



# CITY OF WHEATLAND

## CITY COUNCIL MEETING STAFF REPORT

February 8, 2022

**SUBJECT:** City Council consideration to authorize the submittal of the HOME fund application for the First Street Senior Housing Project.

**PREPARED BY:** Jim Goodwin, City Manager

---

### Recommendation

Staff recommends that the Wheatland City Council approve the attached resolution authorizing the submittal of the HOME fund application for the First Street Senior Housing Project (see Attachment 1).

### Background

The State of California, Department of Housing and Community Development (HCD) administers a federal program known as the HOME Investment Partnerships Program (HOME). HCD receives funds annually from the Federal Department of Housing and Urban Development (HUD) and sets them aside for eligible activities. On December 1, 2021, HCD issued a Notice of Funding Availability (NOFA) announcing the availability of funds under the HOME program.

In 2021, city staff began working with Cameron Johnson of AMG & Associates LLC, to develop a 32-unit senior housing project located southwest of the intersection of First Street and E Street. The approximately 2.5-acre vacant site is identified as Yuba County Assessor Parcel Number (APN) 015-350-012. The vacant property is designated High-Density Residential (HDR) in the Wheatland General Plan and is currently zoned Multi-Family residential (R-3). The proposed use is permitted, and no discretionary approval is required for the proposed use.

On March 23, 2021, the City Council committed to an impact fee loan for the project, conditioned on the applicant's success in securing HOME funds for the project (See Attachment 3).

### Discussion

The Regional Housing Authority will be the managing general partner of the First Street Senior Housing Project. As part of the HOME application, AMG & Associates is required to submit a market analysis for the project to support their conclusion that there is a demand for these units in our community. Cameron Johnson of AMG & Associates along with a representative of the Regional Housing Authority will be present to answer any questions.

If awarded, the HOME application would provide up to \$7,150,000 in funds to the City to be loaned to the First Street Senior Housing Project. These funds would be paid back according to the HOME guidelines.

Project representatives will be attending the meeting and available for questions.

**Fiscal Impact**

The City will apply for \$7,150,000 in funds through the HOME program to then loan the funds to the Regional Housing Authority for the construction of a 32-unit Senior Housing Project.

**Attachments**

1. Resolution No. 04-22 Authorizing the submittal of HOME fund application for the First Street Senior Housing Project.
2. Senior Housing Plan Set.
3. Letter to applicants regarding Council action on March 23, 2021

**RESOLUTION NO. 04-22**

**THE GOVERNING BOARD OF THE CITY OF WHEATLAND HEREBY AUTHORIZES SUBMITTAL OF AN APPLICATION TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR FUNDING UNDER THE HOME INVESTMENT PARTNERSHIPS PROGRAM; AND IF SELECTED, THE EXECUTION OF A STANDARD AGREEMENT, ANY AMENDMENTS THERETO, AND OF ANY RELATED DOCUMENTS NECESSARY TO PARTICIPATE IN THE HOME INVESTMENT PARTNERSHIPS PROGRAM**

**WHEREAS:**

- A. The California Department of Housing and Community Development (the “Department”) is authorized to allocate HOME Investment Partnerships Program (“HOME”) funds made available from the U.S. Department of Housing and Urban Development (“HUD”). HOME funds are to be used for the purposes set forth in Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, in federal implementing regulations set forth in Title 24 of the Code of Federal Regulations, part 92, and in Title 25 of the California Code of Regulations commencing with section 8200.
- B. On December 1, 2021, the Department issued a Notice of Funding Availability announcing the availability of funds under the HOME program (the “NOFA”).
- C. In response to the December 2021 HOME NOFA, the City of Wheatland a municipal corporation (the “Applicant”), wishes to apply to the Department for, and receive an allocation of, HOME funds.

**IT IS NOW THEREFORE RESOLVED THAT:**

- 1. In response to the December 2021 HOME NOFA, the Applicant shall submit an application to the Department to participate in the HOME program and for an allocation of funds not to exceed seven million one hundred fifty thousand Dollars (\$7,150,000) for the following activities and/or programs:  
  
A thirty-two-unit affordable senior housing development to be located in the City of Wheatland.
- 2. If the application for funding is approved, then the Applicant hereby agrees to use the HOME funds for eligible activities in the manner presented in its application as approved by the Department in accordance with the statutes and regulations cited above. The Applicant may also execute a Standard Agreement, any amendments thereto, and any and all other documents or instruments necessary or required by the Department or HUD for participation in the HOME program (collectively, the required documents).
- 3. The Applicant authorizes the City Manager or their designee(s) to execute, in the name of the Applicant, the required documents.

**PASSED AND ADOPTED** this 8<sup>th</sup> day of February 2022, by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

---

Rick West, Mayor

The undersigned Lisa J. Thomason, City Clerk of the Applicant does hereby attest and certify that the foregoing is a true and full copy of a resolution of the governing board of the Applicant passed and adopted at a duly convened meeting on the date set forth above, and said resolution has not been altered, amended, or repealed.

---

Signature

---

Date

**REGIONS**

ALASKA, ARIZONA, CALIFORNIA, COLORADO, HAWAII, IDAHO, ILLINOIS, KANSAS, MISSOURI, MONTANA, NEVADA, NEW MEXICO, NORTH CAROLINA, NORTH DAKOTA, OREGON, SOUTH DAKOTA, U.S.A. | URM, WASHINGTON, WYOMING

**PACIFIC WEST WEST ARCHITECTURE**

ARCHITECT

1001 WEST PACIFIC STREET, SUITE 100  
SAN ANTONIO, TEXAS 78207  
PHONE: (214) 222-2222

**APPLICANT**  
WHEATLAND SENIORS ASSOCIATES, CALIF.  
15000 N. LINDA BLVD., SUITE 1074  
DALLAS, TEXAS 75242  
PHONE: (214) 222-2222

**ARCHITECT**  
PACIFIC WEST ARCHITECTURE  
4025 STATE STREET, SUITE 100  
SAN ANTONIO, TEXAS 78202  
PHONE: (214) 222-2222

**APPROVED**

**DATE**

**PROJECT**

**DESCRIPTION**

**PHASE I & II**

**WHEATLAND SENIORS**

Pacific West Architecture

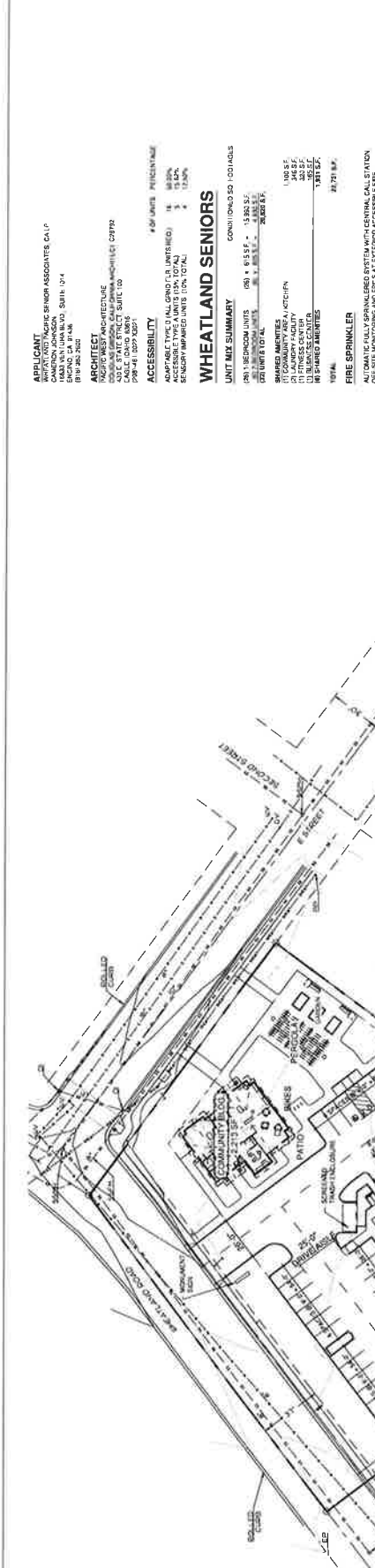
4025 STATE STREET, SUITE 100  
SAN ANTONIO, TEXAS 78202  
PHONE: (214) 222-2222

**A1.1**

**WHEATLAND SENIORS PHASE I & II**

**PROJECT**

**SCHEMATIC DESIGN / NOT FOR CONSTRUCTION**



**APPLICANT**  
WHEATLAND SENIORS ASSOCIATES, CALIF.  
15000 N. LINDA BLVD., SUITE 1074  
DALLAS, TEXAS 75242  
PHONE: (214) 222-2222

**ARCHITECT**  
PACIFIC WEST ARCHITECTURE  
4025 STATE STREET, SUITE 100  
SAN ANTONIO, TEXAS 78202  
PHONE: (214) 222-2222

**ACCESSIBILITY**

# OF UNITS	PERCENTAGE
ADAPTABLE TYPES (ALL GROUND FLOOR UNITS)	100%
ACCESSIBLE TYPES UNITS (50% TO 70%)	50%
SENIOR APARTMENT UNITS (10% TO 15%)	10%

**WHEATLAND SENIORS UNIT MIX SUMMARY**

UNIT TYPE	CONVENTIONAL SQ. FOOTAGE	ADAPTABLE SQ. FOOTAGE
1-BEDROOM UNITS	13,200 SQ. FT.	13,200 SQ. FT.
2-BEDROOM UNITS	20,400 SQ. FT.	20,400 SQ. FT.
<b>TOTAL</b>	<b>33,600 SQ. FT.</b>	<b>33,600 SQ. FT.</b>

