



CITY OF WHEATLAND

CITY COUNCIL MEETING STAFF REPORT

March 26, 2024

SUBJECT: Wheatland 2023 Housing Element Annual Progress Report.

PREPARED BY: Tim Raney, Community Development Director

Recommendation

Staff recommends the City Council receive and file the 2023 Housing Element Annual Progress Report and direct staff to submit the Annual Progress Report to the State, as required.

Background

California requires each jurisdiction to prepare a Housing Element as part of its General Plan in order to ensure that all jurisdictions are planning for the projected housing demand throughout California.

California Government Code Section 65400 requires that an Annual Progress Report ("APR") be prepared on the status and progress of implementation of the Housing Element and submitted to the City Council, the State Office of Planning and Research (OPR), and the California Department of Housing and Community Development (HCD) by April 1st of each year. The contents of the report are specified in state law, and include detailed reporting on planning approvals, building permits, and program implementation as specified in the Housing Element. The Wheatland 2023 Housing Element Annual Progress Report can be found in Attachment 1.

Discussion

In 2023, 45 residential building permits were issued for the City of Wheatland and 29 of those 45 building permits received their Certificate of Occupancy. The Caliterra Ranch Project accounted for all of the permits, which were all market rate single-family detached homes.

The Housing Element Annual Progress Report is required by the State of California to be completed on an annual basis. Staff recommends that the Wheatland City Council receive and file the Wheatland 2023 Housing Element Annual Progress Report, and provide direction to staff to submit to the State, as required.

Fiscal Impact

None.

Attachment

1. Wheatland 2023 Housing Element Annual Progress Report.

Please Start Here

General Information	
Jurisdiction Name	Wheatland
Reporting Calendar Year	2023
Contact Information	
First Name	Kevin
Last Name	Valente
Title	Senior Planner
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Mailing Address	
Street Address	111 C Street
City	Wheatland
Zipcode	95692

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

Jurisdiction	Wheatland	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	05/15/2021 - 05/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		45
Total Units		45

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	1	45	29
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	0	0	0
Mobile/Manufactured Home	0	0	0
Total	1	45	29

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	0	0
Not Indicated as Infill	45	45

Housing Applications Summary	
Total Housing Applications Submitted:	0
Number of Proposed Units in All Applications Received:	0
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	0	0
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	28
Sites Rezoned to Accommodate the RHNA	0

ANNUAL ELDERLY PROGRESS REPORT Heavy Demand Implementation

Task	Fiscal Year		Quarter		Total	Performance by Program (LDCs)												Total	Target			
	2023	2024	1	2		1	2	3	4	5	6	7	8	9	10							
1.00	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction	Wheatland
Reporting Year	2023 (Jan 1 - Dec 31)
Planning Period	05/15/2021 - 05/15/2023
5th Cycle	

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs. Please contact HCD if your data is different than the material supplied here.

Income Level		Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability										Total Remaining Units at Income Level			
		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)				
Very Low		105												40	65
Low		64												8	68
Moderate		98													98
Above Moderate		232			45									72	160
Total RHNA		499			45									120	379
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).															
Extremely Low-Income Units*		53													53

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: the APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VI. Deed Restricted
VII. Non-Deed Restricted

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Wheatland 2023	(Jan. 1 - Dec. 31)
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Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report			
Detailed progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element:			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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.	12/31/2023	The City has received a \$40,000 REAP Grant to assist with rezoning 13.5 acres to R-3 Zoning. The City is currently preparing the environmental review of the proposed rezoning.
2	The city shall continue working with developers of affordable housing for Extremely Low, Very Low, Low, or Moderate income households by identifying potential building sites and processing potential affordable housing projects/application with high importance and priority.	Ongoing	The City is currently working with the Regional Housing Authority on two affordable housing projects. A 32-unit senior project and a 48-unit (Phase 1) family apartments project.

