



CITY OF WHEATLAND

8-YEAR HOUSING ELEMENT UPDATE



**2021 - 2029
August 2021
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**PREPARED BY
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Chapter 1

Introduction



The 2021–2029 Housing Element addresses the City of Wheatland’s (the city’s) plans to meet its housing needs, particularly the availability, affordability, and adequacy of housing supply. The housing element defines strategies and programs that will serve all socioeconomic groups. To these ends, the housing element is based on six objectives that provide direction and guidance for meeting the city’s housing needs over the next eight years:

1. Provide housing opportunities and accessibility for all community residents;
2. Remove constraints that discourage the production of affordable housing;
3. Provide and maintain an adequate supply of sites for the development of new affordable housing;
4. Preserve, rehabilitate, and enhance existing housing and neighborhoods;
5. Provide housing free from discrimination; and
6. Encourage energy efficiency and conservation into residential development.

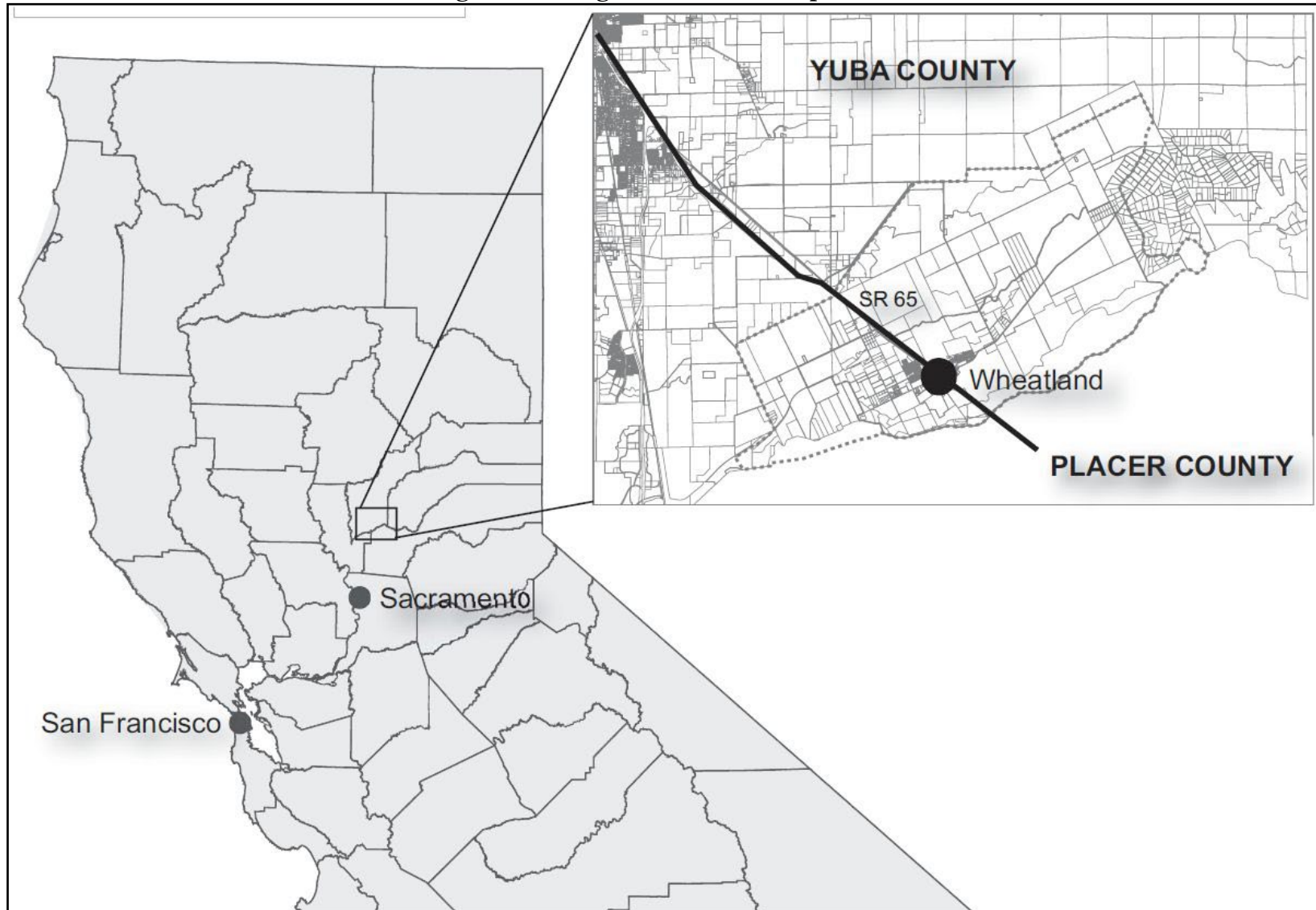
The following discussion presents the context for housing policy in Wheatland, the organization of the housing element, the element’s relationship to other elements of the General Plan, and the public participation process employed in the preparation and adoption of the housing element. The city’s housing element was created in compliance with State General Plan Law pertaining to housing elements.

A. Community Context

Wheatland is located in Northern California’s Central Valley along State Route (SR) 65 in Yuba County. The city is located approximately one mile north of the Bear River and the tri-county boundary of Sutter, Placer, and Yuba counties (see Figure 1-1). Marysville and Yuba City, which are both approximately 12 miles to the north of Wheatland, are the closest cities of significant size. Sacramento is approximately 40 miles to the south and Beale Air Force Base is located eight miles to the northeast. Wheatland is also the gateway to Camp Far West, a recreation area of regional significance. Located within a primarily agricultural region, Wheatland is completely surrounded by agricultural lands.



Figure 1-1 – Regional Location Map





The City of Wheatland was incorporated in 1874 and Wheatland's first subdivision was built in 1953 when Charles Nichols developed his property bordering the northeastern portion of the city, consisting of ten homes, which became the first housing development within the city. Wheatland's rate of commercial and residential development has been slow, relative to the growth rates of nearby areas such as Marysville/Yuba City and, particularly, south Placer County. Wheatland is a general law city that operates under the Council/Manager form of government, and consists of the following seven departments:

- Administration;
- Community Development;
- Engineering;
- Recreation;
- Public Works; and
- Public Safety.

The city's current city limits span 8.19 square miles with a 13.9-square mile Sphere of Influence (SOI) area (see Figure 1-2). The city has a current estimated population of 3,810.

For the 6th Cycle planning period of the housing element (2021–2029) and beyond, the city faces many challenges: balancing employment and housing opportunities; matching the supply and demand for housing; enhancing the affordability of housing for all segments of the population; ensuring that adequate water and public services are available; and conserving natural resources that distinguish Wheatland. The 2021–2029 Housing Element sets forth a strategy to address these issues and provide guidance for local government decision making.

B. Organization of the Housing Element

The housing element update is an eight-year plan for the period from October 31, 2021 to October 31, 2029. The housing element consists of the following major components:

- 1) Introduction to the housing element, including the planning context in Wheatland, General Plan consistency, and the public participation process (Chapter 1).
- 2) An analysis of the city's population and housing characteristics and trends, including special housing needs (Chapter 2).
- 3) A review of potential governmental, market, and environmental constraints that impact the city's ability to address housing needs in Wheatland (Chapter 3).
- 4) An evaluation of land and financial resources available to address Wheatland's housing goals (Chapter 4).
- 5) An evaluation of the previous housing element; its effectiveness; progress in implementation; and appropriateness of goals, objectives, and policies (Chapter 5).
- 6) Housing goals, policies, and programs to address the city's identified housing needs (Chapter 6).



LEGEND

CITY LIMIT ——— CITY LIMITS ———

SPHERE OF INFLUENCE ——— WHEATLAND SPHERE OF INFLUENCE ———

The map displays the city limits of Wheatland, Wyoming, and its sphere of influence. The city limits are shown as a solid black line, while the sphere of influence is indicated by a dashed line. The map includes the Bear River, Wheatland River, and various roads and landmarks. A legend in the bottom right corner defines the symbols for city limits and sphere of influence.



C. Relationship to General Plan Elements

State law requires that “the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies.” The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the city. All elements of the City of Wheatland’s General Plan were found to be consistent with the City of Wheatland Housing Element Update. During the planning period, any amendment to the General Plan or housing element will be reviewed by city staff at the time they are proposed to ensure consistency between the general plan and housing element.

D. Public Participation

State law requires a diligent effort be made to achieve public participation during the update of the housing element. The California Government Code states that, “the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.” Public participation assists the city with identifying and analyzing existing and projected housing needs in order to achieve the city’s goal to preserve, improve, and develop housing for all income segments of the community.

While opportunity to connect with the community has been limited due to the COVID-19 pandemic, the city has made the draft housing element available for public review. The draft housing element was published on the City of Wheatland website and made available for public comment on Tuesday, August 10, 2021. In June 2022, the City of Wheatland submitted draft revisions to HCD and in May 2022 posted the revised housing element on the City of Wheatland’s website for public review. The City of Wheatland also emailed the link to all individuals and organizations that have previously requested notices relating to the Wheatland Housing Element. Again in September 2023, the City of Wheatland submitted draft revisions to HCD and posted the revised housing element on the City of Wheatland’s website for public review, as well as, sending the link to all individuals and organizations that have previously requested notices relating to the Wheatland Housing Element.

Public Meetings

Wheatland planning staff conducted two public meetings to solicit input and comments from public agencies and the general public on the housing element. The meetings occurred on Tuesday July 20, 2021 and August 3, 2021, starting at 6:00 PM, and was held via video-and teleconference using Zoom, pursuant to Governor Newsom’s Executive Order N-29-20. Planning staff discussed the housing element update process, reviewed the previous housing element goals and programs, identified the programs that were completed during the 5th Cycle, as well as programs that would be modified and continued for the 6th Cycle, as presented in further detail in the proposed 6th Cycle goals, policies, and programs.



Public Hearings

The City of Wheatland submitted this Draft 6th Cycle Housing Element to the California Department of Housing and Community Development (HCD) on August 6, 2021 for review and comment. On October 6, 2021, the City of Wheatland received a review letter from HCD identifying required revisions to the Draft 6th Cycle Housing Element. Wheatland planning staff worked with staff from HCD preparing the necessary revision. On January 18, 2022, the Wheatland Planning Commission held a publicly noticed public hearing and voted to recommend City Council adoption of the 6th Cycle Housing Element Update. On February 8, 2022, the Wheatland City Council held a publicly noticed public hearing and voted to adopt the 6th Cycle Housing Element Update.

Chapter 2

Community Profile

Wheatland's location just 40 miles north of Sacramento places it within one of the fastest growing regions in the State. Located on SR 65 between Marysville/Yuba City and Lincoln, Wheatland is subject to major growth pressures. The 2006 Wheatland General Plan projected Wheatland's population to increase from 3,000 in 2004 to 30,100 in 2025, while employment was projected to increase from 500 to 11,080 during the same time period. Wheatland has statutory obligations to try to meet its projected fair share of regional housing needs. The 2006 General Plan intended to create the capacity to accommodate projected growth through 2025, and also set policies and standards to ensure orderly and high-quality development along with provision of needed public facilities and services.



