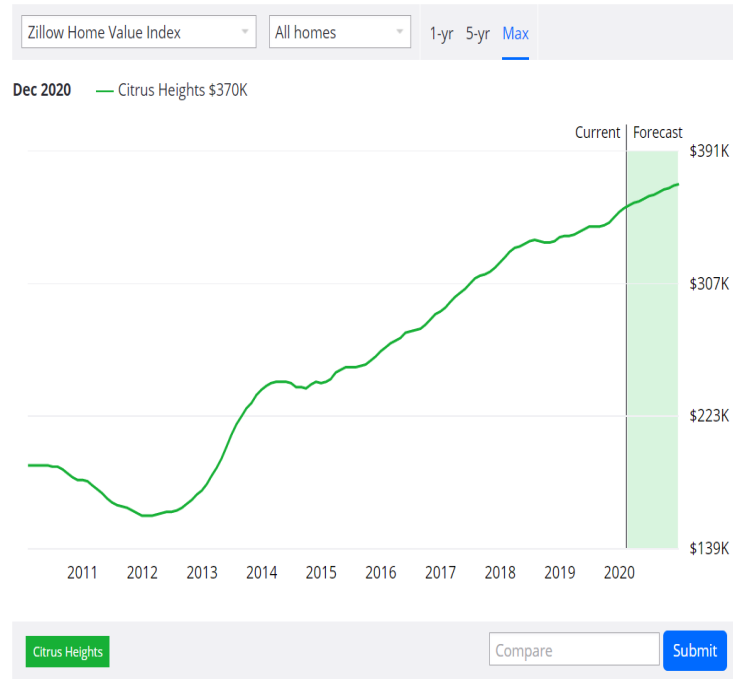
Data through Dec 31, 2019

**\$353,181** ZHVI ⓘ

 **5.0%** 1-yr forecast ⓘ (Dec 31, 2020)

**\$340,000** Median listing price

**\$343,100** Median sale price (Nov 30, 2019)



[View Data Table](#)



**(Reference)**

- 1) *5 Reasons Affordable Housing Creates a Better World*, AD&V
- 2) *Regional Housing Needs Allocation (RHNA)*, SACOG.org
- 3) *Community Profile*, citrusheights.net
- 4) *Last year's Housing Market*, Citrueheights.net
- 5) *Producing Affordable Housing in Citrus Heights An alternative to the "default density"*, City of Citrus Heights, 2013
- 6) *Default Density Standard Option – 2010 Census Update*, DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT State of California, June 20, 2012
- 7) *Default Density Standard Option – 2010 Census Update*, DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT State of California, June 20, 2012
- 8) *Producing Affordable Housing in Citrus Heights An alternative to the "default density"*, City of Citrus Heights, 2013
- 9) *Producing Affordable Housing in Citrus Heights An alternative to the "default density"*, City of Citrus Heights, 2013
- 10) *Producing Affordable Housing in Citrus Heights An alternative to the "default density"*, City of Citrus Heights, 2013
- 11) *Producing Affordable Housing in Citrus Heights An alternative to the "default density"*, City of Citrus Heights, 2013
- 12) *Citrus Heights Comprehensive Transit Plan*, Oct 2018
- 13) *Citrus Heights Comprehensive Transit Plan*, Oct 2018
- 14) *H+T index Affordability Index*, htaindex.cnt.org
- 15) *Enhanced Infrastructure Financing Districts: West Sacramento*, Turner Center for Housing Innovation, UC Berkeley, April 2019
- 16) *Housing Incentive Programs: Arcata*, Turner Center for Housing Innovation, UC Berkeley, April 2019
- 17) *Affordable Housing Overlay Zones: Oakley*, Turner Center for Housing Innovation, UC Berkeley, April 2019
- 18) *Community Land Trust: Irvine*, Turner Center for Housing Innovation, UC Berkeley, April 2019
- 19) *The Move to Modular Housing: Cutting Costs to Advance Affordable Housing*, lgc.org
- 20) *Modular Construction: A solution to affordable housing challenges*, Cornell Real Estate Review, April 2019
- 21) *Citrus Heights Community Development General Policy*

# **City of Citrus Heights Vacant and Pending Land Inventory 2020**



City of Citrus Heights  
Planning Division

2021-2029 Housing Element Update  
October 2020

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## Executive Summary

In November of 2000 the city adopted its first General Plan. State law requires that the city update the housing portion of its General Plan on a periodic basis. The schedule for this region requires the housing sections of the General Plan to be updated for the 2021-2029 planning period.

Every eight years, the State requires that localities update the housing goals and programs of their general plans to reflect changes in the locality. The City of Citrus Heights adopted its first General Plan in the year 2000, including the city's housing goals and programs.

The first Housing Element cycle the City participated in was in 2002 for the 2003-2008 cycle of review by the state. Being that the housing element was only 2 years old there were very minor changes made to satisfy changes in state law and city direction. The city updated the Housing Element in 2008 to reflect current market conditions and trends with only minor policy modifications. Similarly, in 2013, the city updated the Housing Element for 2013-2021 to reflect changes in demographics and minor policy changes.

The city is now updating its plans for 2021-2029. The updated plan will reflect the new housing needs projected by Sacramento Area Council of Governments (SACOG), and the available population and housing data from the 2010 national census and current state projections.

A significant portion of the update requires the city to demonstrate the ability to accommodate new growth predicted for the locality. Every locality in the State is required to inventory their vacant land and pipeline projects as a portion of the Housing Element update.

As part of the Vacant and Pending Land Inventory, the city analyzed identified land that has been either entitled for residential development or has a Specific Plan supportive of residential development.

The data enclosed in this report is broken into three sections: Vacant Land and Pending Projects and Banked Land. The Vacant Land and Pending Projects portion of the report identifies adequate sites to accommodate the city's fair share of Regional Housing Needs. The report includes an overall City Map illustrating the locations of the parcels in question. In addition, each section includes a spread sheet depicting relevant information about each parcel and an aerial photo of each site with detailed information about each site. This data is intended to be utilized as an appendix for the Housing Element Update Background Report which will in turn be used to update the Housing Element.