<p>3</p>	<p>The city shall expedite (fast track) processing of affordable housing developments for Extremely Low, Very Low, Low, or Moderate income households by assigning a city staff member to serve as an individual project manager for the application, to the extent that it does not result in higher costs to either the city or the applicant</p>	<p>Ongoing</p>	<p>The City is currently working with the Regional Housing Authority on two affordable housing projects that are both permitted by-right and do not require any discretionary approvals.</p>
<p>4</p>	<p>The city shall encourage the use of CalHome Self-Help Housing Technical Assistance Allocation to encourage and expedite the development of self-help housing within the city to create affordable homeownership opportunities for Low and Very Low income families</p>	<p>Ongoing</p>	<p>The City continues to support and encourage the use of all Home Self-Help Housing Technical Assistance Allocation.</p>
<p>5</p>	<p>The city shall assist interested affordable housing developers for Extremely Low, Very Low, Low, or Moderate income households to pursue available funding sources for affordable housing applications including applications for HOME, CDBG funds, Low Income Housing Tax Credits and tax-exempt bonds for the construction or rehabilitation of Low income housing, including Extremely Low income renter occupied housing</p>	<p>Ongoing</p>	<p>The City is currently working with the Regional Housing Authority on two affordable housing projects. A 32-unit senior project and a 48-unit (Phase 1) family apartments project. The proposed senior project includes HOME funds.</p>
<p>6</p>	<p>The city will work with housing developers to ensure special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, farmworkers, persons with disabilities, and homeless individuals and families</p>	<p>Annually</p>	<p>The City is currently working with the Regional Housing Authority on two affordable housing projects. A 32-unit senior project and a 48-unit (Phase 1) family apartments project.</p>

<p>7</p>	<p>Annually, the city shall monitor the progress in meeting the affordable housing objectives presented in this housing element and review the city's development process in order to identify governmental constraints and opportunities to remove such constraints. Community development department staff shall prepare an annual status report of the city's progress in meeting its housing element goals and review compliance with the general plan. Community development department staff shall send a copy to the California Department of Housing and Community Development (HCD).</p>	<p>Annually</p>	<p>The City continues to track the housing developments within the City and submits the annual progress reports annually.</p>
<p>8</p>	<p>The city will continue to implement and require water conservation measure in new construction and within existing residential units to further reduce the existing wastewater treatment plant capacity</p>	<p>Ongoing</p>	<p>The City requires all water conservation measures in new construction.</p>
<p>9</p>	<p>The city shall consider options, such as a planned development (PD) or other type of permit, to encourage the development of workforce and affordable housing throughout Wheatland</p>	<p>Ongoing</p>	<p>The City currently has two housing developments with PD zoning, the Caliterra Ranch development, which will begin construction in 2022 and the Heritage Oaks Development.</p>
<p>10</p>	<p>The city will encourage local private and nonprofit organizations to assist elderly, disabled, and disadvantaged persons in the repair and rehabilitation of their housing, including mobile homes</p>	<p>Ongoing</p>	<p>The City currently has two projects with the Regional Housing Authority and has had discussions with Habitat for Humanity.</p>
<p>11</p>	<p>The city shall advertise services available from public and non-profit organizations that assist disabled individuals and seniors</p>	<p>Ongoing</p>	<p>The City is in the process of updating the City's website to advertise additional services.</p>

12	<p>The city shall post all current zoning and development standards, as well as, provide literature on universal design, disabled accessibility, and the city's reasonable accommodation procedures on the city's website</p>	Ongoing	<p>The City's Zoning Code and all Planning documents are available online for all residents and developers to review.</p>
13	<p>In compliance with State law, the city will review the Zoning Code and amend as necessary to allow group homes in all residential zones without a Conditional Use Permit</p>	12/31/2023	<p>The City will be using grant funding sources for a comprehensive Zoning Code Update.</p>
14	<p>To comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the city will review the Zoning Code and amend as necessary. Health and Safety Code Section 17021.5 requires the Zoning Codes to treat employee/farmworker housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone in all zones allowing single-family residential uses. Section 17021.6 requires that employee/farmworker housing consisting of no more than 12 units or 36 beds be treated as an agricultural use and permitted in the same manner as other agricultural uses in the same zone</p>	12/31/2023	<p>The City will be using grant funding sources for a comprehensive Zoning Code Update.</p>
15	<p>The city shall continue code enforcement to expedite the removal of illegal or unsafe dwellings, to eliminate hazardous site or property conditions, and resolve chronic building safety problems</p>	Ongoing	<p>The City of Wheatland Police Department currently provides code enforcement services.</p>

16	<p>The city shall continue to educate planning and building staff and citizen review bodies on energy conservation issues, including the City's energy conservation policies and Climate Action Plan by encouraging attending applicable conferences throughout the State</p>	Ongoing	City Staff regularly attends conferences throughout the State for continued education.
17	<p>The city shall display multi-lingual fair housing posters in prominent locations in City buildings and facilities throughout the City, as well as distribute educational materials to property owners, apartment managers, and tenants every two years throughout the planning period</p>	Ongoing	The City is in the process of updating the City's website to advertise additional services.
18	<p>The city shall continue to work with the local fair housing council to provide fair housing services to the residents and property owners for resolving fair housing complaints. The City shall continue to refer fair housing complaints to the California Rural Legal Assistance (CRLA), or similar organization</p>	Ongoing	The City refers any fair housing complaints to the California Rural Legal Assistance.

