



CITY OF WHEATLAND

CITY COUNCIL MEETING STAFF REPORT

February 8, 2022

SUBJECT: City Council consideration to approve the City of Wheatland 6th Cycle (2021-2029) Housing Element Update Initial Study/Negative Declaration (IS/ND) and adopt the draft Wheatland 6th Cycle (2021-2029) Housing Element Update.

PREPARED BY: Tim Raney, Community Development Director

Recommendation

Staff recommends that the Wheatland City Council hold the public hearing on the proposed Wheatland 6th Cycle (2021-2029) Housing Element Update, and upon close of the public hearing, adopt the attached resolution approving the City of Wheatland 6th Cycle (2021-2029) Housing Element Update IS/ND and adopting the draft Wheatland 6th Cycle (2021-2029) Housing Element Update (see Attachment 1).

Background

State Housing Element law (Government Code Section 65583) requires each local government entity to adopt a comprehensive long-term general plan for the physical development of their city or county. The housing element is one of the mandated elements composing the general plan. State law, through the housing element, addresses the existing and projected housing needs within all economic segments of the State's various communities, including the City of Wheatland. The legal mandate recognizes that in order for the private sector to adequately address housing needs, local governments must adopt land use plans and other planning programs to create opportunities that do not constrain development of affordable housing. Housing policy in the State is dependent on the effective development and implementation of local general plans and particularly housing elements.

State law contains specific requirements for the preparation and content of housing elements. According to Article 10.6, Section 65580, the legislature has found that:

- a) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order;
- b) The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels;

- c) The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of government;
- d) Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community; and
- e) The legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments, and the state, in addressing regional housing needs.

The City of Wheatland received grant funding from the California Department of Housing and Community Development's (HCD) Local Early Action Planning (LEAP) Grant for the preparation of Wheatland's 6th Cycle (2021-2029) Housing Element Update.

An important component of the Housing Element is the identification of sites for future housing development and an evaluation of the adequacy of these sites in fulfilling the City's share of the Regional Housing Needs Allocation (RHNA), as determined by SACOG. The intent of the RHNA is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population.

According to the U.S. Department of Housing and Urban Development (HUD), housing is classified as "affordable" if households do not pay more than 30 percent of income for payment of rent (including utilities) or monthly homeownership costs (including mortgage payments, taxes, and insurance). SACOG adopted their Regional Housing Needs Plan (RHNP) on November 21, 2019, which officially assigns the allocations to cities and counties in the six-county Sacramento region. SACOG's RHNP defines the lower income unit categories as follows:

- Low-Income Unit: is one that is affordable to a household whose combined income is at or between 50 and 80 percent of the median income.
- Very Low-Income Unit: is one that is affordable to a household whose combined income is at or lower than 50 percent of the median income.

Discussion

The City of Wheatland 6th Cycle (2021-2029) Housing Element Update sets forth a number of specific goals as well as policies and programs describing how the City aims to reach the goals (see Attachment 2). The approval of the City of Wheatland 6th Cycle (2021-2029) Housing Element Update would enable the City to preserve, improve and develop housing for all incoming segments of the community and show how the City intends to meet the RHNA numbers assigned by SACOG.

The total RHNA for Wheatland's 6th Cycle (2021-2029), as determined by SACOG, is 499 residential units. The 499 residential units include 232 above moderate income units, 98 moderate income units, 64 low-income units, and 105 very low income units.

As part of the housing element update process, staff conducted a sites inventory analysis, which is an inventory of land suitable for residential development. The sites inventory analysis identified the City of Wheatland has over 112 acres of vacant land in the RE, R-1, R-3, C-2, and C-3 zones that can accommodate approximately 1,466 total residential units. However, staff has

identified the need to rezone 10 acres of suitable land within the City to R-3, in order to accommodate the affordable housing requirements, set forth from HCD. As a result, staff has included the following program in the proposed 6th Cycle (2021-2029) Housing Element Update:

1. *The city shall rezone approximately 10 acres of land to the Multi-Family Residential Zone (R-3) to accommodate the city's 6th Cycle Regional Housing Needs Allocation of 105 Very Low and 64 Low income households*

The City of Wheatland held public workshops on July 20, 2021 and August 3, 2021 to solicit public input and encourage public participation in the Housing Element Update process. Notice of the workshop was posted publicly on the City of Wheatland website and in the local newspaper to ensure that a variety of residents could attend.

CEQA Review

The city prepared an IS/ND (see Attachment 3) for the City of Wheatland 6th Cycle (2021-2029) Housing Element Update in accordance with the California Environmental Quality Act (CEQA).