Wheatland has a strong historic heritage, which is reflected in the stock of historic buildings in the city's Downtown. Wheatland's agricultural setting is largely responsible for the community's distinct identity and plays an important economic role in Wheatland. Wheatland's Downtown is an important symbol of the city's small-town atmosphere and historic heritage. Maintaining the Downtown as the center of government, specialty retail, entertainment, and culture is important to preserving Wheatland's small-town atmosphere as the city grows. A centralized Downtown also helps knit the community together as a place where everyone in the community gathers. Maintaining Downtown's central location and accessibility in the larger city is important to achieving this goal. Providing for expansion of the district's gridded street pattern to the east reinforces Downtown's centralized location and accessibility.

A. Demographic Characteristics

Population, employment, and household characteristics all affect the supply of and demand for housing in Wheatland. These characteristics are analyzed in this section to provide the basis for developing a successful housing program tailored to the needs of this community.



Population Growth

Between 2010 and 2021, Yuba County experienced population growth, averaging approximately 12 percent for the entire county, including incorporated cities and unincorporated communities. As shown in Table 2-1, the population in Wheatland experienced a slower growth rate of 4 percent, increasing from 3,571 residents in 2010 to 3,725 residents in 2021.

Table 2-1 Trends in Population Growth			
Area	2010	2021	Change
	Number	Number	
City of Wheatland	3,571	3,725	154
Linda CDP	17,773	20,773	3,000
City of Yuba City	65,547	67,655	2,108
City of Marysville	12,072	12,613	541
Sheridan CDP	1,238	1,399	161
City of Lincoln	43,084	51,186	8,102
City of Rocklin	57,283	69,454	12,171
Yuba County	72,155	80,946	8,791
Source: 2021 ESRI			

The information collected below for the population estimations was gathered from ESRI, published in July 2021. Population, households, and jobs were projected through 2050 for low, mid, and high growth scenarios. Table 2-2 reports the mid-growth scenario in Wheatland to be a projected 12 percent increase in population from 3,571 residents in 2010 to 4,015 residents in 2050.

Table 2-2 Population Growth Projections- City of Wheatland & Yuba County											
	2010	2015	2020	2025	2030	2035	2040	2045	2050	% Change	Compound Annual Growth Rate
Wheatland	3,571	3,665	3,715	3,765	3,815	3,865	3,915	3,965	4,015	12%	<1%
Yuba County	72,155	77,635	80,394	83,153	85,912	88,671	91,430	94,189	96,948	34%	<1%
Source: 2021 ESRI											



Age Characteristics

As shown in Table 2-3, between 2010 and 2021, the median age in the City of Wheatland increased from 33.6 to 36.1 years of age. The 0-14 age group represents the largest population at 21 percent, a decrease from 24 percent in 2010. The senior population (65+) is overall expected to see growth from 2010 to 2021.

Table 2-3 Trends in Population Age- City of Wheatland					
Age Group	2010		2021		Percentage Change
	Number of Persons	Percentage of Total	Number of Persons	Percentage of Total	
< 15	857	24%	782	21%	-9%
15-24	536	15%	447	12%	-2%
25-34	464	13%	596	16%	28%
35-44	536	15%	447	12%	17%
45-54	500	14%	484	13%	-3%
55-64	321	9%	447	12%	39%
65+	357	10%	522	14%	46%
Total	3,571	100%	3,725	100%	--

Source: 2021 ESRI

Table 2-4 reports the Race and Ethnicity of the demographics in the City of Wheatland. The residents of the City of Wheatland are majority white, with 79.5 percent of the population identifying this way in 2019. Sixteen and two tenth percent of the population in the city identify as Hispanic. The questions posed by the Census regarding race and ethnicity provide the opportunity for respondents to self-identify sub-group identities within the racial and ethnic categories; 3.7 percent of respondents who identified as White also identified as American Indian and Alaska Native within the survey sub-groups. One and nine tenth percent of the population are Asian and only 0.2% are Black or African American.

Table 2-4 Race and Ethnicity- City of Wheatland		
Race or Ethnic Group	Number	Percentage
White	3,030	79.5%
Black or African American	6	0.2%
American Indian and Alaska Native	36	0.9%
Asian	71	1.9%
Native Hawaiian and Other Pacific Islander	50	1.3%
Two or more races	296	7.7%
Some other race	0	0.0%
Hispanic or Latino	617	16.2%
Total population	3,810	100%

Source: 2019 American Community Survey: Table DP05

Note: Hispanic or Latino category is counted separately and in addition to other categories.



B. Economic Characteristics

Economic characteristics play an important role in defining housing needs in Wheatland. Economic characteristics include the types of business, the occupations held by residents, and the associated income. These characteristics provide insight into the types of housing residents can afford and job-induced housing demand.

Business and Economy

Wheatland's local economy is built around the educational, healthcare, and social services. According to the 2021 ESRI report, gathered from the American Community Survey (ACS), and as shown in Table 2-5, the city's industries that employ the most workers are educational services, healthcare, and social assistance (23 percent); retail trade (14 percent); and professional, scientific, and management, and administrative and waste management services (11 percent). Currently, these three industries comprise 48 percent of all those employed. All other industries employ less than 500 workers each. This distribution indicates that industry conditions are similar to those at the time of the previous housing element cycle since these three industries were also at that time the largest industries employing Wheatland's workforce.

Table 2-5 Industry Profile – City of Wheatland		
Industry	Number of Employed Civilians 16 Years and Over	Percentage
1. Educational services, and healthcare and social assistance	410	23%
2. Arts, entertainment, recreation, and accommodation and food services	133	7%
3. Professional, scientific, and management, and administrative and waste management services	197	11%
4. Retail trade	242	14%
5. Finance and insurance, and real estate and rental and leasing	134	8%
6. Other services, except public administration	90	5%
7. Public administration	144	8%
8. Manufacturing	71	4%
9. Transportation and warehousing, and utilities	185	10%
10. Construction	44	2%
11. Wholesale trade	71	4%
12. Agriculture, forestry, fishing and hunting, and mining	22	1%
13. Information	56	3%
Total	1,799	100%
Source: 2021 ESRI		

According to the State of California Employment Development Department (EDD), the largest employers (1,000–4,999 employees) in Yuba County were in the industries



of schools and healthcare. The two largest employers in the county are Adventist Health & Rideout and Marysville Joint Unified School District. Many of these large employers are in Marysville which is within 15 miles of Wheatland (see Table 2-6).

Table 2-6
Industry Profile- Yuba County

Employer Name	Location	Industry	Number of Employees
Abraham Lincoln High School	Marysville	Schools	50-99
Adventist Health & Rideout	Marysville	Hospitals	1,000-4,999
Appeal Democrat	Marysville	Newspapers	100-249
BEALE Air Force Base	Beale AFB	Military Base	500-999
Bear River School	Wheatland	Schools	50-99
Bishop's Pumpkin Farm	Wheatland	Fruits & Vegetables & Produce- Retail	250-499
County of Sutter	Marysville	Clinics	100-249
Foodmaxx	Marysville	Grocers- Retail	50-99
Hard Rock Hotel-Casino	Wheatland	Casinos	250-499
Linda Elementary School	Marysville	Schools	50-99
Lindhurst High School	Olivehurst	Schools	100-249
Lone Tree School	Beale AFB	Schools	100-249
Marysville Care & Rehab Ctr	Marysville	Nursing & Convalescent Homes	100-249
Marysville High School	Marysville	Schools	100-249
Marysville Joint Unified Sch	Maryville	Schools	1,000-4,999
Recology Yuba-Sutter	Marysville	Garbage Collection	100-249
Rideout Emergency	Marysville	Emergency Minor Medical Facilities/ Services	100-249
Shoei Foods USA Inc	Olivehurst	Importers Wholesale	100-249
Toyota Amphitheatre	Wheatland	Concert Venue	250-499
Source: EDD, America's Labor Market Information System (ALMIS) Employer Database, 2021 1st edition			

Employment projections provide insight into future number of jobs and are also an indicator of the demand for housing and population growth. Projections prepared by SACOG in 2020 predict that by 2040, Wheatland will have approximately 1,420 employed citizens, an increase of 73 percent from 2016 (see Table 2-7).



Table 2-7 Employment Projections			
Year	2016	2035	2040
Number Employed Persons in Wheatland	820	1,270	1,420
Number Employed Persons in Yuba County	21,420	26,340	29,160
Source: Sacramento Area Council of Governments (SACOG), 2020 Metropolitan Transportation Plan/Sustainable Communities Strategy Update, Appendix C: Land Use Forecast			

Occupations and Wages

As shown in Table 2-8, the EDD produces an Occupational Employment and Wage Data spreadsheet by metropolitan statistical area (MSA) yearly that reports employment projections out to 2028 related to job growth for the Yuba City MSA in which Wheatland is included. During the 10-year period, new employment in the Yuba City MSA is expected to be concentrated in a variety of occupations. When comparing annual incomes to the median Yuba County income in 2021 for a family of four of \$56,809, only twelve (or 54 percent of all people tabulated in the MSA) of the occupational groups are above this median income.

Of these 22 occupational groups, the highest mean annual salaries are in the healthcare practitioners and technical and management occupations at \$116,099 and \$108,001. The lowest annual salary is in the farming, fishing, and forestry occupations at \$31,880.