**SHARED AMENITIES**

AMENITY	QUANTITY
(1) COMMUNITY AREA / ACTIVITIES	1,000 SF
(2) FITNESS CENTER	2,000 SF
(3) STORAGE ROOMS	1,000 SF
(4) SHARED GARAGES	1,000 SF
<b>TOTAL</b>	<b>5,000 SF</b>

**FIRE SPRINKLER**

ALL UNITS SHALL BE EQUIPPED WITH A FULLY OPERATIONAL, CALIFORNIA APPROVED FIRE MONITORING AND TYPES AT EXTERIOR ACCESSIBLE FIRE SPRINKLER COUPLERS

**PERCENTAGE**

SD	PERCENTAGE
BUILDING FOOTPRINT (BDO)	87.5%
BUILDING FOOTPRINT (COMMUNITY BLDG)	2.2%
BUILDING FOOTPRINT (TOTAL)	89.7%
CONCRETE PATIOS, WALLS & PATIOS	10.0%
TOTAL AREA	100.0%

**NOTE:** ALL NUMBERS PROVIDED ARE ESTIMATED FOR SITE CONSTRUCTION

**PARKING AND UNIT SUMMARY**

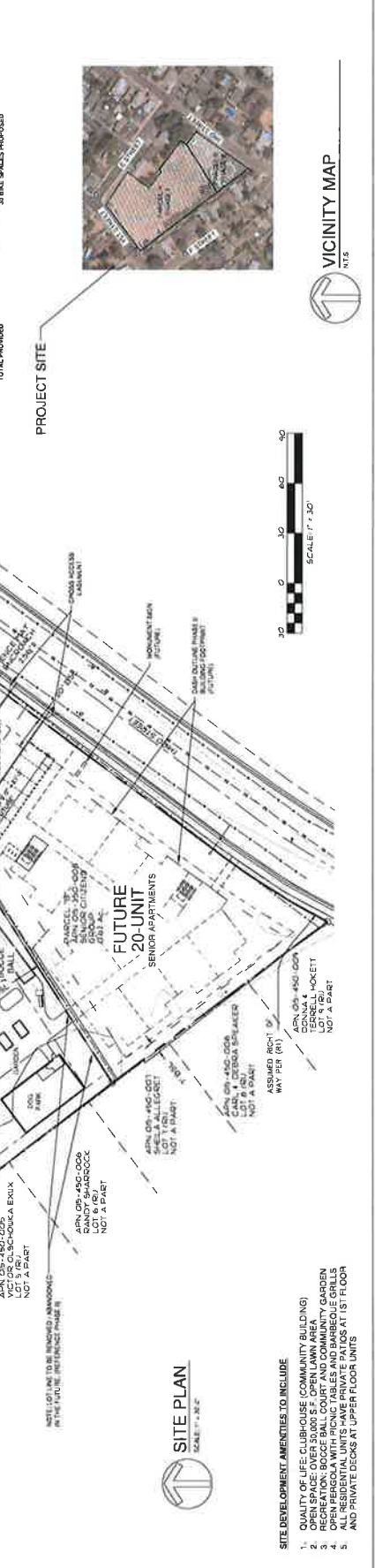
CITY OF WHEATLAND MUNICIPAL CODE OFF-STREET PARKING CHAPTER 15.03.030:  
 1. 1.5 SPACES PER UNIT (RESIDENTIAL)  
 2. 2.0 SPACES PER UNIT (COMMERCIAL)  
 3. 1.5 SPACES PER UNIT (OFFICE)  
 4. 1.5 SPACES PER UNIT (INDUSTRIAL)

**TOTAL PROVIDED:** 81 BICYCLE SPACES, 28 BICYCLE SPACES PROPOSED

**BICYCLE AND UNIT SUMMARY**

**VEHICLE PARKING SPACES:** 15 SPACES PROVIDED, 15 SPACES REQUIRED

**BICYCLE PARKING SPACES:** 81 SPACES PROVIDED, 28 BICYCLE SPACES PROPOSED



A2.1

WHEATLAND SENIORS  
PHASE I & II

WHEATLAND, CA  
WHEATLAND ROAD & E STREET

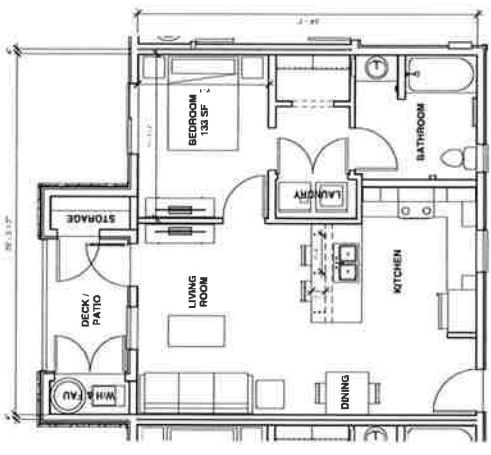
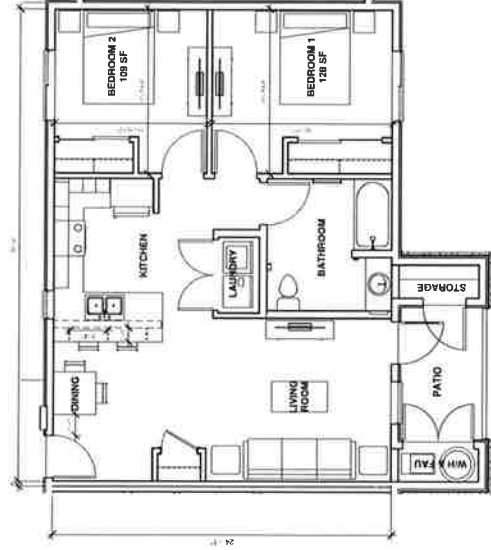
PROJECT  
Pacific West Architecture  
400 E. STATE STREET, SUITE 100  
FAO/E: 8040 8315  
(808) 461-0022  
PR: (808) 461-3267

ALASKA ARIZONA CALIFORNIA COLORADO HAWAII ILLINOIS  
LOUISIANA MONTANA NEBRASKA NORTH CAROLINA OREGON  
SOUTH DAKOTA UTAH VERMONT WASHINGTON WYOMING