The IS/ND determined that the City of Wheatland's 6th Cycle Housing Element Update is a policy-level document intended to assist the City of Wheatland in meeting the housing needs established by the State of California, and would not cause development or redevelopment of specific projects within the City; therefore, the 6th Cycle Housing Element Update would not result in a significant impact on the environment. The public review period for the IS/ND began on September 17, 2021 and ended on October 18, 2021.

Conclusion

On January 18, 2022, the Wheatland Planning Commission heard staff's presentation and voted to recommend City Council approve the City of Wheatland 6th Cycle (2021-2029) Housing Element Update IS/ND, and adopt the draft Wheatland 6th Cycle (2021-2029) Housing Element Update.

Fiscal Impact

None.

Attachments

1. Resolution No. 2022-** Adopting the City of Wheatland 6th Cycle Housing Element and associated IS/ND.
2. Draft City of Wheatland 6th Cycle (2021-2029) Housing Element Update.
3. City of Wheatland 6th Cycle (2021-2029) Housing Element Update IS/ND.

**CITY COUNCIL
RESOLUTION NO. 03-22**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WHEATLAND APPROVING THE
CITY OF WHEATLAND 6TH CYCLE (2021-2029) HOUSING ELEMENT UPDATE INITIAL
STUDY/NEGATIVE DECLARATION (IS/ND) AND ADOPTING THE DRAFT WHEATLAND 6TH
CYCLE (2021-2029) HOUSING ELEMENT UPDATE**

WHEREAS, State Housing Element law (Government Code Section 65583) requires each local government entity to adopt a comprehensive long-term general plan for the physical development of the city; and,

WHEREAS, the City of Wheatland received grant funding from the California Department of Housing and Community Development's (HCD) Local Early Action Planning (LEAP) Grant for the preparation of the Wheatland 6th Cycle (2021-2029) Housing Element Update; and

WHEREAS, the City of Wheatland prepared the Draft City of Wheatland 6th Cycle (2021-2029) Housing Element Update in accordance with State Housing Element law; and

WHEREAS, the City of Wheatland posted the Draft City of Wheatland 6th Cycle (2021-2029) Housing Element Update on the City of Wheatland's website for public review; and

WHEREAS, on July 20, 2021 and August 3, 2021, the City of Wheatland conducted public workshops on the matter, and received comments and input from the public on the City of Wheatland 6th Cycle (2021-2029) Housing Element Update process; and

WHEREAS, the City of Wheatland prepared an IS/ND for the City of Wheatland 6th Cycle (2021-2029) Housing Element Update in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, the City of Wheatland routed the City of Wheatland 6th Cycle (2021-2029) Housing Element Update IS/ND for public review on September 17, 2021; and

WHEREAS, on January 18, 2022, the Wheatland Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary recommending Wheatland City Council approval of the City of Wheatland 6th Cycle (2021-2029) Housing Element Update IS/ND and adoption of the City of Wheatland 6th Cycle (2021-2029) Housing Element Update; and

WHEREAS, the Wheatland City Council duly gave notice of public hearing as required by law; and

WHEREAS, on February 8, 2022, the Wheatland City Council duly held a public hearing on the matter, and received and considered evidence, both oral and documentary; and

NOW THEREFORE, BE IT RESOLVED that in approving the City of Wheatland 6th Cycle (2021-2029) Housing Element Update IS/ND and adopting the draft Wheatland 6th Cycle (2021-2029) Housing Element Update, the Wheatland City Council makes the following findings, which are based on its review and consideration of the entire record, including the recitals above and any oral or written testimony provided at the hearing:

1. The City of Wheatland exercised overall control and direction over the CEQA review for the project, including the preparation of the IS/ND, and independently reviewed the IS/ND; and,
2. There is no substantial evidence that the project will have a significant effect on the environment; and,
3. The IS/ND reflects the City of Wheatland's independent judgment and analysis; and,
4. The draft City of Wheatland 6th Cycle (2021-2029) Housing Element Update document was prepared in accordance with State Housing Element law; and
5. The draft City of Wheatland 6th Cycle (2021-2029) Housing Element Update is consistent with the general plan, as it carries out the purposes of the general plan and is consistent with the land use and development designation in such plans.

NOW THEREFORE BE IT FURTHER RESOLVED, that the Wheatland City Council does hereby **APPROVE** the City of Wheatland 6th Cycle (2021-2029) Housing Element Update IS/ND and **ADOPT** the Wheatland 6th Cycle (2021-2029) Housing Element Update.

* * * * *

I HEREBY CERTIFY that the foregoing resolution was adopted by the city council of the City of Wheatland at a regular meeting thereof held on the 8th day of February 2022, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

LISA J. THOMASON
City Clerk