The Banked Land portion of the report identifies sites that also provide opportunities for new residential units; however, are not part of the city's Regional Housing Needs Adequate Sites Inventory. The intent of the banked land is supplemental to help market opportunities for new housing at key locations in the city.

Both the Vacant and Pending Projects Inventory as well as the Banked Land Inventory include numerous assumptions to determine a reasonable potential density and default density for each site. Housing Element Law requires evaluation of vacant land to identify potential constraints and allows assumptions as a portion of the review. Assumptions include, but are not limited to: environmental constraints, access constraints, zoning constraints, and General Plan constraints.

Due to political uncertainty, the city is concerned that if some of these pending projects expire, a subsequent replacement project may not be able to achieve the same densities previously approved. As such, city staff has reviewed pending projects on a case by case basis to determine realistic densities, should a replacement project be required and assigned a default density for all pending projects. It is important to note that although each vacant parcel is assigned a "potential density" and each pending project is assigned a default density, it should not be construed as maximum or minimum development potential, rather a capable scenario if development were to occur on the selected site.

### Accessory Dwelling Units (ADUs)

In addition to properties that are entitled or part of a Specific Plan, the Vacant and Pending Land Inventory includes 100 Accessory Dwelling Units (ADUs) for the planning period. ADUs serve as an important source of affordable housing in Citrus Heights and continue to grow in popularity.

### Past ADU Trends

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

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

### Resources, Policies, and Programs

The city has a long history of promoting a variety of housing types. For example, Policy 25.1 states:

*Promote development of a variety of housing types in terms of location, cost, design, style, type, and tenure, while ensuring compatibility with adjacent uses of land.*

*Action A: Support development of secondary dwelling units, cluster housing, work/live units, co-op housing, and other innovative housing types as allowed by the Zoning Code*

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

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

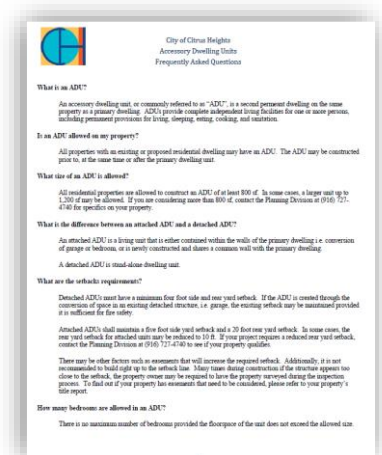
The city continues to promote and encourage ADUs as an important source of affordable housing. To this end, the city has applied for Local Early Action Planning (LEAP) funding to prepare pre-approved ADU plans to incentivize ADU construction. Further, in conjunction with the development of pre-approved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

### Commercially Zoned Land

Although all commercial areas in the city are eligible for housing development, the city did not include commercially zoned property in the inventory, unless the property is part of a Specific Plan or already has an approved entitlement.

### Conclusion

Based on the assumptions in this report 788 units can be accommodated on vacant or pending project sites. The Banked Land Inventory identifies another 227 units beyond the RHNA allocation can be accommodated in Citrus Heights; however, is not meant to be part of the RHNA allocation.



Summary of Available Land for Residential Development						
Income Category		Very Low	Low	Moderate	Above Moderate	Total
Total Required		132	79	144	342	697
Site ID	Vacant / Pending / Underutilized Units (Counted toward RHNA)					
1	Mitchell Farms	0	0	0	250	250
2	Fair Oaks Senior*	11	97	0	0	108
3	Sunrise Pointe*	46	0	0	0	46
4-7	Sunrise Mall	26	26	148	149	349
N/A	Accessory Dwelling Units	60	20	10	10	100
SUBTOTAL		143	143	158	409	853
Site ID	Banked Units (Not counted towards RHNA)					
A	Auburn Blvd SPA	35	100	0	0	135
B	Antelope Crossing SPA	0	67	0	0	67
C	Bear Paw Townhomes	0	0	0	25	25
SUBTOTAL		35	167	0	25	227
TOTAL AVAILABLE UNITS		178	310	158	434	1,080

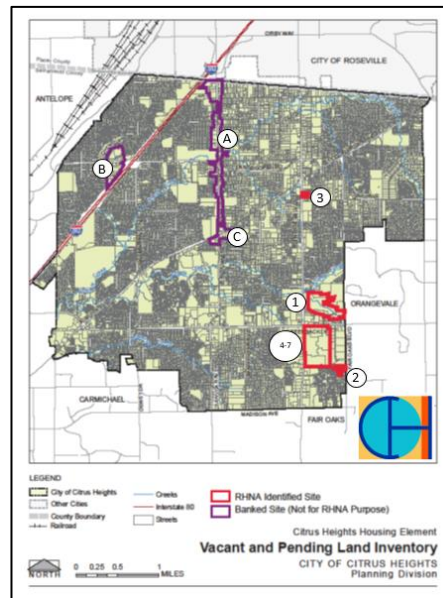
\*Deed Restricted Affordable Units Entitled / Building Permits Issued

## How to use this Document

The Vacant and Pending Land Inventory is intended to be utilized as a resource to identify land within Citrus Heights that is developable for the purposes of housing. The document includes a site specific inventory page for each parcel within each category.

The Overview Map (See Example, Figure 1) identifies the RHNA identified Sites (Shown in Red) and the Banked Sites (Shown in Purple).