DATE	DESCRIPTION
05/11/21	RFC
	ANG 21-04

REVISIONS
-----------



**REVISIONS**

NO.	DATE	DESCRIPTION
1	05/11/21	NR
2		
3		

AMG 21-04

**PACIFIC WEST ARCHITECTURE**

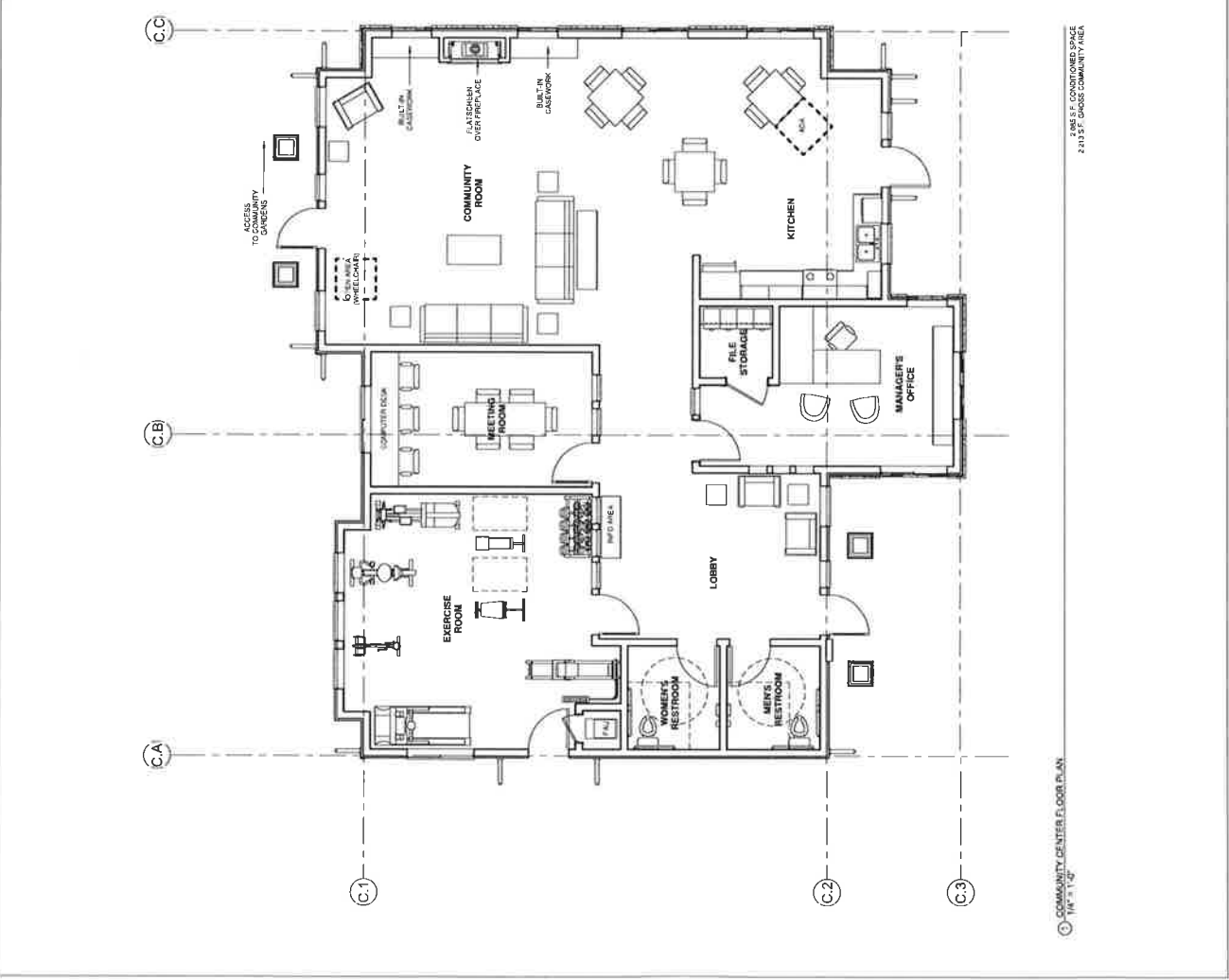
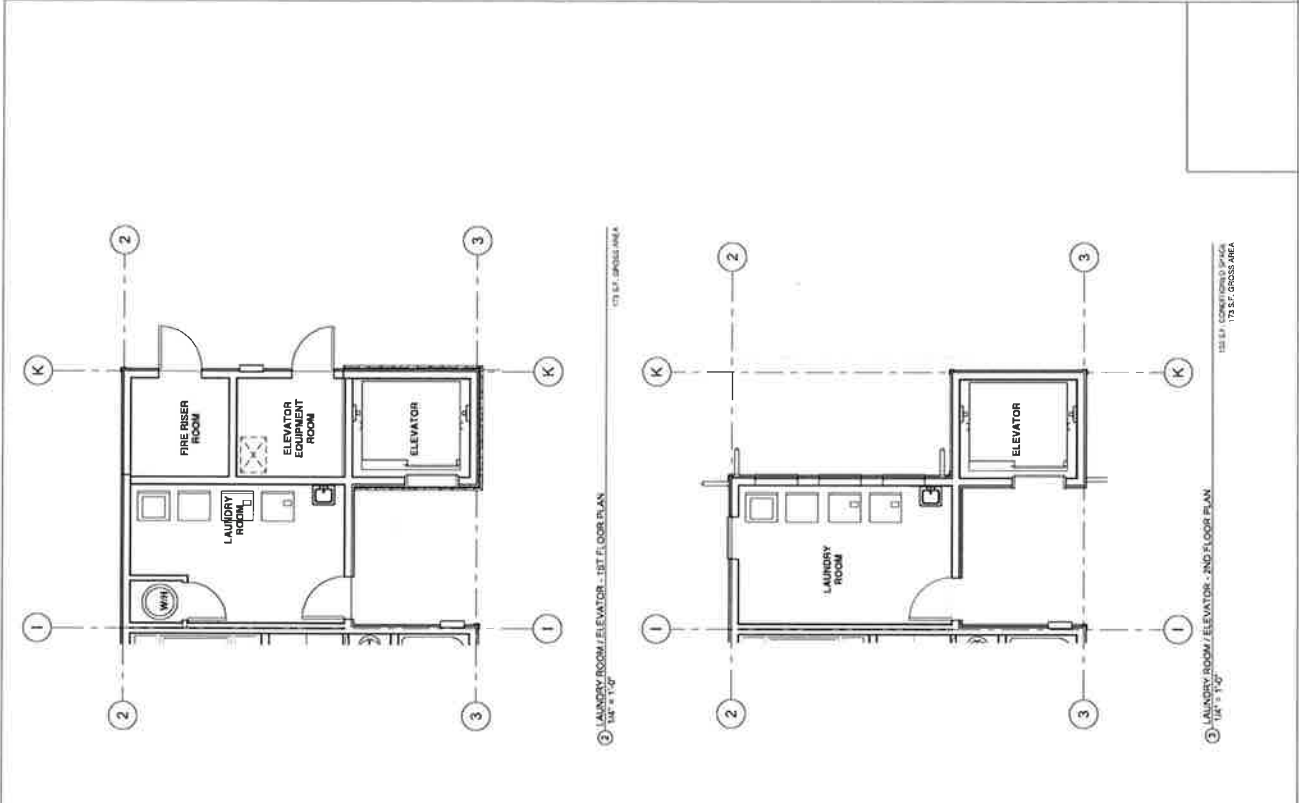
1400 WEST 10TH AVENUE SUITE 100  
 DENVER, COLORADO 80202  
 (303) 441-1323  
 WWW.PACIFICWESTARCHITECTURE.COM

ALASKA, ARIZONA, CALIFORNIA, COLORADO, HAWAII ISLANDS, ILLINOIS, INDIANA, IOWA, KANSAS, KENTUCKY, LOUISIANA, LOUISIANA, MAINE, MARYLAND, MASSACHUSETTS, MICHIGAN, MINNESOTA, MISSOURI, NEBRASKA, NEVADA, NEW HAMPSHIRE, NEW JERSEY, NEW YORK, NORTH CAROLINA, NORTH DAKOTA, OHIO, OKLAHOMA, OREGON, SOUTH DAKOTA, TEXAS, UTAH, VIRGINIA, WASHINGTON, WISCONSIN, WYOMING

PROJECT: WHEATLAND ROAD & STREET, WHEATLAND, CO

**WHEATLAND SENIORS PHASE I & II**

**A3.0**



SCHEMATIC SET / NOT FOR CONSTRUCTION

WHEATLAND SENIORS  
PHASE I & II

PROJECT

Pacific West Architecture

400 E. STATE STREET, SUITE 100  
FAGLE, JOAQUIN 95926

(208) 461-0022

fax (208) 461-3287

ALASKA ARIZONA CALIFORNIA COLORADO HAWAII IDAHO  
ILLINOIS IOWA KANSAS KENTUCKY LOUISIANA MARYLAND MASSACHUSETTS  
MICHIGAN MINNESOTA MISSISSIPPI MISSOURI MONTANA NEBRASKA  
NEVADA NEW HAMPSHIRE NEW JERSEY NEW YORK NORTH CAROLINA  
NORTH DAKOTA OREGON SOUTH DAKOTA UTAH WASHINGTON WISCONSIN

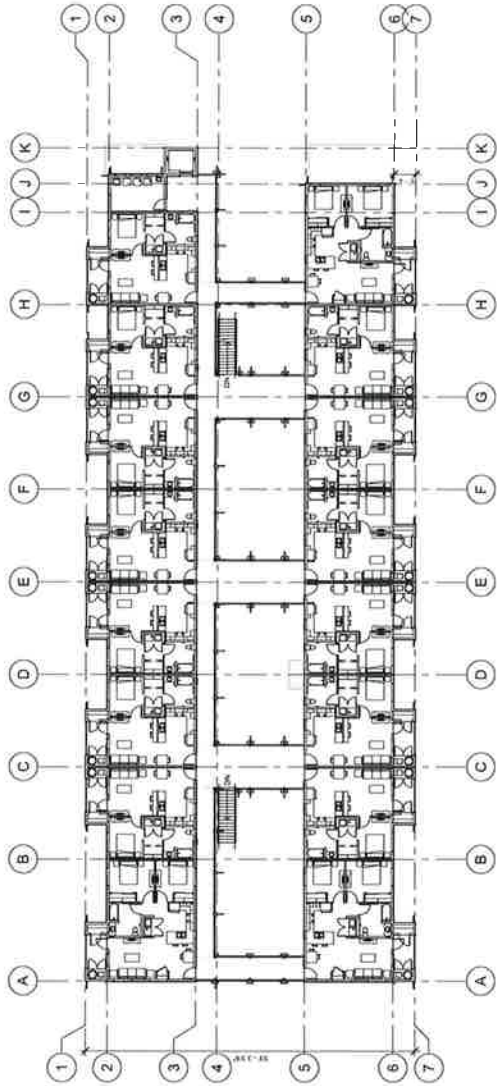
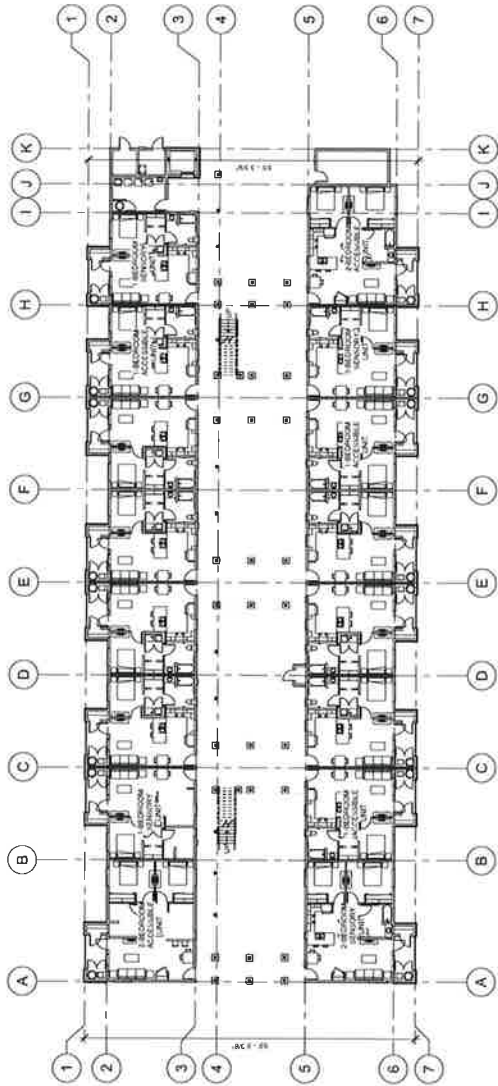


AMS 21-04

DATE: 05/11/21

PROJECT NO: 05/11/21

REVOLUTIONS





# WHEATLAND SENIORS PHASE I & II

PROJECT

## A4.1A

Pacific West Architecture  
438 E. KATE STREET, SUITE 100  
FAIRFIELD, CA 94504  
(925) 461-0022  
FAX (925) 461-3257