Table 2-8 Employment Projections- Yuba City MSA					
Occupations of Residents	Mean Hourly Wage	Mean Annual Salary	Estimated Employment 2018	Projected Employment 2028	Percentage Change
Management Occupations	\$51.92	\$108,001	12,390	12,860	4%
Business and Financial Operations Occupations	\$34.24	\$71,229	4,550	4,990	10%
Computer and Mathematical Occupations	\$41.89	\$87,143	1,050	1,060	1%
Architecture and Engineering Occupations	\$49.67	\$103,294	2,200	2,300	5%
Life, Physical, and Social Science Occupations	\$34.82	\$72,420	1,530	1,600	5%
Community and Social Services Occupations	\$31.53	\$65,574	2,630	2,920	11%
Legal Occupations	\$49.18	\$102,294	390	440	13%
Education, Training, and Library Occupations	\$32.54	\$67,666	11,840	12,260	4%



**Table 2-8
Employment Projections- Yuba City MSA**

Occupations of Residents	Mean Hourly Wage	Mean Annual Salary	Estimated Employment 2018	Projected Employment 2028	Percentage Change
Arts, Design, Entertainment, Sports, and Media Occupations	\$28.30	\$58,861	690	690	0%
Healthcare Practitioners and Technical Occupations	\$55.82	\$116,099	7,520	8,440	12%
Healthcare Support Occupations	\$16.51	\$34,340	3,730	4,270	14%
Protective Service Occupations	\$29.37	\$61,097	2,870	3,040	6%
Food Preparation and Serving-Related Occupations	\$15.37	\$31,978	12,210	13,580	11%
Building and Grounds Cleaning and Maintenance Occupations	\$18.21	\$37,882	4,430	6,570	48%
Personal Care and Service Occupations	\$17.23	\$35,821	10,340	12,850	24%
Sales and Related Occupations	\$20.42	\$42,459	14,310	15,560	9%
Office and Administrative Support Occupations	\$21.69	\$45,109	18,540	20,050	8%
Farming, Fishing, and Forestry Occupations	\$15.32	\$31,880	12,750	12,700	-0.4%
Construction and Extraction Occupations	\$27.30	\$56,777	8,410	9,070	8%
Installation, Maintenance, and Repair Occupations	\$29.33	\$61,002	5,800	6,380	10%
Production Occupations	\$22.04	\$45,842	5,170	5,160	-0.2%
Transportation and Material Moving Occupations	\$19.30	\$40,142	10,010	12,590	26%

Source: EDD, 2021. Long-Term Occupational Employment Projections



Work Commuter Patterns

Commute distance is an important factor in housing availability and affordability and is also an indicator of the jobs/housing balance. Communities with extended commute distances generally have a poor jobs/housing balance, while those with short average commutes tend to have a strong jobs/housing balance. The burden of the additional costs of extended commuting disproportionately affects lower-income households, which must spend a larger portion of their overall income on fuel. This in turn affects a household's ability to afford decent housing without being overburdened by cost. Table 2-9 indicates that most of Wheatland residents travel less than 30 minutes from home to work and only 5 percent travel an extended amount of time (60 or more minutes). From the 2021 ESRI report, the number of employed persons (1,799) divided by the number of households (1,338) shows that there is nearly one job for every household (98 percent). This analysis indicates that many of the jobs are within 20 miles of the City and that there is a strong jobs/housing balance, meaning that the available jobs are within relatively close distance to the employees' places of residence and commute doesn't place a large financial burden on the majority of City residents.

Table 2-9	
Travel Time to Work- City of Wheatland	
Travel Time to Work	Percentage
Less than 30 minutes	54%
30 to 59 minutes	41%
60 or more minutes	5%
Total	100%
Source: 2021 ESRI	

Household Projections

Population, households, and jobs were projected through 2040 for low, mid, and high growth scenarios. Table 2-10 reports the mid-growth scenario as a 10 percent increase in households from 3,571 in 2010 to 3,915 households in 2040 in the City of Wheatland. As shown in the Table, Wheatland is projected to have a lower percentage increase in the number of households than Yuba County. This estimated forecast was the result of a share allocation model from data collected by ESRI.

Table 2-10							
Wheatland & Yuba County Household Projections							
Year	2010	2015	2020	2025	2030	2035	2040
Wheatland	3,571	3,665	3,715	3,765	3,815	3,865	3,915
Yuba County	24,307	26,306	27,306	28,306	29,306	30,306	31,306
Source: 2021 ESRI							



Household Income

Household income is an important indicator of the ability to afford housing. Table 2-11 shows resident income in Wheatland. According to the 2019 ACS, the largest percentage of owners earned \$100,000 to \$149,999 (23 percent), and for renters the largest percentage earned \$50,000 to \$74,999 (36 percent). According to the 2019 ACS, for owners, the second-largest income group is \$50,000 to \$49,999 (20 percent), which is lower than the median income. The third-largest group at 18 percent earns more than \$150,000, which is above the median income. For renters, the second-largest income group is a moderate-income group, ranging from \$75,000 to \$99,000. This data indicates that Wheatland is not affordable to most people who make less than \$50,000 per year (approximately 26 percent of the households in the Table). However, it should be noted that while this is the most current available data for Wheatland, the data set does have a high margin of error.

Table 2-11 Household Income by Tenure Characteristics- City of Wheatland						
Income Groups	Owner		Renter		Total (Owner and Renter)	
	Households	Percentage	Households	Percentage	Households	Percentage
<\$10,000	0	0.0%	12	2%	12	1%
\$10,000–\$14,999	10	1%	11	2%	22	2%
\$15,000–\$24,999	11	1%	14	3%	25	2%
\$25,000–\$34,999	54	6%	50	11%	104	7%
\$35,000–\$49,999	127	13%	65	14%	192	14%
\$50,000–\$74,999	181	20%	167	36%	348	24%
\$75,000–\$99,999	172	18%	77	17%	249	18%
\$100,000–\$149,999	212	23%	59	13%	271	19%
More than \$150,000	174	18%	11	2%	185	13%
Total	941	100%	466	100%	1,407	100%
Source: ACS 2019: Table B25118 Due to rounding, some percentages may not total to 100.						



C. Housing Characteristics

This section addresses housing characteristics in Wheatland. Housing factors evaluated include housing types, tenure and vacancy rates, age and condition, housing costs, and affordability.

Housing Type

According to the California Department of Finance E-5 Population Estimates, Wheatland had 1,340 housing units in 2021, a 1 percent increase from 2010. As shown in Table 2-12, in 2021, single-family attached and detached residences comprise more than 70 percent of all housing. Mobile homes are a small sizable percentage of the housing stock at 3 percent of the total housing type in Wheatland. Multiple-family housing comprises the remaining 23 percent of housing units in Wheatland. The total housing stock consisted of single-family detached housing units increased by 2 percent, followed by multiple-family (2 to 4) units and multiple-family (5+) units, which showed no increase over the 11-year period. Mobile homes increased by 6 percent and single-family attached housing units stayed consistent during the planning period. The ratios of the various types of housing remained nearly the same from 2010 to 2021.

Table 2-12 Trends in Housing Type- City of Wheatland				
Housing Type	2010		2021	
	Units	Percentage	Units	Percentage
Single-Family Detached	953	72%	968	72%
Single-Family Attached	25	2%	25	2%
Multiple-Family 2–4 Units	248	19%	248	19%
Multiple-Family 5+ Units	63	4%	63	4%
Mobile Homes	34	3%	36	3%
Other (e.g., RV Park)	N/A	N/A	N/A	N/A
Total Units	1,323	100%	1,340	100%
Source: 2021 California Department of Finance				
*Some numbers in the Table have been rounded, affecting totals.				

Tenure and Vacancy

Housing tenure refers to the occupancy of a housing unit—whether the unit is owner-occupied or renter-occupied. Housing tenure is influenced by demographic factors (e.g., household income, composition, and age of the householder) as well as the cost of housing. Table 2-13 shows that between 2010 and 2019, the homeownership rate increased from 54 to 66 percent.



Table 2-13
Trends in Housing Tenure- City of Wheatland

Tenure	2010		2019	
	Number	Percentage	Number	Percentage
Occupied Units	1,219	94%	1,369	96%
Owner	657	54%	903	66%
Renter	485	40%	466	34%
Vacant Units	77	6%	38	4%
Total	1,296	100%	1,407	100%

Source: ACS 2010–2019: Table B25002, B25004, B25007

Table 2-14
Vacant Units by Type- City of Wheatland

2019	Number	Percentage
For seasonal, recreational, or occasional use	0	0%
For rent	38	100%
Rented or sold, not occupied	0	0%
For sale only	0	0%
Other vacant	0	0%
Total Vacant Units	38	100%
Vacancy Rate: Owner-Occupied Housing	—	4.0%
Vacancy Rate: Renter-Occupied Housing	—	0.0%

Source: ACS 2010-2019: Table B25002, B25004

Vacancies play an important role in Wheatland. A certain number of vacant units help moderate housing costs, increase options for prospective residents, and provide an incentive for unit upkeep and repair. Optimal vacancy rates range from 1.5 to 2 percent for ownership units and 5 to 6 percent for rental units. According to the 2019 ACS (Tables B25002 and B25004), the vacancy rate is approximately 4.0 percent for owners and 0.0 percent for renters. Thus, both the owner and rental vacancy rates were lower than optimal for 2019.

Vacant Land Survey for Future Residential Development Potential

A vacant land survey was conducted in May and June 2021 to determine the availability of vacant land within the Wheatland city limits for future potential residential development. It was recorded that over 4,000 acres are readily available for further expansion of the housing stock within the City of Wheatland. The APNs that showed the most potential, as noted from the previous City of Wheatland Housing Element, for future multifamily housing is APN 015-500-018-000 and 015-490-018-000.

Site A, noted as APN 015-500-018-000, sits currently as a vacant 2.24-acre site located at the northern end of C street. The site is currently zoned as R-3 (multifamily) and has potential to provide around 38 multifamily units.



Site B, noted as APN 015-490-018-000 is also a 1.85-acre vacant site located on State Route (SR) 65, south of the SR 65 and Main Street intersection. The site is currently zoned as R-3 (multifamily) and has potential to provide around 32 multifamily units.

Sites like the above mentioned, can help expand the housing stock in the City of Wheatland to build more multifamily housing that can also identity as affordable housing. The City of Wheatland has a low number of affordable properties within the city, and potential vacant sites like the ones above, can bring more affordability to the 49.0 percent of the population who make less than the median household income.

Housing Conditions

As illustrated in Table 2-15, Wheatland has a significant stock of older homes: 62 percent of homes are over 30 years old and 45 percent are over 50 years old. A general rule is that structures older than 30 years begin showing signs of deterioration and require reinvestment. Unless maintained, homes older than 50 years may require major renovations to ensure that plumbing and electrical systems, roofing, and insulation are sound. Older homes also have a higher prevalence of lead-based paint hazards. In addition, home valuations have continued to rise since adoption of the last housing element, resulting in a general trend for homeowners to remodel or fully redevelop older units.

Table 2-15		
Housing Age Characteristics- City of Wheatland		
Decade Built	Number	Percentage
2010–2021	91	6%
2000–2009	499	32%
1990–1999	176	11%
1980–1989	99	6%
1970–1979	195	13%
1960–1969	216	14%
1950–1959	120	8%
1940–1949	28	2%
1939 or earlier	100	8%
Total	1,524	100%
Source: US Census 2000; City of Wheatland. 2021 SOCDS		
*Note: Values for the years 2010-2021 are calculated based on the number of building permits approved by the city during the specified time frame. They do not reflect a census of physical structures built, permitted and not permitted, during this time. Therefore, this table may have totals and percentages that are slightly different from other data sources used in this document; these numbers should be interpreted as the best available data from the city.		