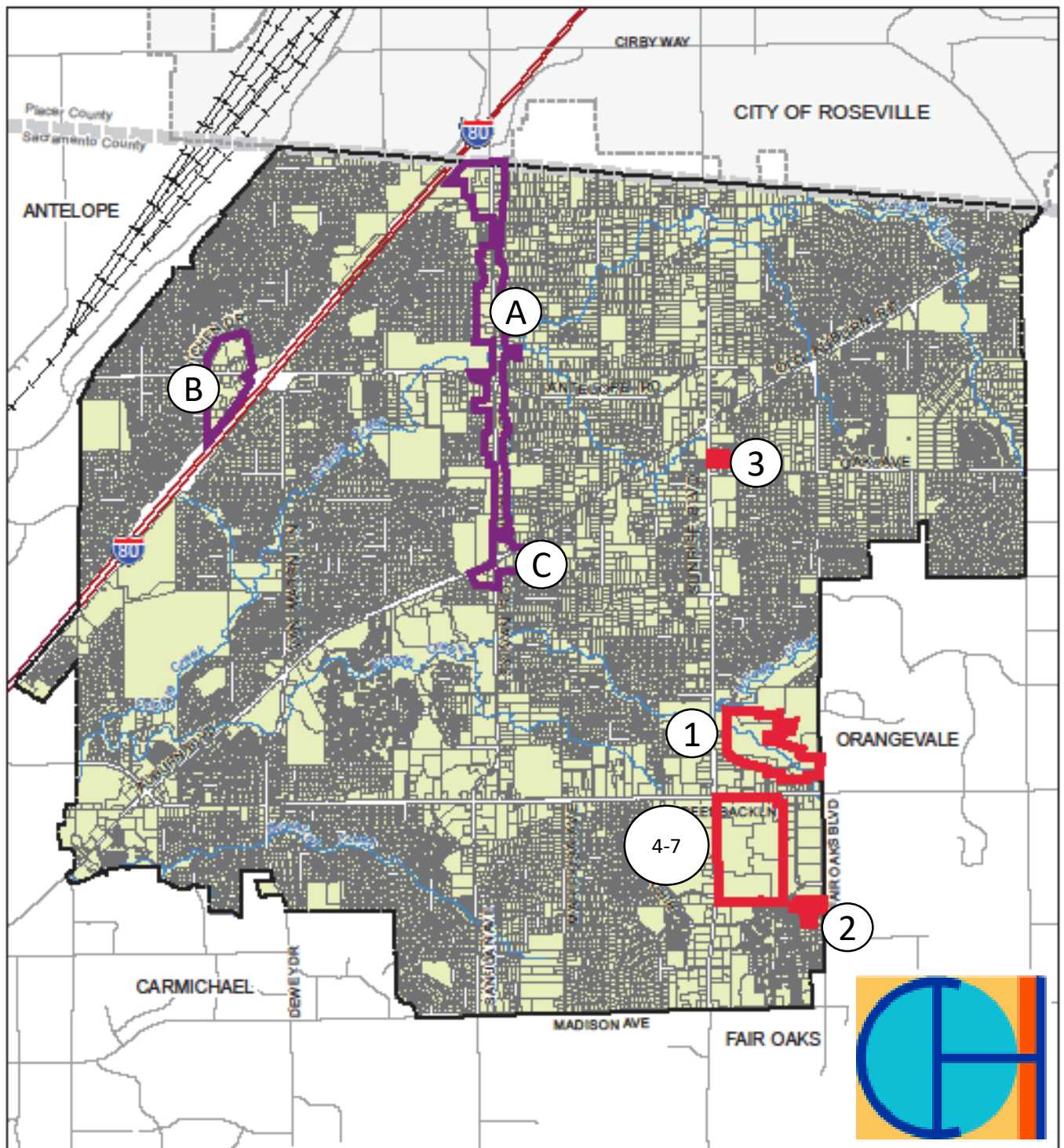
**Figure 1: Overview Map**



Each identified parcel includes an identifier label – either a number (vacant/pending land) or a letter (banked land) which correlates to both the summary and site specific inventory pages.

**Figure 2: Site Specific Map**





**LEGEND**

- |                        |               |                                    |
|------------------------|---------------|------------------------------------|
| City of Citrus Heights | Creeks        | RHNA Identified Site               |
| Other Cities           | Interstate 80 | Banked Site (Not for RHNA Purpose) |
| County Boundary        | Streets       |                                    |
| Railroad               |               |                                    |