ALASKA, ARIZONA, CALIFORNIA, COLORADO, HAWAII, IDAHO,  
LOUISIANA, MONTANA, NEVADA, NEW YORK, NORTH CAROLINA,  
NORTH DAKOTA, OREGON, SOUTH DAKOTA, UTAH, VERMONT, WISCONSIN,  
WASHINGTON, WYOMING

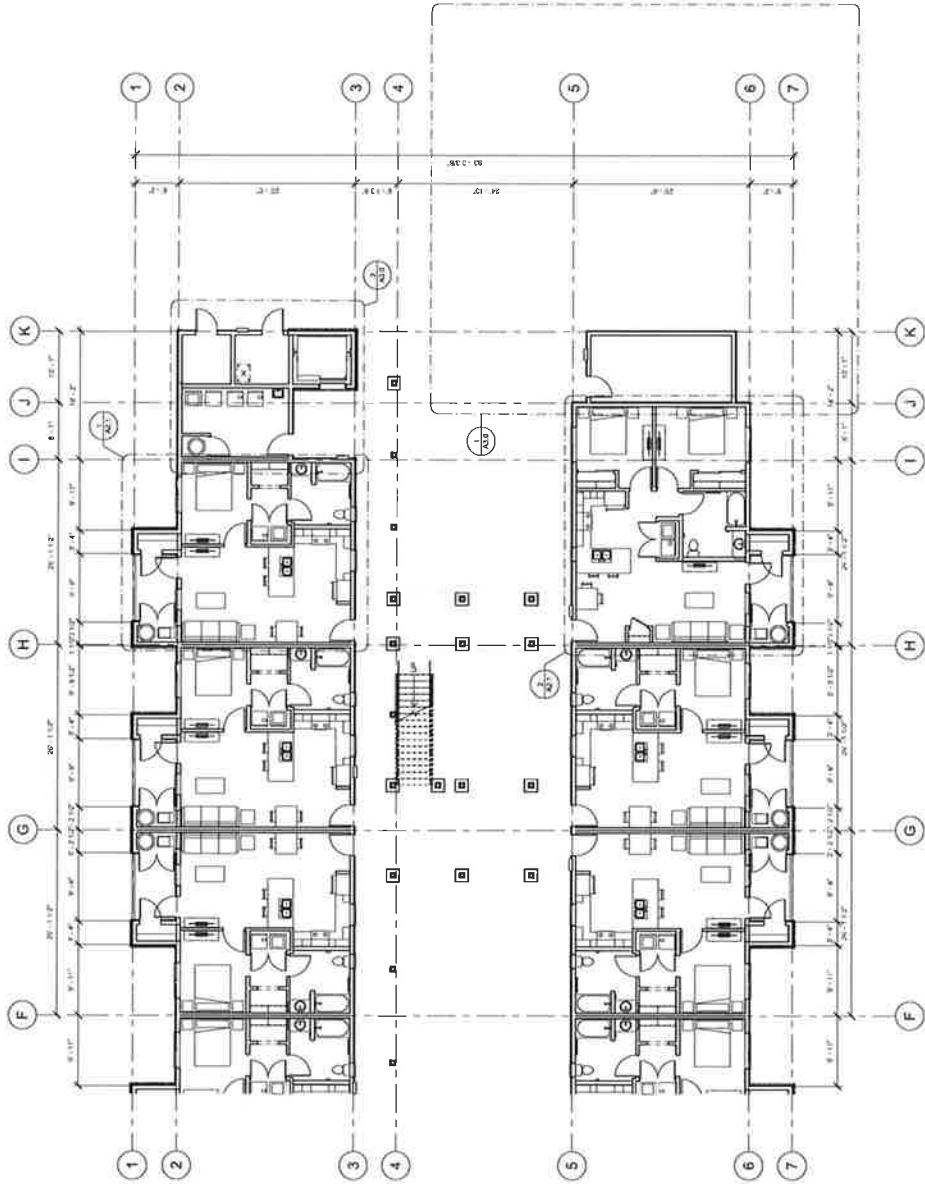


AWG 21-04

NRC

05/11/21

REVISIONS



01 ENLARGED 1ST FLOOR PLAN - A  
1/8" = 1'-0"

# A4.1B

## WHEATLAND SENIORS PHASE I & II

WHEATLAND ROAD & E STREET  
WHEATLAND, CA

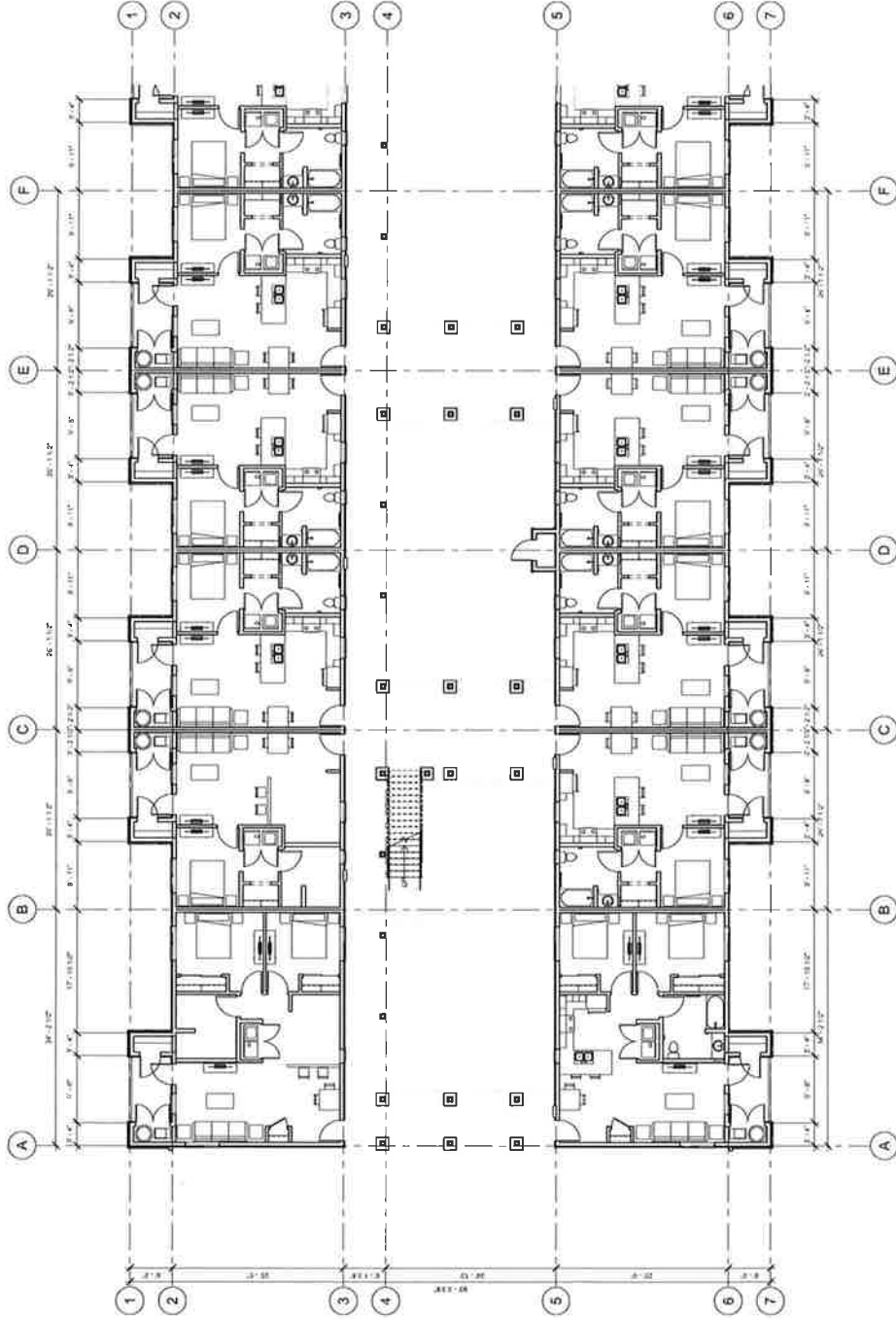
PROJECT  
Pacific West Architecture  
430 E. STATE STREET, SUITE 100  
EAGLE, IDAHO 83816  
PH (208) 461-0222  
FAX (208) 461-0287

ALASKA ARIZONA CALIFORNIA COLORADO HAWAII IDAHO  
LOUISIANA MONTANA NEBRASKA NEVADA NORTH CAROLINA OREGON  
SOUTH DAKOTA U.S. & VIETNAM WASHINGTON WYOMING



DATE	05/11/21
BY	NRC
APP'D	AMG 04/04

REVISIONS



1 ENLARGED SET FLOOR PLAN - B  
1/8" = 1'-0"

WHEATLAND SENIORS  
PHASE I & II

PROJECT

Pacific West Architecture

400 E. STATE STREET, SUITE 100  
EAGLE, IDAHO 83616  
(208) 461-0222  
(800) 461-9257

ALASKA, ARIZONA, CALIFORNIA, COLORADO, HAWAII, IDAHO,  
LOUISIANA, MONTANA, NEVADA, NEBRASKA, NORTH CAROLINA,  
SOUTH DAKOTA, U.S.A. | UTAH, WASHINGTON, WYOMING

