



City of Wheatland

111 C Street
Wheatland, California 95692
TELEPHONE (530) 633-2761
FAX (530) 633-9102

First Street Senior Housing Project

Construction has begun for the First Street Senior Housing Project located at the intersection of First Street and E Street in the City of Wheatland. The 2.4-acre project site is being developed to include a 32-unit affordable housing complex for seniors. The project will consist of one two-story residential building including a mix of 615-square-foot one-bedroom units and 805-square-foot two-bedroom units. Each unit will have an outdoor patio or balcony, as well as private storage space. The development will also include a 2,213-square-foot community building consisting of a business center, fitness center, two laundry facilities, and a community area with a common kitchen. Outdoor amenities will include a bocce ball court, dog park, community garden, outdoor dining area with pergolas and BBQs, and open space.

The City of Wheatland General Plan designates the project site as High Density Residential (HDR) and the site is zoned Multi-Family Residential (R-3). Therefore, the First Street Senior Housing Project was permitted by-right, pursuant to State guidelines. As a result, the project did not require a public hearing from the Wheatland Planning Commission or City Council. City staff conducted a plan review to ensure compliance with the Municipal Code and Design Guidelines.

The Wheatland City Council held the following public meetings to discuss agenda items related to this project:

- March 23, 2021 – The City Council voted to provide direction to staff to coordinate and prepare and agreement with the project proponents for the project.
- February 8, 2022 – The City Council voted to approve the application for the HOME Program funds. The City was awarded \$5,788,142.00 in HOME Program funds to help fund the construction of this project.
- May 9, 2023 – The City Council voted to approve the Consultant Task Order authorizing Raney Planning and Management Inc. to process and monitor the funding and construction of the project in compliance with HOME Fund requirements.
- September 12, 2023 – The City Council voted to approve the collection deferral of Development Impact Fees until time of occupancy rather than building permit approval.
- February 27, 2024 – The City Council voted to approve the Consultant Task Order authorizing Raney Planning and Management Inc. to process and monitor the prevailing wage in compliance with HOME Fund requirements.

In addition, to continue keeping the Wheatland residents up to date on Community Development within the City, the City of Wheatland included an announcement of the First Street Senior Housing Project in the January – March 2024 Wheatland eNewsletter distributed on April 2, 2024.