0 0.25 0.5 1  
MILES

## Citrus Heights Housing Element Vacant and Pending Land Inventory

CITY OF CITRUS HEIGHTS  
Planning Division



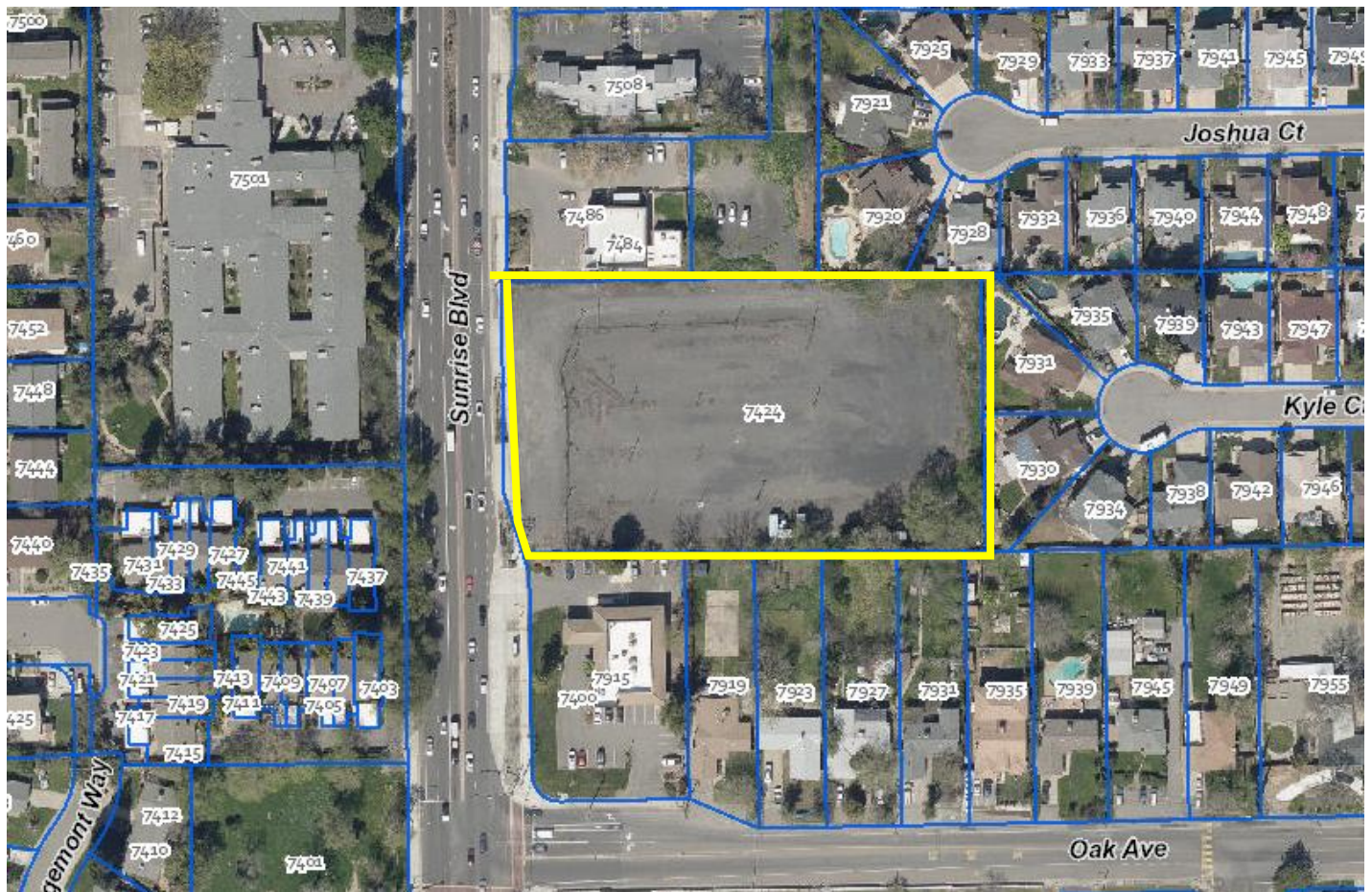


<b>Site ID</b>	<b>1</b>
<b>Assessor's Parcel Number(s)</b>	243-0070-029, -30, 243-0082-002, -019, -021, -037, 243-0480-004, -013, -015, -016, -019, -020, -021, -033
<b>Planning Area/Project Name</b>	Mitchell Village Special Planning Area
<b>Address</b>	7925 Arcadia Drive
<b>Zoning</b>	SPA
<b>General Plan Designation</b>	Medium Density Residential / Open Space
<b>Size</b>	55 Acres
<b>Potential Density</b>	250 Units
<b>Assumptions</b>	SPA allows up to 260 units, developer anticipates delivering 250 homes after May 2021
<b>Comments</b>	Currently under construction