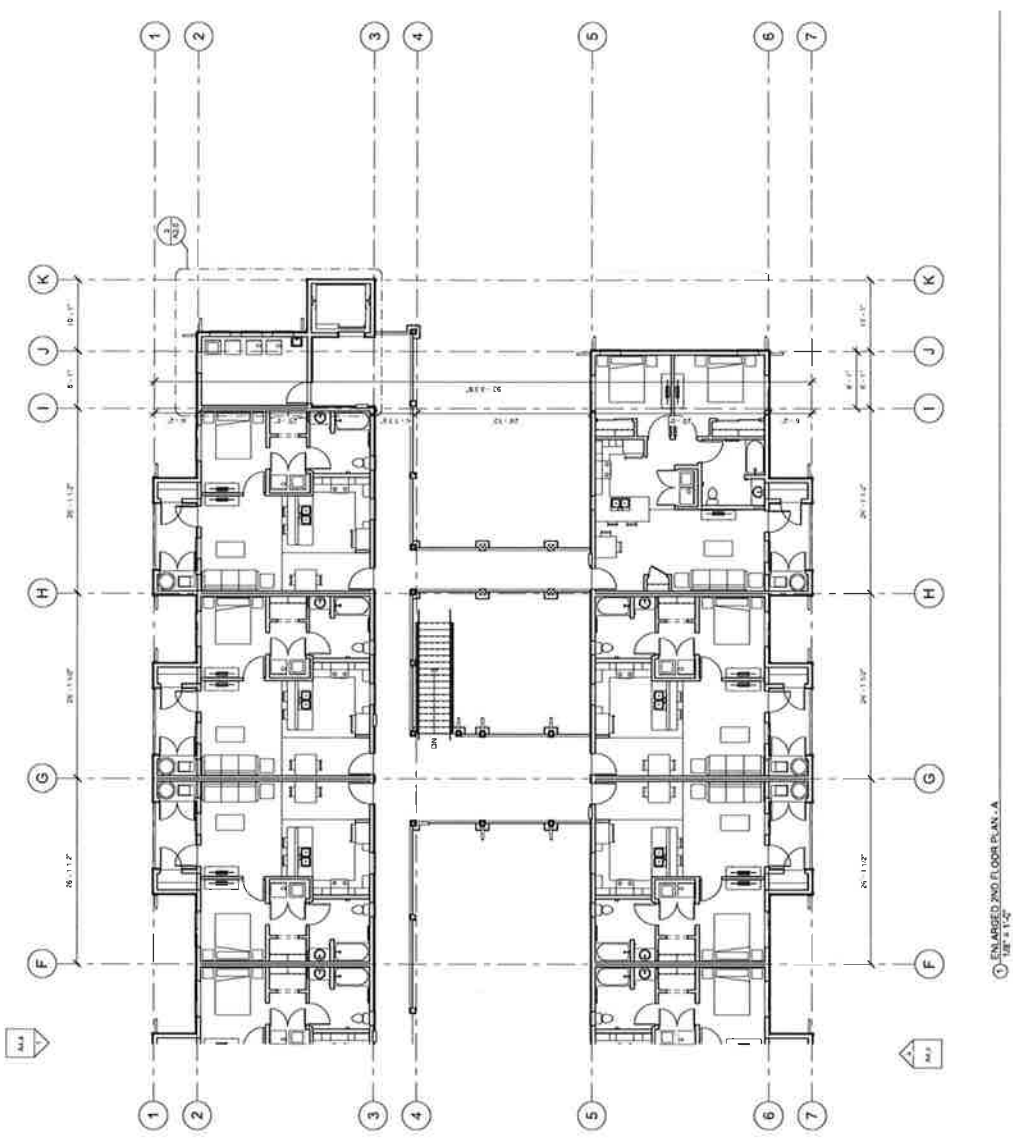


AWA 21-04

NRC

05/11/21

REVISIONS



1 ENLARGED 2ND FLOOR PLAN - A  
1/8" = 1'-0"

# A4.1D

## WHEATLAND SENIORS PHASE I & II

WHEATLAND, CA

PROJECT

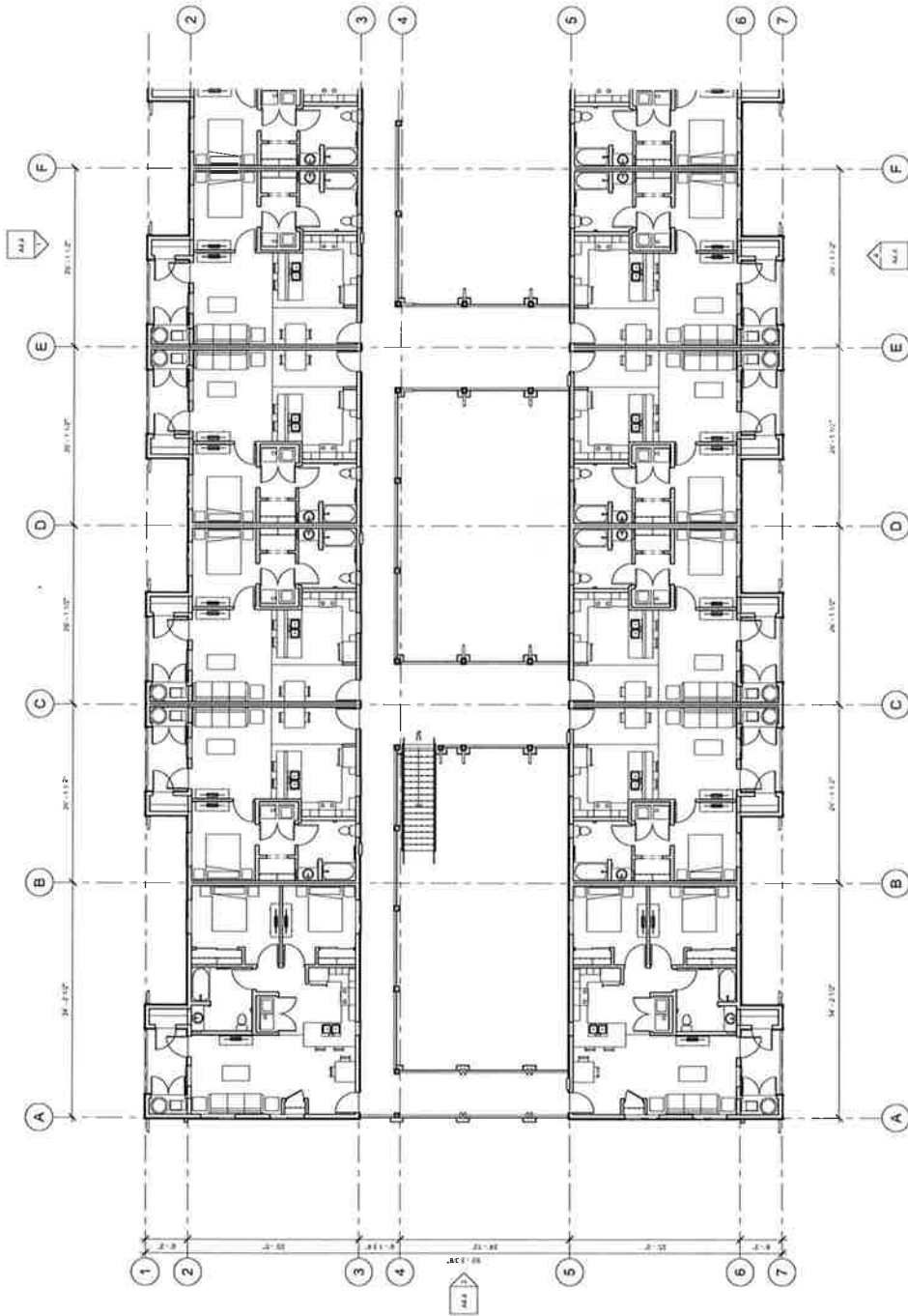


AMG 21-24

NRC

05/11/21

REVISIONS



ENLARGED 2ND FLOOR PLAN - B  
1/8" = 1'-0"

Pacific West Architecture  
 430 E. STATE STREET, SUITE 100  
 P.O. BOX 83616  
 SALT LAKE CITY, UT 84143  
 (801) 467-0222  
 FAX (801) 467-9257  
 ALASKA ARIZONA CALIFORNIA COLORADO HAWAII IOWA  
 KANSAS KENTUCKY LOUISIANA MICHIGAN MINNESOTA MISSOURI  
 NEBRASKA NEVADA NEW JERSEY NEW YORK NORTH CAROLINA  
 NORTH DAKOTA OREGON SOUTH DAKOTA TEXAS UTAH WASHINGTON WYOMING

PROJECT  
WHEATLAND SENIORS  
PHASE I & II  
WHEATLAND ROAD & E STREET  
WHEATLAND, CA

Pacific West Architecture  
430 E. STATE STREET, SUITE 100  
EAGLE, IDAHO 83616  
(208) 461-3257  
FAX (208) 461-3257  
ALASKA, ARIZONA, CALIFORNIA, COLORADO, HAWAII, IDAHO,  
LOUISIANA, MONTANA, NEBRASKA, NEVADA, NORTH CAROLINA,  
SOUTH DAKOTA, U.S.V.I., UTAH, WASHINGTON, WYOMING

