



CITY OF WHEATLAND

CITY COUNCIL MEETING STAFF REPORT

January 12, 2021

SUBJECT: The City of Wheatland staff requests City Council receive a presentation from staff and the project proponents for potential senior living and family affordable housing projects.

PREPARED BY: Tim Raney, Community Development Director

Recommendation

Staff requests City Council receive a presentation from staff and the project proponents for potential senior living and family affordable housing projects.

Discussion and Background

City staff has been approached by AMG Associates regarding two potential affordable housing projects in the City of Wheatland.

The first location is an approximately 2.25-acre vacant site, identified as APN 015-350-012-000, currently zoned R-3 (Multi-Family Zoning District) and located southwest of the First Street and E Street intersection. The potential project would consist of approximately 32-age restricted units. AMG Associates is also interested in acquiring the adjacent property to the south along Third Street, where the Senior Citizens Group center is currently located, in order to incorporate a new shared senior center at this location.

The second location is an approximately 9.0-acre site, identified as APN 015-360-001-000, currently zoned R-3 and located along Spenceville Road east of Main Street. AMG Associates is interested in developing up to a three phased affordable family development project consisting of approximately 48 units per phase.

Both potential projects would be allowed by right per the R-3 Zoning District. It should be noted that the City has not yet received a complete application, including a site plan, or any fees to begin processing these projects. Staff also anticipates the project proponents will seek consideration regarding impact fee deferrals to make the projects competitive for HOME and/or tax credit financing.

The project proponents will be present during the Council meeting to introduce themselves and discuss the potential of these projects with the City Council.

Fiscal Impact

None. The project proponents would submit all required fees per the City's adopted Master Fee Schedule.

Attachments

1. Potential Senior Housing Project Vicinity Map
2. Potential Family Housing Project Vicinity Map

**Attachment 1
Potential Senior Housing Project Vicinity Map**



Attachment 2
Potential Family Housing Project Vicinity Map