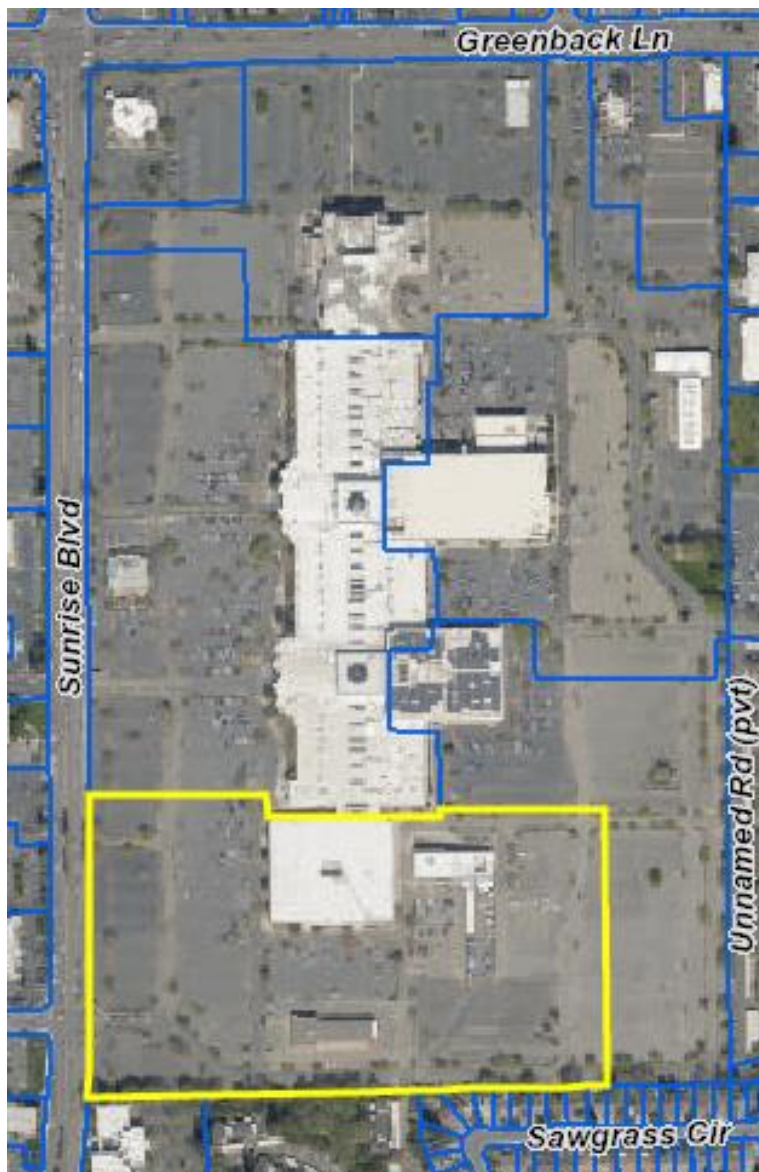






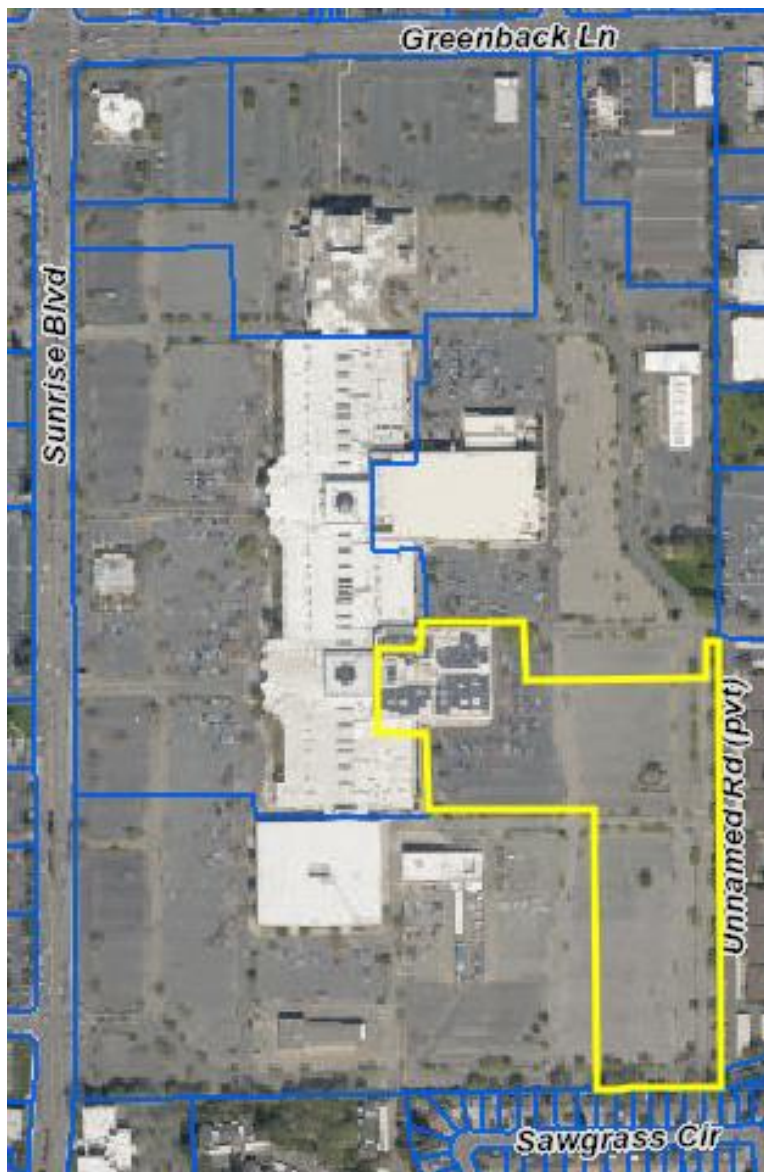


<b>Site ID</b>	3
<b>Assessor's Parcel Number(s)</b>	224-0100-005
<b>Planning Area/Project Name</b>	Sunrise Pointe Affordable Apartments
<b>Address</b>	7424 Sunrise Boulevard
<b>Zoning</b>	BP – Business Professional
<b>General Plan Designation</b>	Business Professional
<b>Size</b>	2.35 Acres
<b>Potential Density</b>	46 Units
<b>Assumptions</b>	Entitlement approved for 46 deed-restricted affordable units
<b>Comments</b>	Project submitted building permits in 2020, construction to finish in 2021/22

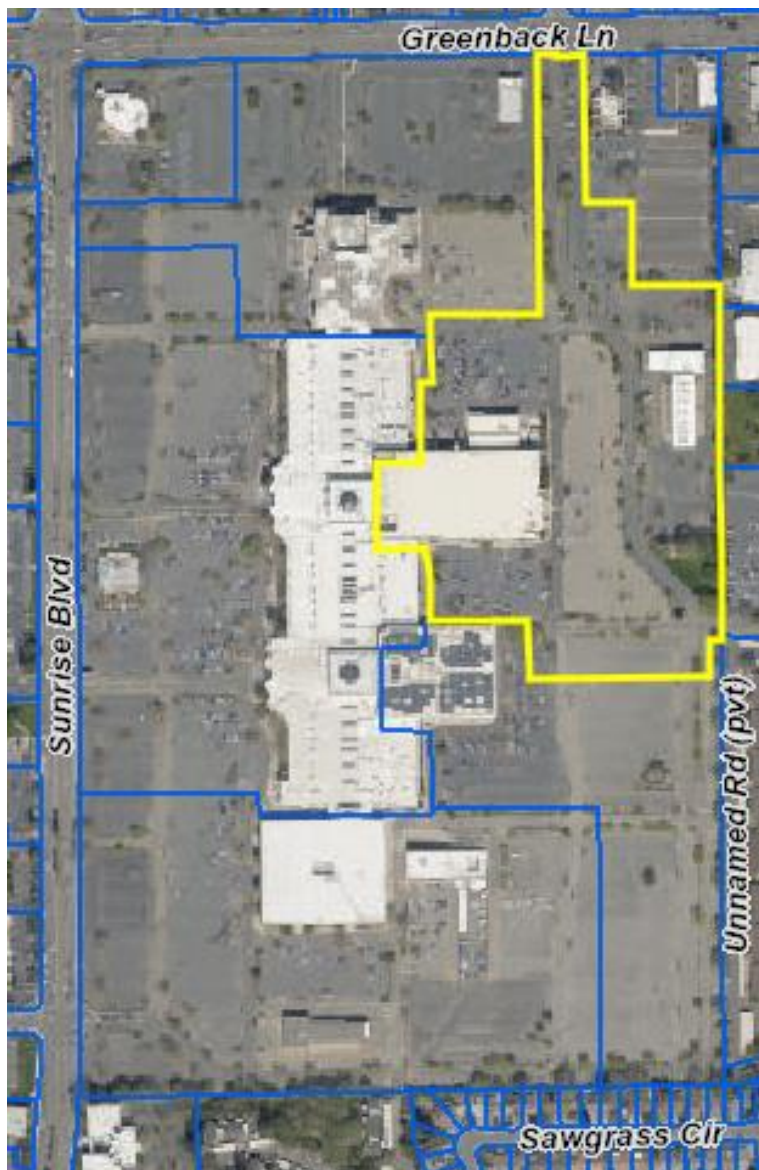


<b>Site ID</b>	<b>4</b>
<b>Assessor's Parcel Number(s)</b>	243-0192-013
<b>Planning Area/Project Name</b>	Sunrise Mall
<b>Address</b>	5900 Sunrise Boulevard
<b>Zoning</b>	SC – Shopping Center
<b>General Plan Designation</b>	General Commercial
<b>Size</b>	21.27 Acres
<b>Potential Density</b>	145 Units
<b>Assumptions</b>	Allowable density of 40 du/ac; assumes 1/3 of allowable density on 11 net buildable acres
<b>Comments</b>	See Sunrise Mall Analysis – pg. 14