Despite the age of the housing stock, housing in Wheatland is generally well maintained in comparison to other communities. This may be due to the newly constructed home developments within the last 15 years the city. However, some exceptions apply. The age of a majority of homes within the city are at least 50 years old; therefore, resulting in some property maintenance that may be postponed by the owners. The City of Wheatland's Code Enforcement officer has determined the number of substandard

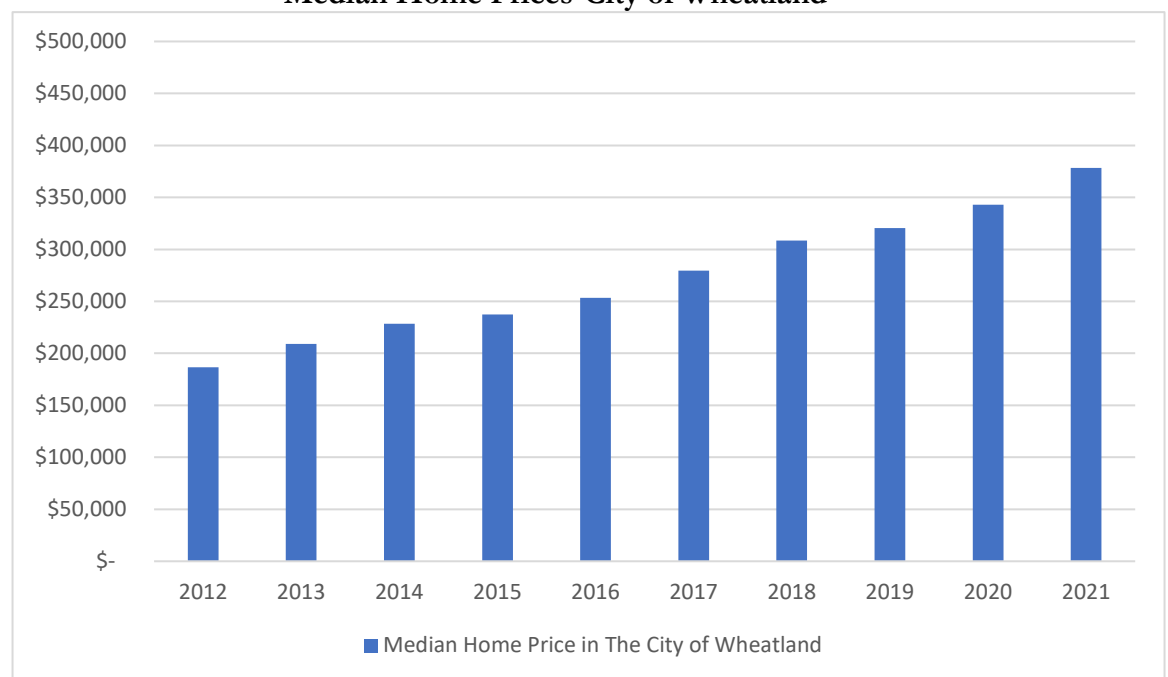


units located within the city is negligible, and has estimated less than five units within the city would be considered substandard.

Housing Costs

Housing is less expensive in the City of Wheatland than in the county as a whole. According to Trulia, from 2012 to 2021, the median price of homes in Wheatland increased significantly. As shown in Table 2- 16, home prices have increased on average since 2012. From 2016 to 2019, home prices increased by approximately 26 percent over a timespan of three years. According to Zillow as of June 2021, homes in Wheatland sold for a median price of \$378,497, well above the affordability of most first-time homebuyers and moderate- income households. As shown in Table 2-18, the median home sales price in 2020 was \$346,500, an increase of 8 percent from the 2019 median home sale price of \$320,000. These prices are considered affordable to any income groups except a portion of those homebuyers who make under an average of \$60,000 annually.

Table 2- 16
Median Home Prices-City of Wheatland



Source: Zillow 2021; Data as of June 2021

Table 2- 17
Median Home Selling Price for 2019 and 2020

Housing Type	Median Home Listing Price		Average Days on Market		Median Home Sales Price		
	2019	2020	2019	2020	2019	2020	% Change
Wheatland	\$330,000	\$349,463	53	56	\$320,000	\$346,500	8%
Yuba County	\$319,900	\$349,000	57	60	\$300,000	\$335,750	12%

Source: <http://www.realtor.com> , July 2021



Because of the high cost and high desirability of the for-sale housing stock in Wheatland, it is more financially feasible for many residents to rent. Given the high desirability to rent in Wheatland, Table 2-18 shows the, that there is little availability of available rentals within the city limits during the time frame of June to July 2021. As the Table indicates, only a three-bedroom rental is listed during the time of the survey and there were no ADUs available. Prices for rental listing is \$2,200 for a three-bedroom house.

Table 2-18
Market Rental Rates by Unit Type- City of Wheatland

	Number of Units Surveyed	Average	Lowest	Highest
Studio	N/A	N/A	N/A	N/A
1-bedroom	0	N/A	N/A	N/A
2-bedroom	0	N/A	N/A	N/A
3-bedroom	1	\$2,200	\$2,200	\$2,200

Source: Zillow.com, retrieved June 2021. Note: N/A = not applicable

Housing Affordability

To estimate and plan for the supply of affordable housing, the California Department of Housing and Community Development (HCD) defines five income groups based on a percentage of the county median family income (MFI). For 2021, the MFI for Yuba County was \$69,700 for a family of four. The household income groups are defined as follows:

- Extremely low income earns less than 30 percent of county MFI
- Very low income earns 31 to 50 percent of county MFI
- Low income earns 51 to 80 percent of county MFI
- Moderate income earns 81 to 120 percent of county MFI
- Above moderate income earns 120+ percent of county MFI

Household income limits are adjusted by household size. Table 2-19 shows the 2021 income limits by household size for Yuba County.

Housing affordability in Wheatland can be inferred by comparing the cost of renting or owning a home with the income levels of households of different sizes. Table 2-20 shows the annual income ranges for extremely low-, very low-, low-, and moderate-income households and the maximum affordable payment based on the standard of 30 percent of monthly household income going toward housing costs.



Table 2-19
Household Income limits by Household Size-Yuba City

Income Categories	Persons per Household				
	1	2	3	4	5
Extremely Low (<30% MFI)	\$14,640	\$16,740	\$18,840	\$20,910	\$22,590
Very Low (31%–50% MFI)	\$24,400	\$27,900	\$31,400	\$34,850	\$37,650
Low (51%–80% MFI)	\$39,040	\$44,640	\$50,240	\$55,760	\$60,240
Median (MFI)	\$48,800	\$55,800	\$62,800	\$69,700	\$75,300
Moderate (81%–120% MFI)	\$58,560	\$66,960	\$75,360	\$83,640	\$90,360

Source: HCD, 2021.

Table 2-20
Housing Affordability

Extremely Low-Income (Households at 30% of Median Income)				
Household Size	1	2	3	4
Annual Income Limit	\$14,640	\$16,740	\$18,840	\$20,910
Monthly Income	\$1,220	\$1,395	\$1,570	\$1,742
Max. Monthly Gross Rent ¹	\$366	\$392	\$471	\$543
Max. Purchase Price ²	\$134,200	\$145,100	\$155,100	\$165,400
Very Low-Income (Households at 50% of Median Income)				
Household Size	1	2	3	4
Annual Income Limit	\$24,400	\$27,900	\$31,400	\$34,850
Monthly Income	\$2,033	\$2,325	\$2,616	\$2,904
Max. Monthly Gross Rent ¹	\$610	\$653	\$785	\$906
Max. Purchase Price ²	\$183,000	\$200,500	\$218,500	\$235,400
Low-Income (Households at 80% of Median Income)				
Household Size	1	2	3	4
Annual Income Limit	\$39,040	\$44,640	\$50,240	\$55,760
Monthly Income	\$3,253	\$3,720	\$4,187	\$4,646
Max. Monthly Gross Rent ¹	\$976	\$1,046	\$1,256	\$1,450
Max. Purchase Price ²	\$256,000	\$283,400	\$311,300	\$339,200
Moderate-Income (Households at 120% of Median Income)				
Household Size	1	2	3	4
Annual Income Limit	\$58,560	\$66,960	\$73,360	\$83,640
Monthly Income	\$4,880	\$5,580	\$6,113	\$6,970
Max. Monthly Gross Rent ¹	\$1,464	\$1,567	\$1,884	\$2,174
Max. Purchase Price ²	\$352,400	\$394,500	\$427,300	\$460,600

Source: 2021 Income Limits, HCD. Monthly mortgage calculation:

<http://www.realtor.com/home-finance/financial-calculators/home-affordability-calculator.aspx?>

Notes: 1 Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility cost.

2 Affordable housing sales prices are based on the following assumed variables: approximately 20% down payment, 30-year fixed-rate mortgage at 2.71% annual interest rate (Zillow affordable payment calculator).



As illustrated in Table 2-20, only above-moderate-income households can afford to purchase a single-family home, a condominium, or even a mobile home. Moderate-income households can afford some sizes of market-rate rentals (Table 2-18). Extremely low-, very low-, and low-income households cannot afford to rent market-rate units without potential overpayment or overcrowding.

Housing Problems

A continuing priority of communities is maintaining quality of life. A key measure of quality of life is the extent of housing problems. According to the federal government, the term “housing problems” refers to overpayment, overcrowding, and when residential units lack sufficient kitchens or plumbing. The Comprehensive Housing Affordability Strategy (CHAS) was developed by the US Department of Housing and Urban Development (HUD) to assist jurisdictions in writing their HUD-required consolidated plans. The CHAS data provides information about housing problems in Wheatland. According to this data (Table 2-21), there were 30 owner households and 125 renter households earning less than 50 percent of the median family income in the city between 2013 to 2017 with at least one of these housing problems. Approximately 25 percent of these lower-income renter-occupied households were identified as having at least one of four housing problems (which include incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and a cost burden greater than 30 percent). Approximately 4 percent of lower-income owner-occupied households experienced at least one of those four housing problems. The most common housing problem is overpayment, which affects approximately 35 percent of the lower-income population, while incomplete kitchen or plumbing facilities and overcrowding is far less common. It is important to note that, similar to ACS data, the CHAS dataset uses small samples and is subject to large margins of error and therefore may have totals and percentages that are slightly different than other data sources used in this document.

Table 2-21			
Housing Problems for All Households- City of Wheatland			
	Total Renters	Total Owners	Total Households
Household income \leq 30% MFI with any housing problem	55	15	70
Household income $>$ 30% to \leq 50% MFI with any housing problem	70	15	85
Total Households \geq 50% to $<$ 80% MFI) with any housing problem	75	80	155
Percentage of households (\leq 50% MFI) with any housing problem	25%	4%	12%
Source: CHAS 2013-2017			

Housing overpayment refers to spending more than 30 percent of income for housing costs. Table 2-22 shows the prevalence of housing overpayment in Wheatland by tenure. As the Table shows, 10 percent of lower-income renters overpay for housing, compared to 8 percent of lower-income homeowners.