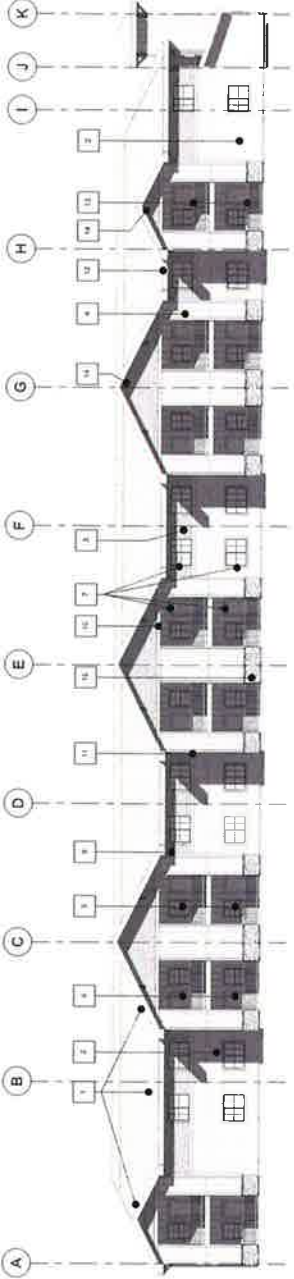


AND 21, CA

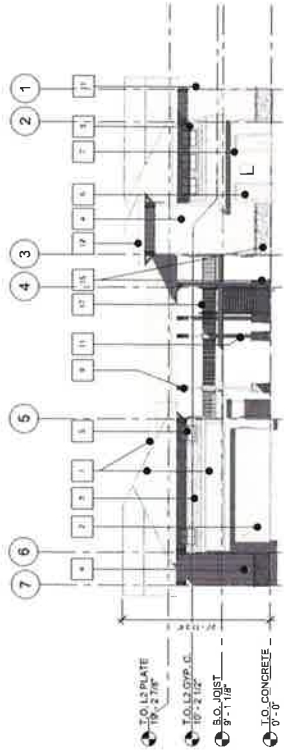
NPC

05/11/21

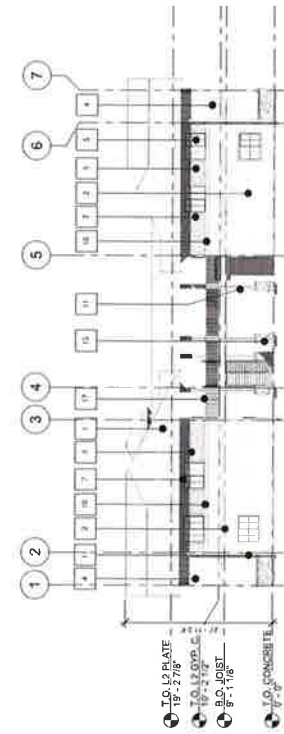
REVISIONS



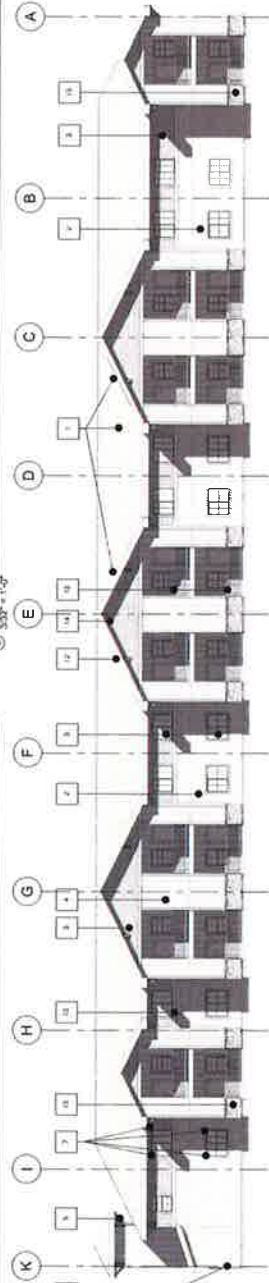
① EAST ELEVATION  
3/32" = 1'-0"



② SOUTH ELEVATION  
3/32" = 1'-0"



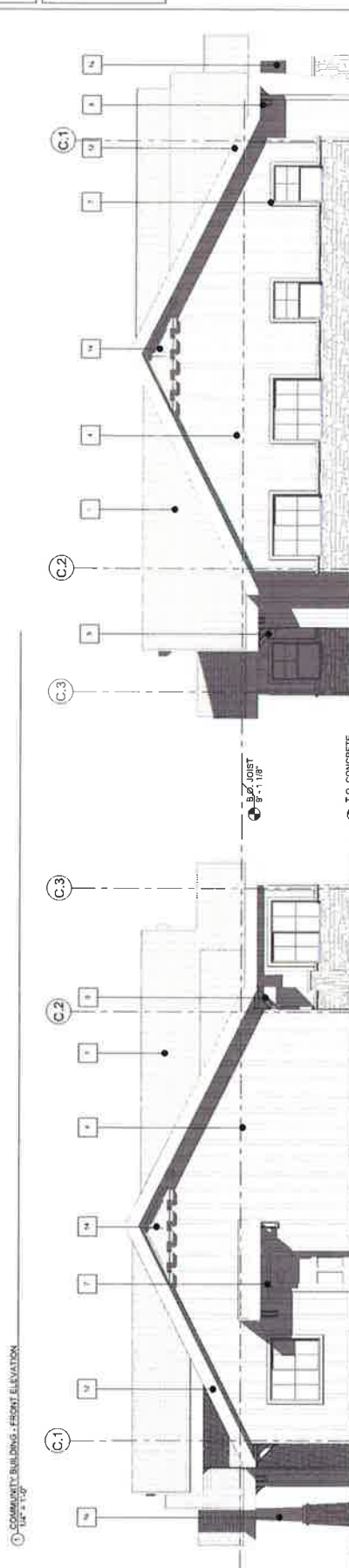
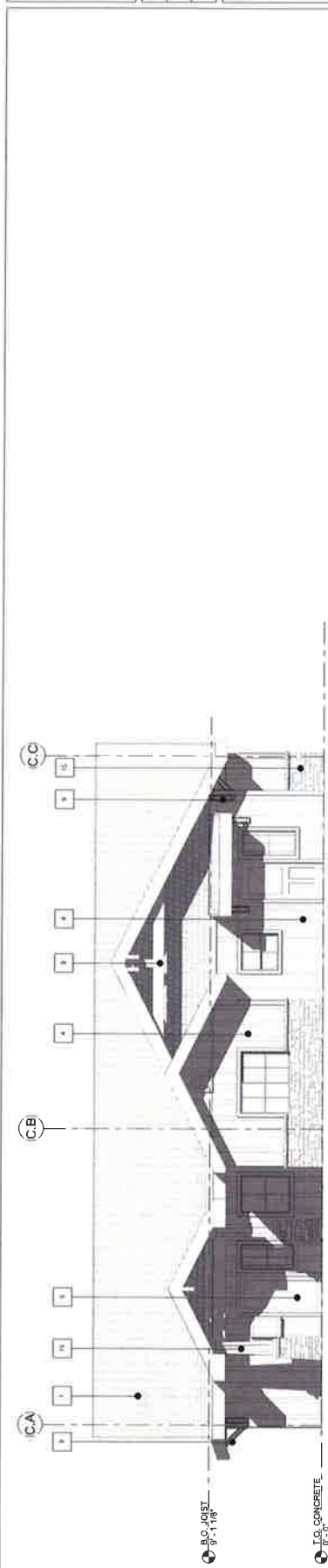
③ NORTH ELEVATION  
3/32" = 1'-0"



④ WEST ELEVATION  
3/32" = 1'-0"

- KEY NOTES C-1
1. 3/8\"/>

19. 2x4 HORIZONTAL TRIM BY FRAMER WITH METAL WRAP. ALUMINUM AS SHOWN.



- KEY NOTES**
1. UNLESS NOTED, ALL COMPONENTS SPECIFIED TYPE
  2. FINISH HORIZONTAL VINYL SIDING OR APPROVED EQUAL
  3. FINISH VERTICAL VINYL SIDING OR APPROVED EQUAL
  4. ALL SUE PROXDY BOARD AND BATTEN STYLE VINYL SIDING OR APPROVED EQUAL
  5. WHITE VINYL WINDOWS
  6. EXTERIOR DOOR PAINT AS NOTED
  7. DOOR WINDOW TRIM PAINT AS NOTED
  8. PRE FINISHED METAL CUTTER. SEE SHOP PLAN FOR EXTENT. COLOR AS NOTED. DOWNSPOUT TO MATCH
  9. ARCHITECTURAL OUTRIGGER. COLOR AS NOTED
  10. 2\"/>

REVISIONS

05/11/21  
NRC  
AMB 21-24



PLC  
430 E. STATE STREET, SUITE 100  
SALT LAKE CITY, UT 84111  
TEL: (801) 461-3267  
FAX: (801) 461-3267

DG GROUP ARCHITECTURE  
ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII  
ILLINOIS - IOWA - KANSAS - MICHIGAN - MINNESOTA - MONTANA - NEBRASKA - NEVADA - NORTH  
DAKOTA - OREGON - SOUTH DAKOTA - UTAH - VERMONT - WISCONSIN - WYOMING