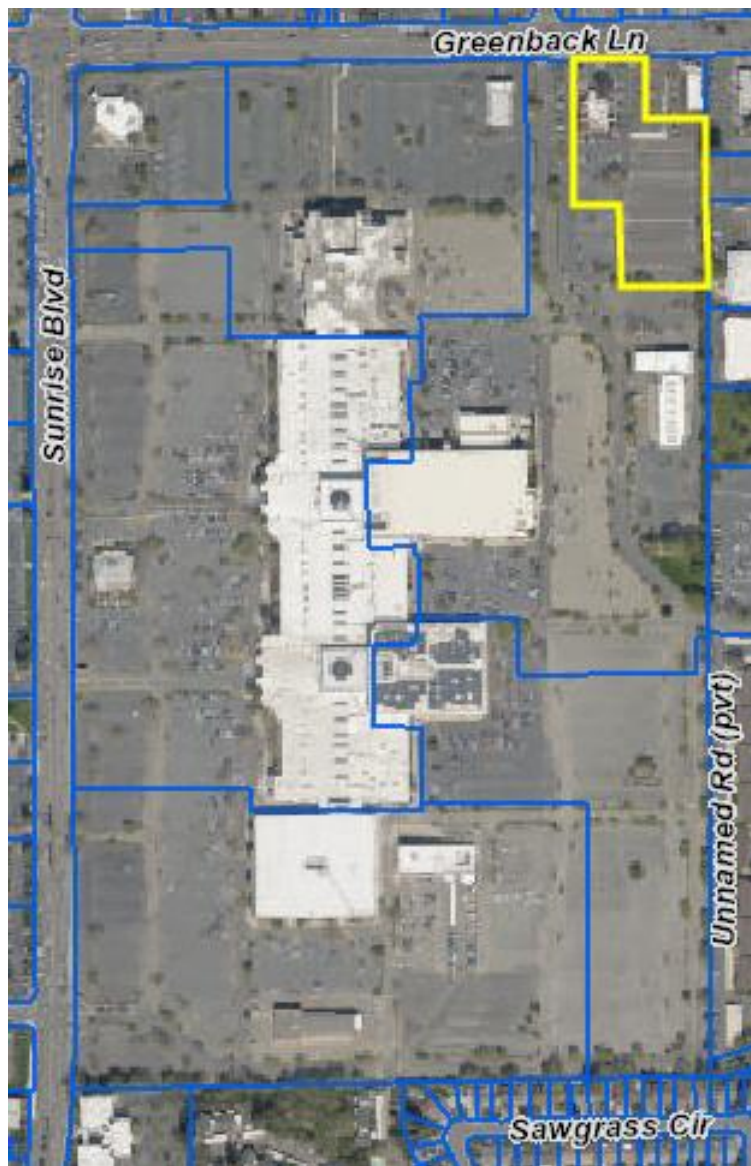




<b>Site ID</b>	<b>5</b>
<b>Assessor's Parcel Number(s)</b>	243-0192-012
<b>Planning Area/Project Name</b>	Sunrise Mall
<b>Address</b>	6000 Sunrise Boulevard
<b>Zoning</b>	SC – Shopping Center
<b>General Plan Designation</b>	General Commercial
<b>Size</b>	12.71 Acres
<b>Potential Density</b>	110 Units
<b>Assumptions</b>	Allowable density of 40 du/ac; assumes 1/3 of allowable density on 8.3 net buildable acres
<b>Comments</b>	See Sunrise Mall Analysis – pg. 14



<b>Site ID</b>	<b>6</b>
<b>Assessor's Parcel Number(s)</b>	243-0192-014
<b>Planning Area/Project Name</b>	Sunrise Mall
<b>Address</b>	6100 Sunrise Boulevard
<b>Zoning</b>	SC – Shopping Center
<b>General Plan Designation</b>	General Commercial
<b>Size</b>	18.1 Acres
<b>Potential Density</b>	69 Units
<b>Assumptions</b>	Allowable density of 40 du/ac; assumes 1/3 of allowable density on 5.2 net buildable acres
<b>Comments</b>	See Sunrise Mall Analysis – pg. 14



<b>Site ID</b>	7
<b>Assessor's Parcel Number(s)</b>	243-0192-018
<b>Planning Area/Project Name</b>	Sunrise Mall
<b>Address</b>	6198 Sunrise Boulevard
<b>Zoning</b>	SC – Shopping Center
<b>General Plan Designation</b>	General Commercial
<b>Size</b>	3.21 Acres
<b>Potential Density</b>	25 Units
<b>Assumptions</b>	Allowable density of 40 du/ac; assumes 1/3 of allowable density on 1.9 net buildable acres
<b>Comments</b>	See Sunrise Mall Analysis – pg. 14

# Underutilized Site: Sunrise Mall

The 95-acre Sunrise Mall site is highly underutilized and ripe for redevelopment. Of the 95 acres, approximately 75 acres is used for parking. However, for the purpose of its RHNA estimates the city has taken a conservative approach to unit calculation on the site, focusing on four parcels around the east and south side of the mall property with the highest likelihood of development during the 6<sup>th</sup> cycle. These four parcels total approximately 55 acres in size, with 26.4 acres considered currently buildable as they are comprised of parking lots.

The underlying General Plan Designation of General Commercial and zoning of Shopping Center (SC) allows for 40 dwelling units per acre. Collectively, these four parcels would allow over 1,000 units if built to the maximum density absent of site constraints.

To be conservative, the city is assuming only 1/3 of the total allowable dwelling units would be built due to the lack of any required demolition of existing structures. This estimate is also conservative because it only utilizes the parking areas of the site; whereas, it is more likely that portions (if not all) existing structures would be removed from these parcels. Of the 26.4 buildable acres, the city estimates a minimum of 349 units could be built on site.