Table 2-22
Housing Problems for All Households

Total Household Characteristics	Number	Percentage of Total Households
Total occupied units (households)	1,245	100%
Total renter households	510	41%
Total owner households	735	59%
Total lower-income (0–80% of HUD Area Median Family Income (HAMFI) households)	310	25%
Lower-income renters	85	7%
Lower-income owners	85	7%
Extremely low-income renters	40	3%
Extremely low-income owners	20	1%
Lower-income households severely overpaying (paying more than 50%)	30	2%
Lower-income renter households severely overpaying	10	0.8%
Lower-income owner households severely overpaying	20	2%
Extremely low-income households (ELI) (0–30% of HAMFI) severely overpaying	60	5%
ELI renter households severely overpaying	40	3%
ELI owner households severely overpaying	20	1%
Lower-income households overpaying (paying more than 30%)	170	14%
Lower-income renter households overpaying	85	7%
Lower-income owner households overpaying	85	7%
Total households overpaying	225	18%
Total renter households overpaying	125	10%
Total owner households overpaying	105	8%

Source: CHAS 2013–2017

Escalating housing prices have edged out lower- and moderate-income families who can no longer afford housing in the community. Residents may also choose to pay more for housing, leaving limited financial resources to pay for other necessities.

The US Census Bureau defines overcrowding as when a housing unit is occupied by more than the equivalent of one person per room (not including kitchens and bathrooms). A typical home might have three bedrooms, a living room, and a dining room, for a total of five rooms. If more than five people were living in the home, it would be considered by the Census Bureau to be overcrowded. Because some households require less “space” per person, there is some question of whether units with slightly more than one person per room really have an overcrowding problem. In most cases, units with more than 1.01 persons per room are overcrowded. Units with more than 1.50 persons per room are considered highly overcrowded and should be recognized as a significant housing problem. Overcrowding can occur when housing costs are so high relative to income that families double up or reside in smaller units, which tend to be more affordable, to devote income to other basic living needs. Overcrowding also tends to result in accelerated deterioration of homes, a shortage of



off-street parking, increased strain on public infrastructure, and additional traffic congestion. As illustrated in Table 2-23, a total of 78 households (5 percent) in Wheatland lived in overcrowded conditions (owners and renters). Of the overcrowded households, 68 were renter households and 10 households were owner households that were all were experiencing severe overcrowding (more than 1.5 persons per room). Overcrowding is not a significant issue in Wheatland.

Table 2-23
Market Rental Rates by Unit Type- City of Wheatland

Persons per Room	Owner-Occupied Households	Renter Households	Total Households	Percentage
1.00 or less	931	398	1,329	94%
1.01 to 1.50	10	10	20	1%
1.51 or more	0	58	58	4%
Total	941	466	1,407	100%

Source: ACS 2019, Table B25014

Extremely Low-Income Households

Extremely low-income households are defined as earning 30 percent or less of the area median income. This group is one of the neediest in the population because its household incomes are so low and require the greatest housing subsidies in order to make housing affordable. Based on the 2019 ACS, 49 extremely low-income households reside in Wheatland. Per HCD guidelines, 50 percent of Yuba County's very low-income Regional Housing Needs Allocation (RHNA) number qualifies as extremely low income. The RHNA for Yuba County estimates the need for 621 very low-income housing units between 2021 and 2029, of which, 50 percent should be for extremely low-income households. Therefore, it is projected that an additional 310 extremely low-income households will be added to the city.

Most, if not all, extremely low-income households require rental housing. Extremely low-income households likely face housing problems, such as overpaying, overcrowding, and/or accessibility issues as a result of their limited incomes. Also, many of the extremely low-income households are in a special needs category (disabled, seniors, large households, or female-headed households) and some require supportive housing services. Most families and individuals receiving public assistance, such as social security or disability insurance, are considered extremely low-income households. Many minimum-wage workers would also be considered extremely low-income households.

At-Risk Units

State legislation (Chapter 1451, Statutes of 1989) requires that all housing elements include an analysis of at-risk housing in the jurisdiction and, if necessary, the development of programs to preserve or replace those assisted housing units. Many subsidized units are multifamily rental units that provide rental housing at below-market rates. If these units cease to be assisted, the owners of the properties may



increase unit rents to market rates. Should this occur, low-income housing might be lost, making it difficult for the city to meet its goals for providing adequate affordable housing. The multifamily units to be considered are any units that were constructed using various federal assistance programs, state or local mortgage revenue bonds, redevelopment tax increments, in-lieu fees or an inclusionary housing ordinance, or density bonuses. Low-income multifamily housing is considered to be at risk if it is eligible to convert to non-low-income or market-rate housing due to (1) the termination of a rental subsidy contract; (2) mortgage prepayment; or (3) the expiration of affordability restrictions. The time period that is to be considered in making this determination is the 10-year period following the beginning of the Housing Element planning period (from December 31, 2020, to December 31, 2030).

The city has three affordable-housing projects owned by a variety of developers, such as Northwest Kern Investor, Mercy Housing, and Horizon Development Consulting.

Table 2-24						
Affordable Housing Complexes- City of Wheatland						
Project Name	Address	Tenant Type	Total Assisted Units	Total Units	Funding Sources	Expiration Date
Bear River Apartments	113 Hooper Road	General-Very low & Low	24	24	HUD, Tax Credit	2053
Sunset Valley Duplexes	512 Spruce Avenue	General-Very Low & Low Income	88	87	HUD, Tax Credit	2041
Donner Trail Manor	121 C Street	Senior-Very Low & Low	44	43	Tax Credit, USDA	2071*
Totals			156	154		
Source: Mercy Housing; Regional Housing Authority of Sutter and Nevada Counties; Michael's Organization; 2021 TCAC database						
*Information was estimated from TCAC database as information could not be confirmed from management.						

Loss of Assisted Housing

From time to time, restricted units lose their affordability controls or subsidies and revert to market rates. As shown in Table 2-24, in Wheatland does not include any assisted projects that are at risk of conversion before December 31, 2030.

Preservation and Replacement

Generally, the cost of preserving assisted housing units is estimated to be significantly lower than replacing units through new construction. Preserving units entails covering the difference between market rates and assisted rental rates. New construction tends to be less cost efficient because of the cost of land and labor, which is often a limiting factor in the development of affordable housing. To maintain the existing affordable housing stock, the city may either work to preserve the existing assisted units or replenish the affordable housing inventory with new units.



Preservation

Rental subsidies using non-federal (state, local, or other) funding sources can be used to maintain the affordability of potential at-risk units for the future. These rent subsidies can be structured to mirror the federal Housing Choice Voucher (Section 8) program. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair market rent on the unit. In Yuba County, the 2021 fair market rent is determined to be \$1,122 for a two-bedroom unit.

The feasibility of this alternative is highly dependent on the availability of unit type and other funding sources necessary to make rent subsidies available, and the willingness of property owners to accept rental vouchers if they can be provided. As indicated in Table 2-25, the total cost of subsidizing the rents for a one-bedroom unit estimated at \$394 per month.

Table 2-25 Estimated Costs of Preserving At-Risk Units				
Unit Size	Fair Market Rent	Very Low Income (50% AMI)	Affordable Monthly Rent	Monthly per Unit Subsidy
One-Bedroom	\$881	\$27,900	\$653	\$394
Two bedrooms	\$1,122	\$34,850	\$785	\$471
Three-Bedroom	\$1,606	\$40,450	\$906	\$544
Source: HUD 2021				
Note: Exact division of current at-risk units is not available so very low income was used to result in a more conservative (higher) dollar amount estimate.				

Acquisition

Another option would be for a nonprofit organization to purchase an existing multifamily complex, rather than build a new one, lowering the per-unit cost significantly. A survey done in July 2021 showed that multifamily units in Yuba County were selling for between an average of \$424,900 (four-units complex) and \$800,000 (nine-unit complex).

Resources for Preservation

The types of resources needed for preserving at-risk units fall into three categories:

(1) financial resources available to purchase existing units or develop replacement units; (2) entities with the intent and ability to purchase and/or manage at-risk units; and (3) programs to provide replacement funding for potentially lost Housing Choice Voucher program rent subsidies (previously known as the Section 8 program).

Public Financing/Subsidies—A variety of federal, state, and local programs are available for potential acquisition, subsidy, or replacement of at-risk units. Due to both the high costs of developing and preserving housing and limitations on the amounts and uses of funds, a variety of funding sources would be required. The following



summarizes financial resources available to Wheatland for preservation of assisted, multifamily rental housing units.

The Housing Choice Voucher (Section 8) Program is another affordability option that individuals may apply for through the Yuba County Housing Authority. Section 8 increases affordable housing choices for very low-income households by allowing families to choose privately owned rental housing. The public housing authority generally pays the landlord the difference between 30 percent of household income and the housing authority-determined payment standard—about 80 to 100 percent of the fair market rent. The rent must be reasonable. The household may choose a unit with a higher rent than the fair market rent and pay the landlord the difference or choose a lower-cost unit and keep the difference.

Section 8-supported housing may be either project-based for an entire apartment building or subsidies may be provided in the form of vouchers for individual, independent units. The city does not have any apartment buildings dedicated solely to Section 8 assistance. The property owner can opt to terminate the Section 8 contract (“opt out”) or renew the contract. The primary incentive for Section 8 property owners to opt out of their regulatory agreement is monetary. Market rents have risen to the point at which many property owners can earn more by prepaying their government assistance, even if they have to borrow money at market interest rates.

Federal Programs

- CDBG
- HOME Investment Partnership
- Housing Choice Voucher (Section 8) Program
- Section 811/202 Program
- HUD Low-Income Housing Preservation and Resident Homeownership Act (LIHPRHA)

State Programs

- California Housing Finance Agency (CHFA) Multiple Rental Housing Programs
- Low-Income Housing Tax Credit (LIHTC)
- California Community Reinvestment Corporation (CCRC)

Nonprofit Entities

Nonprofit entities serving the county can be contacted to gauge their interest and ability in acquiring and/or managing units at risk of conversion. A partial listing of entities with resources in Yuba County follows:

- Yuba County Housing Authority
- Habitat for Humanity Yuba/Sutter
- Housing Trust Fund



D. Special Housing Needs

Certain groups encounter difficulty finding affordable housing due to special circumstances. Special circumstances may be related to a person's employment type and income, family characteristics, medical condition or disability, and/or household characteristics. The housing needs for each group are evaluated and major programs available to address their housing and services needs are identified.

Senior Households

As illustrated in Table 2-26, 265 Wheatland households (19 percent) were headed by seniors (persons age 65 years and older) in 2019, which is an increase from 16 percent in 2010. Seniors typically have special needs due to disabilities, healthcare needs, and fixed income. With respect to their housing tenure, 33 senior households rent homes and 235 senior households own their homes. An additional number of seniors live with family members or in a retirement home.