PROJECT  
WHEATLAND ROAD & E STREET  
CITY, STATE

**SENIORS PHASE I & II**  
**WHEATLAND**

**A4.3**

REVISIONS

DATE: 05/11/21  
 DRAWN BY: JMC  
 PROJECT: AMG 21-04

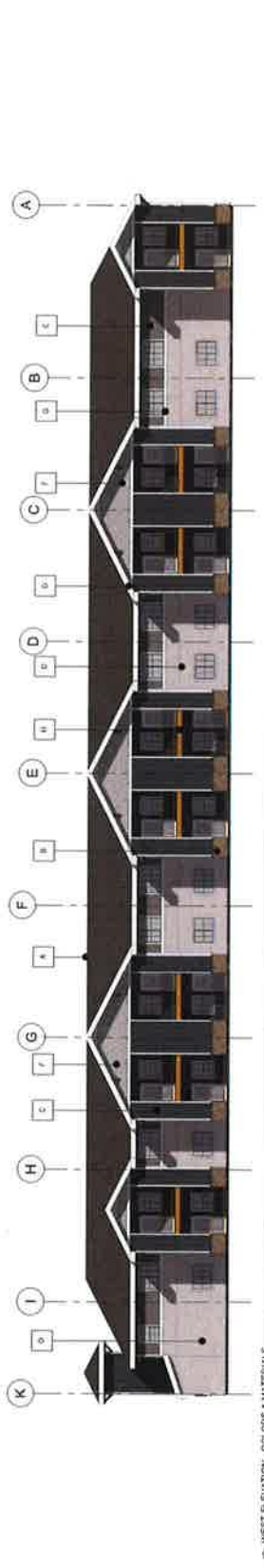


ALASKA, ARIZONA, CALIFORNIA, COLORADO, HAWAII, IDAHO,  
 ILLINOIS, INDIANA, IOWA, KANSAS, KENTUCKY, LOUISIANA,  
 MARYLAND, MASSACHUSETTS, MICHIGAN, MINNESOTA, MISSISSIPPI,  
 MISSOURI, MONTANA, NEBRASKA, NEVADA, NEW HAMPSHIRE, NEW JERSEY,  
 NEW YORK, NORTH CAROLINA, NORTH DAKOTA, OHIO, OKLAHOMA,  
 OREGON, PENNSYLVANIA, RHODE ISLAND, SOUTH CAROLINA, SOUTH DAKOTA,  
 TEXAS, UTAH, VERMONT, VIRGINIA, WASHINGTON, WISCONSIN, WYOMING

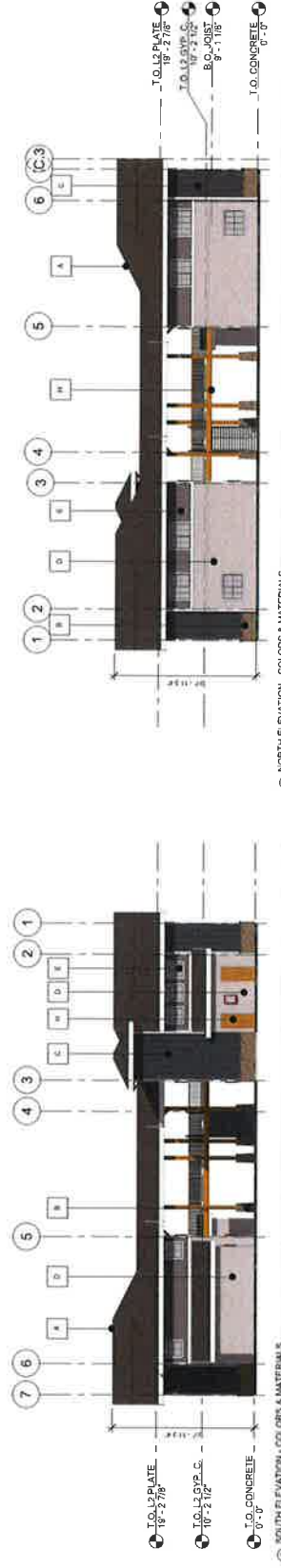
Pacific West Architecture  
 430 E. STATE STREET, SUITE 100  
 FAIRFIELD, IOWA 50616  
 (562) 461-0222  
 FAX (509) 461-3267

PROJECT: WHEATLAND ROAD & E STREET  
 WHEATLAND, CA  
**PHASE I & II**  
**WHEATLAND SENIORS**

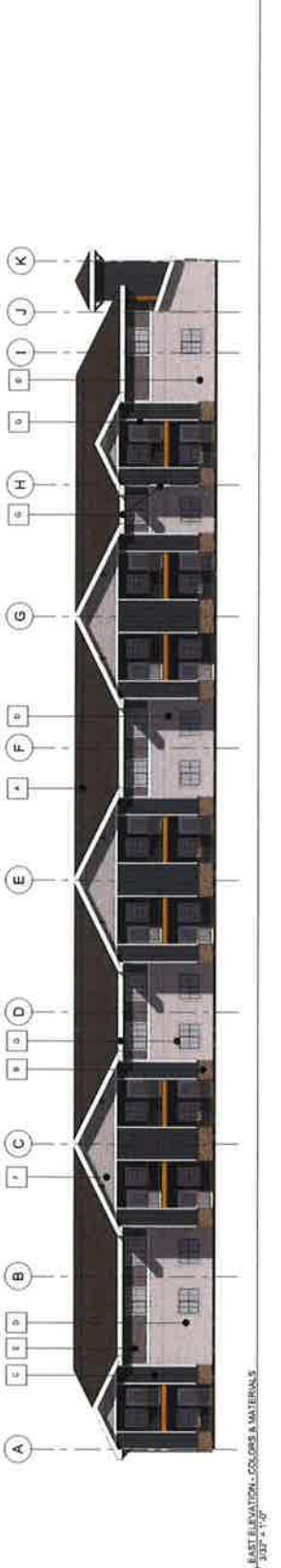
**A4.4**



1 WEST ELEVATION - COLORS & MATERIALS  
 3/32" = 1'-0"



2 NORTH ELEVATION - COLORS & MATERIALS  
 3/32" = 1'-0"



3 EAST ELEVATION - COLORS & MATERIALS  
 3/32" = 1'-0"

- [A] FIBERGLASS SHINGLES**  
 COLOR TO MATCH FASCIA MATERIALS
- [B] LIMESTONE CULTERED STONE**  
 CREATIE ARTS CRAFT CROWNED LIMESTONE  
 COLOR TO MATCH "TIMBERNOUT"
- [C] BOARD & BATTEN SIDING**  
 BENJAMIN MOORE EXTERIOR PAINT  
 COLOR TO MATCH "DEEP PINK" 1134
- [D] HORIZONTAL LAP SIDING**  
 BENJAMIN MOORE EXTERIOR PAINT  
 COLOR TO MATCH "BIRCH" PLAIN 1111
- [E] SHAKE SIDING**  
 BENJAMIN MOORE EXTERIOR PAINT  
 COLOR TO MATCH "GRASS" GRAY 1111
- [F] SHAKE SIDING**  
 BENJAMIN MOORE EXTERIOR PAINT  
 COLOR TO MATCH "GRASS" GRAY 1111
- [G] TRIM, GUTTER, METAL FASCIA WRAP**  
 BENJAMIN MOORE EXTERIOR PAINT  
 COLOR TO MATCH "CHATELAIN LACE" 5048
- [H] DOOR & WOOD ACCENTS**  
 BENJAMIN MOORE EXTERIOR PAINT  
 COLOR TO MATCH "COURTNEY BARK" 1111

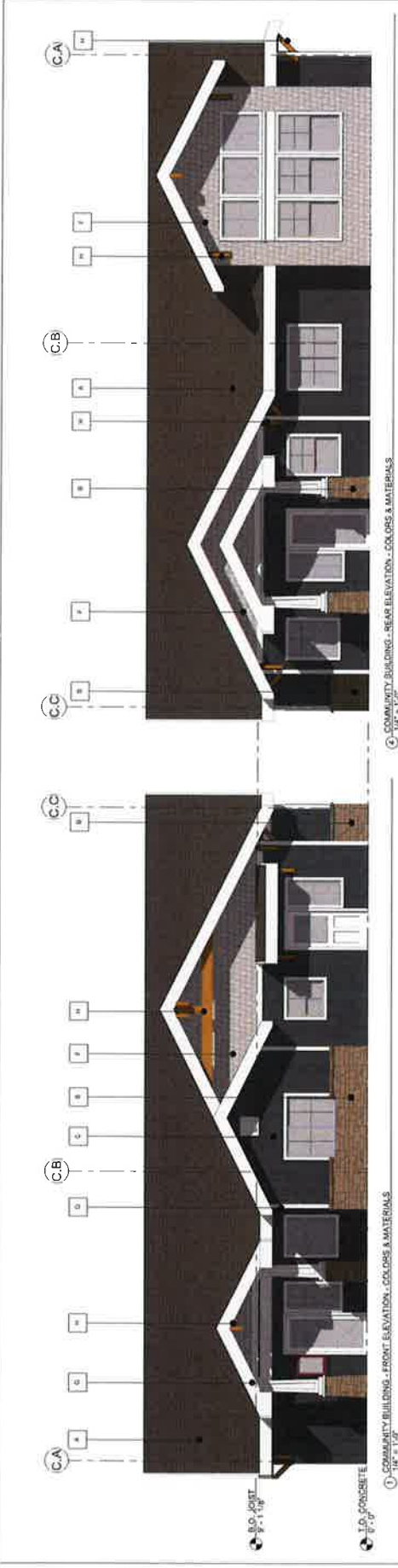
Fiber Glass Shingles	Limestone Cultered Stone	Board & Batten Siding	Horizontal Lap Siding	Shake Siding	Shake Siding	Trim, Gutter, Metal Fascia Wrap	Door & Wood Accents



REVISIONS

DATE	DESCRIPTION
05/11/21	05/11/21
NRC	NRC
AMG 21-04	AMG 21-04

COPYRIGHT © 2021 DG GROUP ARCHITECTURE P.L.L.C.