The City has a successful track record of delivering affordable residential projects in commercially zoned land. For example, Sunrise Pointe is pending construction on a commercially zoned property that will result in 46 deed restricted units. As described in Appendix A, 20 units per acre can result in affordable housing in Citrus Heights. The City has a track record of delivering affordable housing in this density range on underutilized sites – The Sunrise Pointe Project as well as the Fair Oaks Senior Affordable Apartments (108 deed restricted units) are slated for construction this year. Both of these projects were developed on underutilized properties zoned for 20-units per acre. Coupled with the City's density bonus, these projects will result in over 150 deed restricted affordable units in the City.

APN	Zoning	Density	Net Acreage	Units
243-0192-013	Shopping Center	40 du/ac	11	145
243-0192-012	Shopping Center	40 du/ac	8.3	110
243-0192-014	Shopping Center	40 du/ac	5.2	69
243-0192-018	Shopping Center	40 du/ac	1.9	25
<b>Total</b>			<b>26.4</b>	<b>349</b>

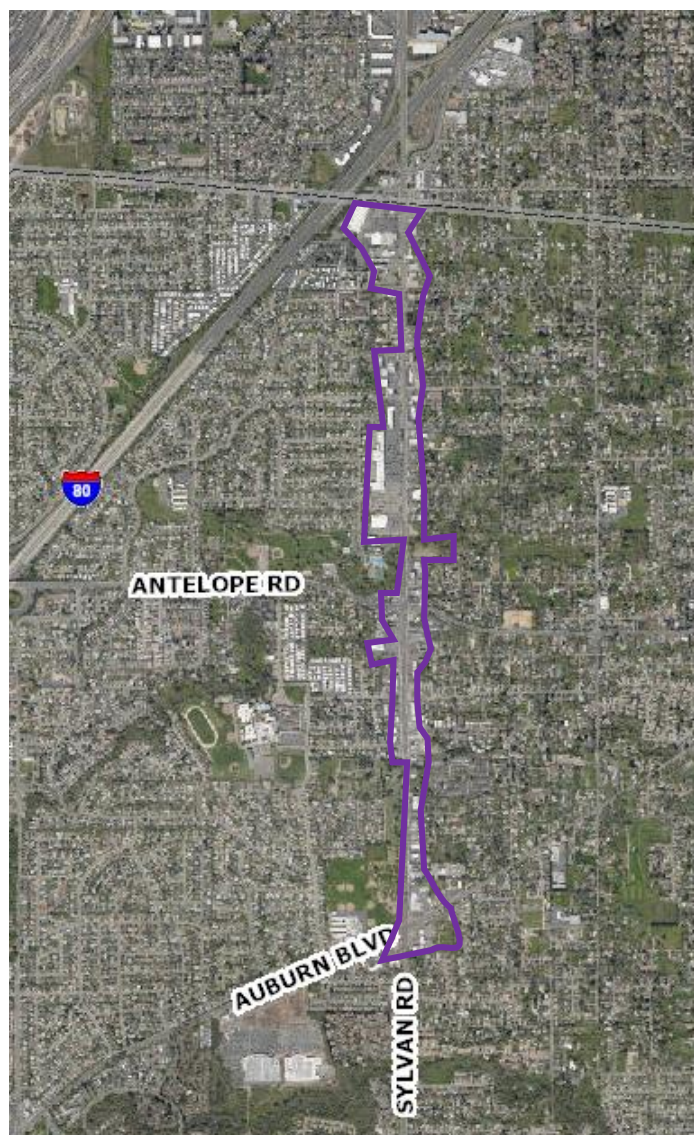




Images courtesy of PrefabADU and HCD

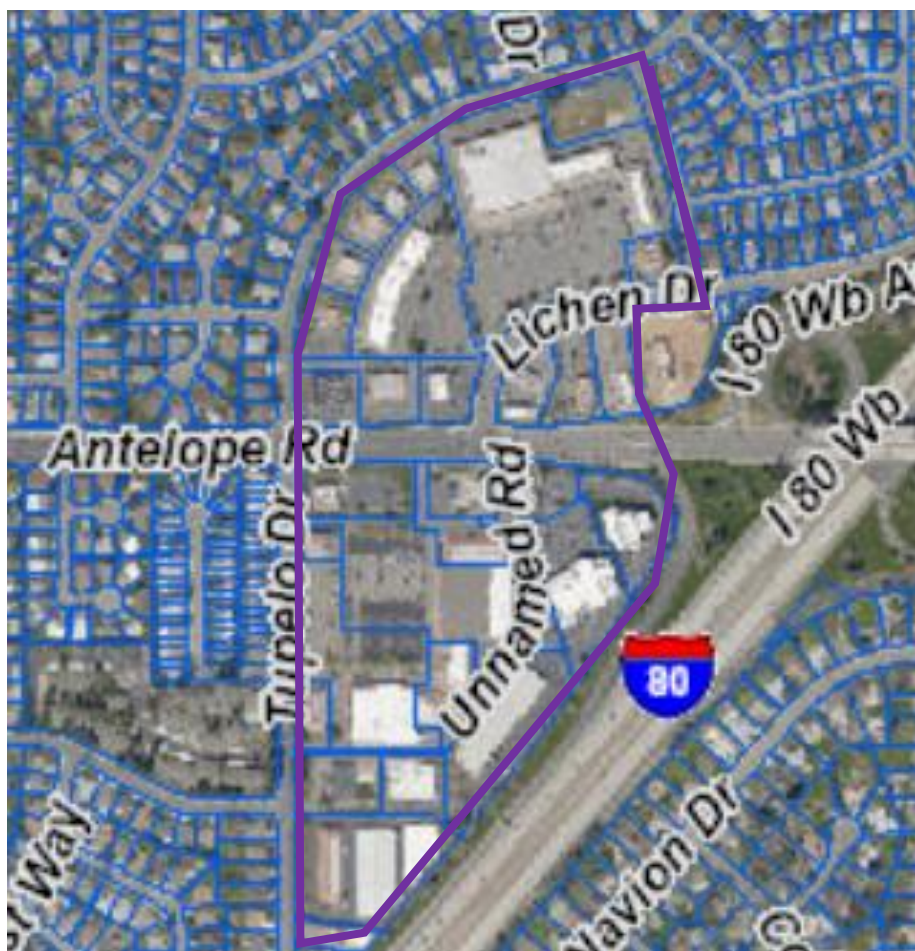
## City-Wide Accessory Dwelling Units

<b>Assessor's Parcel Number(s)</b>	Varies
<b>Planning Area</b>	City-Wide Accessory Dwelling Units
<b>Address</b>	Varies
<b>Zoning</b>	Varies – Residential Zoning Districts
<b>General Plan Designation</b>	Varies – Residential Designations
<b>Size</b>	N/A
<b>Potential Density</b>	100 units
<b>Assumptions</b>	100 units is based on the City's projected average of 12-13 units per year.
<b>Comments</b>	<p>The City considers the following factors when determining projected ADU production:</p> <ul style="list-style-type: none"> <li>• The City will have pre-approved ADU plans by the end of 2021</li> <li>• The City will conduct additional outreach in the coming years to promote ADUs</li> <li>• Changes in state law are assumed to increase demand for ADUs</li> </ul>



Banked Site ID	A
Assessor's Parcel Number(s)	Auburn Boulevard SPA Parcels
Planning Area/Project Name	Auburn Boulevard Specific Plan
Address	Varies
Zoning	SPA – Special Planning Area
General Plan Designation	GC – General Commercial
Size	Varies
Potential Density	135 Units
Assumptions	541 units expected in Special Planning Area; assumes 25% of Plan capacity
Comments	The Boulevard Plan calls for a variety of housing types





Banked Site ID	B
<b>Assessor's Parcel Number(s)</b>	209-0080-049, -050, -054, 209-0240-025, -026, -027, 209-0311-006, -027, -028, -030, -031, -032, -036, -037, -038, -041, -043, -045, 209-0321-023, -025, -026, 209-0680-001, -002, -003, -004, -006, -010, -012, -014, -015, -016
<b>Planning Area/Project Name</b>	Antelope Crossing Special Planning Area
<b>Address</b>	Varies
<b>Zoning</b>	SPA – Special Planning Area
<b>General Plan Designation</b>	GC – General Commercial
<b>Size</b>	46 Acres
<b>Potential Density</b>	67 Units
<b>Assumptions</b>	135 units expected under Antelope Crossing Transformation Plan; assumes 50%