Table 2-26 Senior Households- City of Wheatland						
Households by Age	Owner		Renter		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Total 65 and over	235	25%	33	7%	268	19%
65 to 74 years	139	15%	11	2%	150	11%
75 to 84 years	64	7%	22	5%	86	6%
85 years and over	32	3%	0	0%	32	2%
Total 64 and under	706	75%	433	93%	1,139	81%
Total (all ages)	941	100%	466	100%	1,407	100%
Source: ACS 2019: Table B25007						

Maintaining and repairing a residence with a fixed retirement income can be problematic. Renters face many of the same housing affordability issues, except they are more susceptible to displacement due to changing rental costs. As illustrated in Table 2-27, senior households are slightly less well off than the general Wheatland population. Approximately more than half of all senior households earn very low and low incomes, and the other half earn moderate and above-moderate incomes.

Table 2-27 Senior Households by Income Group		
Income Group	Number	Percentage
Very Low (\$0 to <\$34,999) ¹	74	28%
Low (\$35,000 to <\$59,999)	62	23%
Moderate and Above Moderate (>\$59,999)	132	49%
Source: ACS 2019 (1-year): Table B19037		
Note: 1. ACS income ranges are different than 2021 HUD income limits. For this table, because ACS data is used, the income ranges are based on ACS ranges and not HUD ranges.		



Large and Female-Headed Households

State law identifies large families with children and female-headed households as having special needs due to their income challenges, childcare expenses, and need for affordable housing. Large households are defined as households with more than five persons.

Large family households are defined as five or more persons per household, and are considered a special needs group because there is typically a limited supply of adequately sized housing to accommodate their needs. The more persons in a household, the more rooms are needed to accommodate that household. Specifically, a five-person household would require three or four bedrooms, a six-person household would require four bedrooms, and a seven-person household would require four to six bedrooms. In some circumstances where the housing market does not meet the housing needs of large households, overcrowding can result. As illustrated in Table 2-28, overcrowding is not a significant housing issue in the City, with overcrowded situations representing approximately 5 percent of total households.

Table 2-28					
Household Size by Tenure – City of Wheatland					
	2010		2020		Percent Change 2010-2020
	Number	Percentage	Number	Percentage	
Owner Occupied	765	100%	767	100%	0.2%
1-4 People	671	87.8%	704	91.8%	4.9%
5 or More People	94	12.2%	63	8.2%	-32.9%
Renter Occupied	454	100%	453	100%	0.2%
1-4 People	385	84.9%	453	100%	17.7%
5 or More People	69	15.1%	0	0%	100%
Total	1,219	100%	1,220	100%	0%
1-4 People	1,056	86.4%	1,157	94.8%	9.6%
5 or More People	163	13.7%	63	5.2%	-61.3%
Source: ACS 2020.					

Households with children under 18 years of age headed by a single parent are another group that may have special needs for housing. The housing needs of a female-headed household range from affordability of a home to availability of nearby services, such as licensed daycare to support individual parents who work.

Nationwide, housing trends such as co-housing are increasingly being implemented that specifically allow groups such as female-headed households, the elderly, and families to help support one another. Co-housing typically advocates affordable shared housing with community resources available, such as group dining facilities, shared maintenance, and daycare. There are no co-housing communities near Wheatland or Yuba City.

According to the ACS 2019, Wheatland is home to 148 female-headed households and 381 large households with four or more members. These groups represent 11 and 27 percent of the total households in Wheatland, respectively. These are relatively large percentages of the overall population in Wheatland, indicating that both of these



special-needs groups have the greatest need currently in Wheatland. However, the relatively presence of female-headed households and large households may indicate a lack of housing options in the city, particularly for large households, and these types of households may live in other communities in the area.

Persons with Disabilities

Persons with disabilities have special housing needs because of employment and income challenges, a need for accessible and appropriate housing, and higher healthcare costs. A disability is defined broadly by the Census Bureau as a physical, mental, or emotional condition that lasts over a long period of time and makes it difficult to live independently. The ACS defines six non-work disabilities: hearing, vision, cognitive, ambulatory, self-care, and independent living difficulty. Table 2-29 shows the number and percentage of persons with disabilities in the city.

Table 2-29		
Persons with Disabilities by Type- City of Wheatland		
Disability by Type and Age Group	Number	Percentage
Total disabilities for people 5 to 64 years	296	54%
Hearing Difficulty	72	13%
Vision Difficulty	25	5%
Cognitive Difficulty	92	17%
Ambulatory Difficulty	171	31%
Self-Care Difficulty	84	15%
Independent Living Difficulty	77	14%
Total disabilities for people 65 years and over	251	46%
Hearing Difficulty	66	12%
Vision Difficulty	54	10%
Cognitive Difficulty	76	14%
Ambulatory Difficulty	192	35%
Self-Care Difficulty	78	14%
Independent Living Difficulty	116	21%
Total disabilities for all ages	547	100%
Source: 2019 ACS: Table S1810		

As shown in Table 2-30, Wheatland has 514 non-institutionalized disabled residents, representing 14 percent of the total population. Of these residents, 17 percent are employed with a disability, 34 percent are not employed with a disability, and 49 percent are seniors (older than 65).



Table 2-30		
Employment Status of Persons with Disabilities- City of Wheatland		
	Number	Percentage
Age 5–64, Employed Persons with a Disability	87	17%
Age 5–64, Not Employed Persons with a Disability	176	34%
Persons Age 65+ with a Disability	251	49%
Total Persons with a Disability	514	100%
Source: ACS 2019: Table C18120, S1810		

Disabled persons have special needs as many earn low incomes, have higher healthcare costs, and are often dependent on supportive services. Living arrangement needs for disabled persons depend on the severity of the disability. Many persons live independently or with other family members. To maintain independent living, disabled persons may need special housing design features, income support, and in-home supportive services. Dedicated facilities that offer services for the disabled do not exist in the City of Wheatland. There are several facilities in Yuba County outside of Wheatland that assist persons with disabilities.

Persons with Developmental Disabilities

Senate Bill (SB) 812 requires the City of Wheatland to include the needs of individuals with a developmental disability within the community in the special housing needs analysis. According to Section 4512 of the Welfare and Institutions Code, a “developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently in a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 350,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, 4 developmental centers, and 2 community-based facilities. The Tri-Counties Regional Center is 1 of 21 regional centers in California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services



to individuals with developmental disabilities and their families. Table 2-31 provides information about Wheatland's population of developmentally disabled persons.

Table 2-31			
Developmentally Disabled Residents by Age			
Zip Code	0–17 Years	18+ Years	Total
95692	22	14	36
Source: California Department of Developmental Services, DDS Data on People with Developmental Disabilities by Zip Code			

A number of housing types are appropriate for people living with a developmental disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, those that accept Section 8 vouchers in market rate rental housing, HUD housing, and SB 962 homes (adult residential facilities for persons with special healthcare needs). The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the considerations that are important in serving this special-needs group. Incorporating “barrier-free” design in all new multifamily housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

In order to assist in the housing needs for persons with developmental disabilities, the city will continue to implement programs to coordinate housing activities and outreach with the Tri-Counties Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities. Program HE-9 is proposed to specifically address the needs of the developmentally disabled.

Homeless Persons

Homelessness is a pressing issue in Yuba County. The Sutter Yuba Homeless Consortium is the lead agency for the HUD Continuum of Care (CoC) program in Sutter County. In 2019, the County's Continuum of Care (CoC) point-in-time count documented a total of 721 homeless persons, of which, 428 persons were identified in Yuba County. Almost one-third, an estimated 237 persons, are considered chronically homeless in Sutter and Yuba Counties in 2019. The chronically homeless are those persons who have experienced homelessness for at least a year or have experienced four episodes of homelessness over the last three years. A comparison of point-in-time homeless counts identifies a one percent decrease in the number of homeless in the county between 2017 and 2019 (Point-In-Time Census 2017). Of the 721 homeless, 72 percent were unsheltered. This survey also reported an estimated 294 homeless persons (unsheltered) in Yuba County. From the Continuum of Care 2019 report, they reported a further 78 people were precariously sheltered, staying in hospitals, jails, hotels, sheltering with friends or family, or they were couch surfing. The total number of homeless persons in the Sutter and Yuba County has doubled since 2009.



Available resources for the homeless population include organizations or programs like The Yuba-Sutter Salvation Army, Casa de Esperanza, Bridges-to-Housing, Depot Family Crisis Center, and Twin Cities Rescue Mission that try to attend to the needs of persons experiencing homelessness in Yuba County. As of 2019, the Continuum of Care for Sutter and Yuba Counties identified a total of 245 year-round beds available to persons experiencing homelessness, with another 40 beds available seasonally or through overflow/vouchers. A total of 242 are available through emergency shelters, of which 30 beds are seasonal and 10 are considered overflow/voucher beds. There are 33 beds in permanent supportive housing, of which 4 are part of a rapid-rehousing program, according to the 2021-2029 Yuba County Housing Element.

Due to their transient nature, it is difficult to count the number of homeless in any one area. It should also be noted that there are generally two types of homeless - the “permanent homeless,” who are the transient and most visible homeless population, and the “temporary homeless,” who are homeless usually due to eviction and may stay with friends, family, or in a shelter or motel until they can find a permanent residence. The farmworker and day laborer are most appropriately classified as part of the migratory homeless population. According to personal communication with the Wheatland Police Chief and Wheatland Fire Authority Chief, the City of Wheatland’s current homeless population is nonexistent. Although the Wheatland Police Department sporadically encounter homeless persons, these persons are generally passing through Wheatland on SR 65. Based on Yuba County information and local police encounters, the current homeless population is estimated at less than five persons.

The City of Marysville is located approximately 13 miles north of the City of Wheatland along SR 65, and currently includes the following services for the homeless in the area:

- Salvation Army Hope Vista facility provides housing navigation, case management, employment assistance, self-sufficiency classes, and a recovery program.
- The Salvation Army Depot Family Crisis Center, provides services for both Sutter and Yuba County residents. The program provides meals, counseling, education programs, self-sufficiency program, recovery program, job search assistance, and a savings program.
- The Life Building Center provides medical services, job training, laundry, and referral services.
- Twin Cities Rescue Mission provides meals, support groups, medical and dental clinics, bible clubs/Sunday School, referral services, intake, and re-entry for one-year men’s treatment programs.

The Sutter Yuba Homeless Consortium (SYHC) has been meeting monthly since June 2006 and was acknowledged by HUD as a Continuum of Care (CoC) in fall of 2006. The mission of the SYHC is to coordinate the services of community-based organizations, faith-based organizations, and local governments to provide a



continuum of services and maximize resources to better serve the homeless people of Sutter and Yuba counties.

To date, the organization has accomplished the following: (1) Established an online database linked with HUD and other CoCs that will provide up-to-date information about the homeless in the bi-county community and facilitate connecting these individuals and families to appropriate services. (2) Documented the number of homeless in the community (point in time count) each year, and their demographics. (3) Provided two events per year that provide homeless with a hot meal and music in a relaxed setting, the ability to learn about available services from agencies who set up tables at the event, and provide haircuts, dental/toiletries kits, and other free amenities. (4) Sponsored a homeless awareness event (Homeless Summit) once per year, with information on the documented need, agencies who serve the homeless, and testimonials from homeless persons. (5) Became the springboard for the establishment of the R.E.S.T. rotating shelter supported by 12–16 community churches. (6) Promoted an online directory of service providers in Sutter and Yuba counties at MHA's website, the Network of Care www.sutter.networkofcare.org or www.yuba.networkofcare.org.