<p>19</p>	<p>The city shall develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other State and federal fair housing and planning law</p>	<p>12/31/2023</p>	<p>The City is currently looking into grant funding sources for the preparation of the AFFH Plan.</p>
<p>20</p>	<p>The city shall require developers to adhere to the guidelines as set forth in the proposed City of Wheatland Community Design Standards. The Design Standards establish objective design goals and standards determining the level of architectural design that is required throughout the City. The design review process takes approximately four weeks, and the process has not been and will continue not to be a constraint on development</p>	<p>Ongoing</p>	<p>In 2022, the City of Wheatland reviewed two development projects for consistency with the City's Community Design Standards.</p>
<p>21</p>	<p>The city will continue to implement State requirements for energy conservation in new residential projects and encourage retrofits of existing units. Provide materials/access to utility-sponsored programs that educate residents on ways to reduce energy usage or costs</p>	<p>Ongoing</p>	<p>The Yuba County Building Department provides building services for the City of Wheatland and implements all State requirements for energy conservation.</p>

<p>22</p>	<p>The city shall require developers to adhere to the guidelines as set forth in the adopted City of Wheatland Bikeway Master Plan. The City of Wheatland Bikeway Master Plan identifies a program designed to encourage, maximize, and ensure safe bicycling within the community.</p>	<p>Ongoing</p>	<p>The City of Wheatland is requiring the developer for the Caliterra Residential Project to construct bike and pedestrian improvements as part of the proposed developments.</p>
<p>23</p>	<p>The city will establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4</p>	<p>12/31/2023</p>	<p>The City of Wheatland is currently reviewing the SB 35 streamlining process and will be establishing a written policy for applicable projects in 2023.</p>
<p>24</p>	<p>The City of Wheatland will cooperate with the homeless shelter providers in the area to assist the needs of individuals and families without permanent housing. In addition, the city will support the development of transitional housing facilities to assist such persons in returning to permanent housing</p>	<p>Ongoing</p>	<p>The City of Wheatland will continue to work with Yuba County homeless providers for individuals and families.</p>

<p>25</p>	<p>Seek to meet the needs of farmworkers and their families to increase the supply of affordable housing for low-income families, many of whom are farmworkers. The city will review the Zoning Code and amend as necessary to treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (per Health and Safety Code Section 17021.5) in all zones allowing single-family residential uses. The zoning and development standards will also be amended to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Health and Safety Code Section 17021.6) to comply with the State Employee Housing Act. The city will meet with the Agricultural Commissioner, farmers, ranchers, affordable housing advocates, and housing providers to address the housing needs of year-round and migrant farmworkers and to assist in the applications for State and federal funds</p>	<p>12/31/2023</p>	<p>The City will be using grant funding sources for a comprehensive Zoning Code Update.</p>
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	<p>The City of Wheatland will continue to its current zoning practices of promoting and permitting a wide range of alternative housing, including, Accessory Dwelling Units (ADUs), single-room occupancy, and the availability of a density bonus to developers interested in any of the sites identified for lower-income housing</p>	<p>Ongoing</p>	<p>The City continues to promote a wide range of alternative housing. The City adopted an ADU Ordinance and continues to encourage use of density bonuses by developers.</p>
<p>27</p>	<p>In compliance with State law, the City of Wheatland will review the Zoning Code and amend as necessary to provide a process for reasonable accommodation requests for persons with disabilities seeking equal access to housing in application of zoning laws and other land use regulations. The City of Wheatland will publish information on its permit procedures in the form of brochures that are available at the permit counter at City Hall</p>	<p>12/31/2023</p>	<p>The City will be using grant funding sources for a comprehensive Zoning Code Update.</p>
<p>28</p>	<p>In compliance with State law, the City of Wheatland will review the Zoning Code and amend as necessary to allow permanent supportive housing and low barrier navigation centers by-right in zones where multi-family and mixed uses are permitted, including nonresidential zones permitting multi-family uses pursuant to Government Code sections 65651 and 65662, and parking requirements for emergency shelters in compliance with Government Code section 65583, subdivision (a)(4).</p>	<p>12/31/2023</p>	<p>The City will be using grant funding sources for a comprehensive Zoning Code Update.</p>