<b>Comments</b>	25-unit apartment application received in 2019, withdrawn due to construction cost issues

# Banked Site: Antelope Crossing

The 46-acre Antelope Crossing site is highly underutilized. The maximum FAR for the site is 0.60. There is approximately 471,000 square feet of existing development within the site resulting in a FAR of 0.24. The existing development represents less than half of the allowable FAR.

The site is largely comprised of retail or service uses and has seen a decline in occupancy over the last several years. The economic blight condition stems from an abnormally high vacancy rate as evidenced by multiple and long-term vacancies. The age of the buildings and outdated land use pattern no longer meet current retail demand and there is a general understanding of the need for redevelopment within the area. Although the area is comprised of multiple property owners, the area has teamed together to identify solutions to revitalize the area.

The City has worked with the property owners for the site and prepared the Antelope Crossing Transformation Plan (Plan) to revitalize the shopping centers in the short-term, while developing a vision for the long-term that fulfills the Project Area's infill and Transit-Oriented Development (TOD) potential. The Plan identified increasing the mix of land uses (including housing) on the site as a key to improving the success of the area.

During the 5<sup>th</sup> cycle, the City updated the Zoning Code and General Plan to allow for residential development of 40 units per acre on the site. The Plan identified capacity for a mixture of townhomes and senior housing for the site.

APN	General Plan	Zoning	Acreage	APN	General Plan	Zoning	Acreage
209-0680-006	GC	SPA	0.92	209-0311-028	GC	SPA	0.82
209-0680-007	GC	SPA	6.69	209-0311-043	GC	SPA	1.14
209-0680-005	GC	SPA	0.41	209-0311-042	GC	SPA	0.03
209-0680-004	GC	SPA	0.45	209-0240-026	GC	SPA	1.33
209-0680-009	GC	SPA	3.05	209-0311-027	GC	SPA	4.53
209-0680-003	GC	SPA	0.47	209-0240-025	GC	SPA	1.78
209-0680-008	GC	SPA	0.53	209-0311-032	GC	SPA	0.31
209-0680-002	GC	SPA	0.53	209-0311-030	GC	SPA	3.07
209-0680-001	GC	SPA	0.70	209-0311-041	GC	SPA	1.10
209-0080-056	GC	SPA	0.91	209-0311-038	GC	SPA	2.19
209-0080-054	GC	SPA	0.75	209-0311-031	GC	SPA	0.44
209-0080-050	GC	SPA	0.87	209-0311-037	GC	SPA	0.70
209-0080-049	GC	SPA	0.76	209-0311-036	GC	SPA	0.92
209-0680-012	GC	SPA	0.66	209-0311-006	GC	SPA	2.78
209-0680-010	GC	SPA	0.83	209-0321-026	GC	SPA	0.40
209-0080-015	GC	SPA	0.71	209-0321-025	GC	SPA	0.27
209-0240-027	GC	SPA	0.56	209-0321-024	GC	SPA	0.18
209-0311-044	GC	SPA	0.00	209-0321-023	GC	SPA	0.09
209-0311-045	GC	SPA	0.70	209-0321-022	GC	SPA	0.04



Banked Site ID	C
Assessor's Parcel Number(s)	211-0210-042
Planning Area/Project Name	Bear Paw Townhomes
Address	7534 Old Auburn Road
Zoning	SPA – Special Planning Area
General Plan Designation	GC – General Commercial
Size	2.5 Acres
Potential Density	25 Units
Assumptions	46 units approved as part of entitlement; assumes 25
Comments	46-unit townhome project approved in 2018