Because the facilities listed above are the primary homeless shelters for the Yuba County region, the users are from throughout the region. The City of Wheatland intends to cooperate with the homeless shelter providers in the area to assist the needs of individuals and families without permanent housing (See Program 24).

Farmworkers

Farmworkers are defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farmworkers work in the fields, processing plants, or support activities on a year-round basis. When workloads increase during harvest periods, the labor force is supplemented by seasonal or migrant labor. Farmworkers' housing needs arise from their limited income and unstable nature of their employment.

Agriculture is a major industry in Yuba County. According to the 2018 Yuba County Agricultural Crop Report, the gross revenue from agricultural and forestry operations in Yuba County was approximately \$241 million. Top products included rice, walnuts, prunes, and livestock. As a result of this agricultural activity, there is a significant population of farmworkers in Yuba County.

Statistics are not available to indicate the locations of farmworkers in Yuba County; however, it is expected that farmworkers would seek housing in and around agricultural areas on the western end of the County. In 2017, according to the US Department of Agriculture's (USDA) Census of Agriculture, farmworkers were predominantly non-Hispanic White.

As part of the USDA's 2017 Census of Agriculture, demographics and counts of farmworkers by county were released. The study estimated the number of migrant and seasonal farmworkers in California by county. The study indicated that in total, Yuba



County had an estimated 1,332 farmworkers that worked more than 150 days and are not considered seasonal hired labor. There were an estimated 1,822 workers that worked less than 150 days, considered seasonal farmworkers. According to the 2020 California EDD data, Yuba County had 2,100 persons in farm work, which represented approximately five percent of the employed workforce. Statewide surveys provide some insight into the demographic characteristics and housing needs of farmworkers. Among the major findings are:

- Limited Income. Farmworkers typically earn very low incomes. Wages in 2014 for farmworkers in the Sacramento Valley Region1 ranged from around \$14.28 to \$14.39 an hour. This would equate with an approximate salary range between \$27,400 and \$27,600 for 12 months of full-time work; however, many workers are only employed seasonally.
- Overcrowding. Because of their very low incomes, farmworkers have limited housing choices and are often forced to double up to afford rents. A statewide survey indicated that overcrowding is prevalent and a significant housing problem among farmworkers.
- Substandard Housing Conditions. Many farmworkers live in overcrowded conditions and substandard housing, including shacks, illegal garage units, and other structures generally unsuitable for occupancy.

Seasonal or migrant, farmworkers face an additional challenge of finding affordable housing for several months of the year. Such workers have very low or even extremely low incomes. Migrant farmworkers who do not travel with their families must pay for seasonal shelter for themselves and their families back home, further increasing their financial difficulties.

Many farmworkers' families also face the challenge of finding affordable housing of adequate size because such families are often larger than average. Others, because they have very low incomes and may not speak English well, face discrimination in the housing market.

There are a few assisted housing complexes in the County that can assist farmworkers. Three affordable housing projects in the unincorporated areas are funded through the Joe Serna Farmworker Housing Grant Program. These affordable housing projects provide 46 units of assisted housing.

Available housing resources for seasonal farmworkers who migrate to the region are extremely limited in relation to the number of such workers. Few agricultural landowners provide seasonal employee housing. Migrant workers often compete for limited rental housing; live in motels, trailers, their cars, or other places not designed for seasonal housing; or live unsheltered. Overcrowding and substandard housing conditions are common among this segment of the workforce.

Currently, the City of Wheatland has two affordable rental properties that are designated for farmworkers and families. Estimated from the 2021 ESRI report, there are 22 employed farmworkers in the City of Wheatland. How many of these laborers work specifically on farms is not clear. Nonetheless, the need to address farmworker



housing in Wheatland is relatively small compared to other more agricultural counties nearby in northern California.

Chapter 3

Housing Constraints



Government policies and regulations impact the price and availability of housing and the provision of affordable housing. Constraints include residential development standards, fees and taxes, and permitting procedures. Providing infrastructure and services also increases the cost of producing housing. One of the greatest constraints to affordable housing production is the chronic shortage of state and federal financial assistance.

Lack of city staff is an additional constraint that is not strictly a result of regulations, ordinances, or practices. As with most small cities, Wheatland has a small staff and limited resources and cannot provide the same services that larger cities can provide. Wheatland depends on consultants to perform activities that are normally staff responsibilities, such as building inspection and planning.

This chapter addresses potential non-governmental and governmental constraints, and focuses on mitigation options available to the city.

A. Nongovernmental Constraints

Nongovernmental constraints to providing affordable housing are related to factors over which the city and other government entities have little or no control. These factors include the cost of land, construction costs, and the availability of financing.

Land and Construction Costs

Land costs, construction costs, and market financing are major variables in the cost of housing and hinder the production of new affordable housing. Although many constraints are driven by market conditions, jurisdictions have some leverage in instituting policies and programs to alleviate the constraints. Land costs in Wheatland are relatively high due to the demand for housing and lack of new construction. A review of Zillow.com and Trulia.com in July 2021 showed three single-family residences for sale in the city and no vacant lots. Of that sample, those single-family residences were selling for \$375,000 to \$450,000.

Land cost considerations include the number of units or density of development permitted on a particular site and the location of the site in relation to other amenities. As finished vacant land becomes scarce, developers begin to pursue more costly



underutilized sites, which require the demolition of existing uses before a new project can be constructed. Thus, the price of land can vary significantly, even assuming the same proposed project. Land costs vary drastically depending on location, zoning, and whether the land is already entitled. Based on land cost data available on Zillow in January 2021, land value for residential land listed for sale in Yuba County ranged from \$2,892 per acre to \$1,041,667 per acre. Overall, the land value for parcels zoned as residential has risen significantly since the previous planning period, and averages about \$62,855 per acre. Smaller parcels (less than one acre) are valued higher than parcels larger than one acre: the average cost per acre of the smaller parcels in Yuba County was \$270,001, and the average cost of land greater than one acre was \$22,166 per acre. For parcels greater than one acre, land does not account for a significant portion of the sales or rental price of a unit, and therefore land costs do not pose a constraint to developing housing on larger parcels. However, the price of land for parcels less than one acre is proportionally larger and can account for a significant portion of sales, and the price may pose a constraint to housing development on smaller parcels.

The private market influences selling and rental prices of all types of housing, which includes existing and new dwelling units. While actions within the public sector play important parts in determining the cost of housing, the private sector affects the residential markets through such mechanisms as supply costs (e.g., land, construction, financing) and value of consumer preference. It should be noted that, while the City of Wheatland works to remove constraints to development by incorporating all available residential development streamlining programs, actual construction of housing is dependent upon market forces and developer's ability to construct.

As of 2018, the California Board of Equalization estimated a per-foot construction cost of \$99.23 for a multi-family building with C-6 grade construction and more than 10 or more units. Assuming an average unit size of 960 square feet, a single unit would cost approximately \$95,260.80. It would cost just over \$95 million (excluding land costs) to construct 100 new assisted units. Including land costs, the total costs to develop replacement units will be significantly higher. Land costs are a major factor in the cost to build housing in Wheatland. One way that a jurisdiction could decrease the land cost component is by increasing the number of units that can be built on a given piece of land. Construction costs for recent multi-family developments in Yuba County averaged \$309 per square foot, with an average unit costing \$297,144.

For credit-worthy projects, residential construction loan rates are relatively low. However, because interest rates reflect deliberate monetary policy selected by the Federal Reserve Board, it is not possible to forecast what would happen to interest rates during the upcoming Housing Element planning period. Because construction period loans are short term and bear a higher interest rate than amortized mortgages, if interest rates rise, new construction would be more costly. It is difficult for cities to influence the reduction of any of these cost components to housing development. Wheatland recognizes this problem and works with the Housing Authority and other agencies to build low income housing for those who cannot afford to purchase a home.



Availability of Financing

Financing the long-term mortgage is a major element in housing affordability. Current interest rates for 30 year fixed-rate mortgages in California have dropped to the 3 to 4 percent range, which are lower than they have been in recent years, but the recent rise in the number of foreclosures around the county has result in the tightening of credit availability, which in turn, constrains financing for home building, purchase, or rehabilitation in all areas of the country. Many foreclosures have occurred due to the increased use of alternative mortgage products since the 1990s. Many of the alternative mortgage products, such as variable-rate loans, allowed buyers to pay lower initial interest rates and monthly payments and receive larger home loans than they might otherwise qualify for based on their income. Long term costs for these types of loans more unpredictable than traditional mortgage products, so buyers with adjustable-rate mortgages may experience dramatic fluctuations in their monthly payments as interest rates increase and decrease, even though the amount of principal balance of the loan remains the same.

In general, 30 percent of one's gross monthly income for all living expenses, including mortgage payments, homeowner's insurance, utilities, and property taxes, is generally used by lenders as the benchmark to determine whether a home buyer can afford the monthly payments of a mortgage. In many cases, homeowners were only able to afford the monthly payments when the variable interest rates were low. This has led to increasing foreclosure rates throughout the country. The availability of these loans has declined in response to the subprime mortgage crisis, which has reduced the number of homebuyers with sufficient income or wealth to qualify for mortgage financing. In addition, fluctuating interest rates can make a housing project infeasible that could have successfully developed or marketed at lower interest rates.

Most governmental programs that seek to increase homeownership among low and moderate income households rely on loan products that provide fixed interest rates below prevailing market rates, either for the principal loan or for a second loan that provides part of the down payment for home purchase. The recent tightening of mortgage lending standards may result in a decrease in homeownership opportunities despite government programs to assist low and moderate income homebuyers.

An additional problem faced by the prospective home purchaser is the accumulation of capital for a down payment. Until early 1978, most conventional home loans required a down payment of 10 percent or less. In 1978, in order to discourage housing speculation, many lending institutions tightened credit requirements to require a 20 percent down payment. On a \$300,000 home, the change in minimum down payment means a family must now have \$60,000 instead of \$30,000. People with lower and moderate incomes may find it difficult to save that amount of money, which pushes home ownership out of reach for many people. Despite lenders' preference for a 20 percent down payment, many lenders will provide financing for people with lower down payments, and in some cases, may provide 100 percent financing; however, people providing less than a 20 percent down payment at the time of a home purchase are required to pay private mortgage insurance (PMI) at an extra cost, which could add to the overall cost of the home.