<p>① FIBERGLASS SHINGLES          COURTY TO MATCH PISCO WEATHERED WOODY</p>	<p>② LIMESTONE CULTURED STONE          CREATIVE MINES CRAFT LRC-RED LIMESTONE          CHECK TO MATCH TIMBERWOOD P</p>	<p>③ BOARD &amp; BATTEN SIDING          BENJAMIN MOORE EXTERIOR PAINT          COLOR TO MATCH DEEP RIVER 154</p>	<p>④ HORIZONTAL LAP SIDING          BENJAMIN MOORE EXTERIOR PAINT          COLOR TO MATCH BARREN PLAIN 147</p>	<p>⑤ SHAKE SIDING          BROWN TO MATCH 100% POLYURETHANE SHINGLES          COLOR TO MATCH BARREN PLAIN 147</p>	<p>⑥ SHAKE SIDING          BROWN TO MATCH 100% POLYURETHANE SHINGLES          COLOR TO MATCH BARREN PLAIN 147</p>	<p>⑦ SHAKE SIDING          BROWN TO MATCH 100% POLYURETHANE SHINGLES          COLOR TO MATCH BARREN PLAIN 147</p>	<p>⑧ TRIM, GUTTER, METAL FASCIA WRAP          BENJAMIN MOORE EXTERIOR PAINT          COLOR TO MATCH CHANTALY LACE 05-5F</p>	<p>⑨ DOOR &amp; WOOD ACCENTS          BENJAMIN MOORE EXTERIOR PAINT          COLOR TO MATCH GOLDEN BARK 250-39</p>



A5.1

WHEATLAND SENIORS  
PHASE I & II

PROJECT

WHEATLAND ROAD & STREET  
WHEATLAND, CA

Pacific West Architecture  
400 E. STATE STREET, SUITE 100  
PAGE, IDAHO 83416  
(808) 461-0222  
fax (808) 461-9287

ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IOWA  
LOUISIANA - MONTANA - NEVADA - NEW YORK - NORTH CAROLINA - OREGON  
SOUTH DAKOTA - UTAH - VIRGINIA - WASHINGTON - WISCONSIN - WYOMING



PACIFIC WEST ARCHITECTURE  
10000 W. CENTRAL EXPRESSWAY, SUITE 100  
DENVER, COLORADO 80231  
TEL: (303) 755-1100  
WWW.PACIFICWESTARCH.COM

DATE	DESCRIPTION
05/11/21	NRC
06/21/21	AWG

REVISIONS
-----------



PHASE I

PERSPECTIVE RENDER  
SENIOR COMMUNITY CENTER AND PERGOLA PICNIC AREA (VIEW FROM E STREET)

A5.2

WHEATLAND SENIORS  
PHASE I & II

PROJECT

WHEATLAND ROAD & STREET  
WHEATLAND, CA

Pacific West Architecture  
430 E. STATE STREET, SUITE 100  
EAGLE, IDAHO 83616  
(208) 461-0222  
fax (208) 461-0287

ALASKA ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO  
LOUISIANA - MONTANA - NEVADA - NEBRASKA - NORTH CAROLINA - OREGON  
SOUTH DAKOTA - U.S. VA. - FLOR. - WASHINGTON - WYOMING



AMC 21-04

NRC

05/11/21

REVISIONS



PHASE I

PERSPECTIVE RENDER  
SENIOR COMMUNITY CENTER AND PERGOLA PICNIC AREA (VIEW FROM E STREET)

A5.3

WHEATLAND SENIORS  
PHASE I & II

PROJECT

WHEATLAND, CA  
WHEATLAND ROAD & STREET

Pacific West Architecture  
430 E. STATE STREET, SUITE 100  
EAGLE, IDAHO 82616  
(208) 461-0022  
9AM (208) 461-3257  
ALASKA, ARIZONA, CALIFORNIA, COLORADO, HAWAII, IDAHO,  
LOUISIANA, MONTANA, NEVADA, NORTH DAKOTA, OREGON,  
SOUTH DAKOTA, U.S.V.I., UTAH, WASHINGTON, WYOMING



DATE PLOTTED	05/11/21
SCALE	1/8"=1'-0"
DATE	05/11/21
BY	AMS
CHECKED BY	AMS

REVISIONS	
-----------	--



PHASE I

PERSPECTIVE RENDER  
SENIOR APARTMENTS NEAR BOCCIE BALL COURT AND PERGOLA

A5.4

SCHEMATIC SET / NOT FOR CONSTRUCTION

PROJECT  
WHEATLAND SENIORS  
PHASE I & II  
WHEATLAND ROAD & E STREET  
WHEATLAND, CA

Pacific West Architecture  
499 E STATE STREET SUITE 100  
FOLSOM, CA 95630  
TEL: (916) 908-1000  
FAX: (916) 908-1002

ALASKA ARIZONA CALIFORNIA COLORADO HAWAII IDAHO  
ILLINOIS IOWA KANSAS KENTUCKY LOUISIANA  
MAINE MARYLAND MASSACHUSETTS MICHIGAN  
MINNESOTA MISSISSIPPI MISSOURI MONTANA  
NEBRASKA NEVADA NEW JERSEY NEW YORK  
NORTH CAROLINA NORTH DAKOTA OHIO  
OKLAHOMA OREGON PENNSYLVANIA  
RHODE ISLAND SOUTH CAROLINA  
SOUTH DAKOTA TEXAS UTAH VERMONT  
VIRGINIA WASHINGTON WISCONSIN WYOMING



PACIFIC WEST ARCHITECTURE  
1111 CENTRAL EXPRESSWAY SUITE 100  
FOLSOM, CA 95630  
TEL: (916) 908-1000  
FAX: (916) 908-1002  
WWW.PACIFICWESTARCHITECTURE.COM

DATE	05/11/21
BY	MHC
CHECKED BY	MHC
SCALE	1/8" = 1'-0"

REVISIONS
-----------



PHASE I

PERSPECTIVE RENDER  
SENIOR APARTMENT BUILDING NEAR PARKING LOT (VIEW FROM SENIOR COMMUNITY CENTER)

A5.6

SCHEMATIC SET / NOT FOR CONSTRUCTION

WHEATLAND SENIORS  
PHASE I & II

WHEATLAND ROAD & STREET  
WHEATLAND, CA

PROJECT

Pacific West Architecture

400 E. STATE STREET, SUITE 100  
STATE, IDAHO 83616  
(208) 461-0022  
184 (208) 461-9287

ALASKA ARIZONA CALIFORNIA COLORADO HAWAII IDAHO  
ILLINOIS IOWA KANSAS KENTUCKY LOUISIANA  
MAINE MARYLAND MASSACHUSETTS MICHIGAN MINNESOTA MISSISSIPPI MISSOURI MONTANA NEBRASKA NEVADA NEW JERSEY NEW YORK NORTH CAROLINA NORTH DAKOTA OHIO OKLAHOMA OREGON PENNSYLVANIA RHODE ISLAND SOUTH CAROLINA SOUTH DAKOTA TEXAS UTAH VIRGINIA WASHINGTON WISCONSIN WYOMING



AMB 21-04

INPC

05/11/21

REVISIONS



PHASE I

AERIAL SITE RENDER  
SENIOR COMMUNITY CENTER AND APARTMENT BUILDING ON PARCEL A

A5.7

WHEATLAND SENIORS  
PHASE I & II

PROJECT

WHEATLAND, CA  
WHEATLAND ROAD & STREET

Pacific West Architecture  
430 E. STATE STREET, SUITE 100  
EAGLE, IDAHO 83616  
(208) 461-0822  
Fax (208) 461-9267  
ALASKA, ARIZONA, CALIFORNIA, COLORADO, HAWAII, IDAHO,  
LOUISIANA, MONTANA, NEVADA, NEBRASKA, NEW MEXICO, OREGON,  
SOUTH DAKOTA, U.S.A., UTAH, WASHINGTON, WYOMING



AMB 21-04

NRC

05/11/21

REVISIONS



PHASE I

AERIAL SITE RENDER  
CROSS ACCESS EASEMENT AND PARKING ON PARCEL B



# City of Wheatland

111 C Street Wheatland, California 95692

TELEPHONE (530) 633-2761

FAX (530) 633-9102

April 13, 2021

Gustavo Becerra  
Executive Director  
Regional Housing Authority  
1455 Butte House Road  
Yuba City, CA 95993

**RE: Request for Financial Assistance  
Development Impact Fee Loan (\$650,000)  
Wheatland Senior Housing Development (32 units)  
1<sup>st</sup> Street & E Street, Wheatland, CA**

Dear Mr. Becerra,

This letter confirms recent action by the City Council of the City of Wheatland concerning the proposed Wheatland Senior Housing Development project. On March 23, 2021, the City Council approved and authorized a loan in the amount of \$650,000 (to defer that portion of the project development impact fees until loan payments are due under the terms of the loan) as described in the City Council meeting staff report dated March 21, 2021 (which is on file with the City). The loan agreement would be between the City and a limited partnership (the project developer) to be formed in coordination with the Regional Housing Authority, Building Better Partnerships, Inc. (or assignee), and Pacific West Communities (or assignee). The purpose of the fee deferral and loan is to facilitate and incentivize the development of the above-referenced 32-unit affordable housing project with an enhanced community center for seniors and local service groups. Loan terms will include simple interest rate of 3% interest, a 55-year term, loan payments based on residual rent payment receipts, loan secured by a deed of trust and promissory note, and such other terms and conditions as agreed to by the City and borrower.

Please be advised that this loan commitment is expressly conditioned upon (1) your successful application for State HCD HOME funds, low-income housing tax credits and all other necessary financing to make the project feasible, (2) the preparation, approval, and execution of a deferred development impact fee loan agreement between the City and Wheatland Senior Associates, L.P. (or other developer/borrower acceptable to the City) on terms consistent with this letter and satisfactory to the City, and (3) compliance


April 13, 2021

Page 2

with applicable federal, state, and local laws and regulations (including City zoning, building, and other ordinances). The loan commitment also requires construction of the anticipated, approximately 2,000 sq. ft. enhanced community center for seniors and reasonable use by the City residents and community service groups.

We wish you the best as you attempt to obtain the balance of your required financing. Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jim Goodwin", with a large, sweeping flourish extending to the left and then curving back under the name.

Jim Goodwin  
City Manager