Given the City of Wheatland's limited control over non-governmental constraints and limited financial, staff, and land resources, the city has made local efforts to address these constraints that create a gap in the jurisdiction's ability to meet RHNA by income category, available land, and the length of time between project approval and request for building permit. The analysis must address hinderances on the ability to accommodate RHNA by income category and include programs as appropriate. The City of Wheatland has continuously rezoned property to allow for multi-family development, restructured and reduced all Planning and Engineering fees, and amended the city's zoning code to streamline the site plan and design review process, ensuring staff-level review of permitted uses.

B. Governmental Constraints

Local policies and regulations impact the price and availability of housing and the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and various other issues constrain the maintenance, development, and improvement of housing. The City of Wheatland commits to posting all current Zoning and Development standards on the City's website.

Land Use Controls

The Wheatland General Plan is the primary land use control document for the city. The General Plan is a policy document that not only establishes the location and amount of land that would be allocated to residential development, but also establishes the intensity of development (in terms of unit densities and total number of units) that would be permitted. While nearly all components or elements of the General Plan contain goals and policies that influence residential development, the Land Use Element has the most direct influence. In accordance with state law, land identified in the city's Housing Element for potential future affordable housing would be permitted by right, and would not require Wheatland Planning Commission approval of a use permit. Per the Wheatland Municipal Code, multi-family development requires site plan and architectural review approval by the City of Wheatland Planning Commission. The City of Wheatland's residential land use designations are presented in Table 3-1.

Table 3-1	
Residential Land Use Controls in Wheatland	
General Plan Land Use Category	Zoning District(s)
Very Low Density (0.1 to 2.9 du/ac)	RE
Low Density (3.0 to 4.0 du/ac)	R-1
Low-Medium Density (4.1 to 6.0 du/ac)	R-1
Medium Density (6.1 to 8.0 du/ac)	R-2
High Density (8.1 to 30.0 du/ac)	R-3
Sources: Wheatland General Plan; Wheatland Municipal Code.	



Provisions for a Variety of Housing

California housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multi-family housing, manufactured housing, mobile homes, emergency shelters, and transitional housing, among others. Wheatland has a wide range of housing types throughout the community. The following describes the major provisions in the Wheatland Zoning Code allowing residential uses.

Conventional Housing

Single-family homes are permitted by right in all residential zones in the City of Wheatland. Single-family homes are also permitted in the C-1, C-2, C-3 (Commercial) zones with the approval of a conditional use permit (CUP).

Pursuant to state law, manufactured housing placed on a permanent foundation is considered a single-family dwelling and is permitted in all zoning districts that allow single-family housing.

Mixed-Use Development

In the City of Wheatland, mixed-use residential developments are allowed with a CUP in the R-2, R-3, C-1, C-2, and C-3 zones. All residential development in these zones must comply with the density and setback requirements of the R-3 zone.

Accessory Dwelling Units

The Wheatland Municipal Code defines “Accessory dwelling unit” (ADU) as an attached or detached dwelling unit which provides complete independent living facilities for one or more persons, with permanent provisions for living, sleeping, eating, cooking, and sanitation sited on the same parcel as the primary dwelling unit. Similarly, “Junior accessory dwelling unit” (JADU) is defined as a unit that is contained entirely within an existing single-family structure. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure.

ADUs can provide a variety of housing needs and affordable housing options for family members, friends, students, the elderly, in-home health care providers, people with disabilities, and others. In addition, ADUs can offer an opportunity to maximize and integrate housing choices within existing neighborhoods.

The City of Wheatland adopted an ADU Ordinance on July 27, 2021 to add Chapter 18.78 to, amend Sections 18.06.010, 18.60.010, and 18.63.040, and repeal Section 18.60.100 and Subdivision (c) of Section 18.60.350 of the Wheatland Municipal Code relating to ADUs. Accessory dwelling units are now permitted in all residential zones



within the City of Wheatland. ADUs and JADUs which comply with the city's ADU Ordinance are permitted ministerially; however, if an ADU or JADU does not comply with the applicable city standards, approval of a site plan review permit by the city's Community Development Director is required. The city will continue to update its regulations to comply with state legislation as needed as updates are made to state law.

Housing for Farmworkers

California law (Government Code Section 65583(c)(1)(C)) requires the adequate provision of sites to accommodate the housing needs of farmworkers. Housing elements should ensure that local zoning, development standards, and permitting processes comply with Health and Safety Code Sections 17021.5 and 17021.6. Section 17021.5 generally requires employee housing for six or fewer persons to be treated as a single-family structure and residential use. A jurisdiction cannot require any CUP, zoning variance, or other zoning clearance for this type of employee housing that is not required of a family dwelling of the same type in the same zone. Section 17021.6 generally requires employee housing consisting of not more than 36 beds in group quarters or 12 units or less designed for use by a single family or household to be treated as an agricultural use. A jurisdiction cannot require a CUP, zoning variance, or other zoning clearance for this type of employee housing that is not required of any other agricultural activity in the same zone. The City of Wheatland plans to update the city zoning ordinance to explicitly define or provide standards for farmworker housing consistent with the Employee Housing Act (Program 25).

Housing for People with Disabilities

Compliance with Senate Bill SB 520 (Article 10), regarding providing housing accessibility to persons with disabilities, is met by permitting supportive multi-family or single-family housing for the disabled in any residential zone that permits non-designated single or multi-family housing.

Wheatland must adopt a formal "reasonable accommodation" procedure(s) for individuals with disabilities to make requests for reasonable accommodation with respect to zoning, permit processing, or building laws.

The City of Wheatland has adopted the California Building Code, including Title 24 regulations of the code dealing with accessibility for disabled persons, which meet or exceed federal guidelines for Americans Disabilities Act (ADA). In both private and public areas, exceptions are made, as allowed by these codes, where such improvements are not feasible or not practical. All multi-family complexes are required to provide handicapped parking as per California State standards. The City of Wheatland has not adopted any additional universal design elements in the city's building code.

The City of Wheatland continually reviews city codes, ordinances, policies, and practices for compliance with fair housing laws.



The City of Wheatland plans to review the city zoning ordinance to comply with State laws regarding residential care facilities, permitting facilities for six or fewer persons by right in all residential zones, and facilities with seven or more in the multi-family zone.

Supportive and Transitional Housing & Emergency Shelters

Transitional housing means housing with supportive services that is exclusively designated and targeted for homeless persons. Transitional housing includes self-sufficiency development services, with the ultimate goal of moving homeless persons to permanent housing as quickly as possible. Assistance in the Supportive Housing Program is provided to help homeless persons meet three overall goals: (1) achieve residential stability; (2) increase their skill levels and/or incomes; and (3) obtain greater self-determination (i.e., more influence over decisions that affect their lives).

The City of Wheatland has created the emergency shelter combining district (-ES) to provide a location for a potential emergency shelter use to be permitted by right with no discretionary entitlement required. The -ES combining zone is intended to be combined with the R-3 zone. As such, all principal permitted uses, principal accessory uses, and conditional uses that are allowed in the R-3 zone are allowed in the -ES zone with identical restrictions. The City of Wheatland currently has the emergency shelter combining district applied to a 2.24-acre vacant property strategically located near existing city services. The 2.24-acre property is sufficient in size and adjacent existing development and infrastructure for the development of an emergency shelter should the demand for an emergency shelter in Wheatland arise. In addition, parking requirements for any future emergency shelter would comply with AB139/Government Code section 65583, subdivision (a)(4)(A).

Previously, definitions for “supportive housing,” “target population,” and “transitional housing” were found in subdivision (b) of Section 50675.14, subdivision (3)(a) of Section 50675.14 and subdivision (h) of Section 50675.2 of the Health and Safety Code, respectively. SB 745 deleted references to these sections and created the following new definitions in Government Code Section 65582.

- ***Supportive Housing*** means with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.
- ***Target Population*** means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Development Disabilities Services Act (Division 4.5 [commencing with Sections 4500] of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.



- **Transitional Housing** means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

The intent for this change was to remove cross references in Government Code Section 65582 to the definitions of “supportive housing” and “transitional housing” that are used in the statutes governing the Multi-family Housing Program (MHP) and replace them with the current definitions that are used for the purposes of zoning applicable at the time SB 2 passed. In the City of Wheatland, transitional and supportive housing are treated in the same manner as a similar dwelling in the same zone.

Allowed Land Uses

Table 3- 2 summarizes the housing types permitted in the community by zoning district. Each use is designated by a letter denoting whether the use is permitted by right (P) or conditionally permitted (C).

Table 3- 2 Residential Uses Permitted in Wheatland Zones							
Type of Housing	Zoning District						
	RE	R-1	R-2	R-3	C-1	C-2	C-3
Single Family	P	P	P	P	-	-	-
Duplexes/Triplexes	-	-	P	P	C	C	C
Multiple Family	-	-	P	P	C	C	C
Condominiums	-	-	P	P	C	C	C
Mobile Home Parks	-	-	-	C	C	C	C
Mobile Home ¹	-	-	-	-	-	-	-
Emergency Shelters	C	C	C	P	C	C	C
Accessory Dwelling Units (Secondary Units)	P	P	P	P	-	-	-
Senior Housing	-	P	P	P	C	C	C
Boarding Homes	-	-	C	C	-	-	-
Mixed Use	-	-	C	C	C	C	C
Adult Daycare Facilities	C	C	C	C	C	C	C
Family Care Facility (6 or fewer)	C	C	C	C	C	C	C
Group Care Facility (7 or more)	C	C	C	C	C	C	C
Notes: P = permitted use, C = conditionally permitted use, — = not permitted ¹ Mobile homes are only permitted on a temporary basis or in a mobile home park. Source: Wheatland Zoning Code.							

Density Bonus



On July 7, 2021, the City of Wheatland adopted a density bonus ordinance adding Chapter 18.77 to the Wheatland Municipal Code pertaining to the City's administration of its density bonus program to improve access to affordable housing for very low-, low- and moderate-income, as well as senior citizen, housing, and to make other related changes to the Wheatland Municipal Code. The adopted density bonus ordinance was adopted pursuant to Government Code sections 65850, 65915, and SB 1818.

Residential Development Standards

The Wheatland Municipal Code is a tool that implements the goals and policies within the General Plan. Table 3- 3 lists development standards, which include the maximum building height, minimum lot size, and setbacks for the RE-1, RE-1/2, R-1, R-2, and R-3 zones as defined in the Wheatland Municipal Code.

Table 3- 3								
Development Standards by Residential Zone								
Zone District	Building Height (Feet)	Minimum Yard Setback			Minimum Lot Area (Square Feet)	Lot Depth (Feet)	Lot Width (Feet)	Maximum Lot Coverage
		Front (Feet)	Side (Feet)	Rear (Feet)				
RE-1	30	40	20	40	43,560	140	150	N/A
RE-1/2	30	30	15	30	20,000	120	130	N/A
R-1	30	20	5 ¹	15	6,000 ²	60	60	40%
R-2	35	20	5	15	6,000 ²	90	60	45%
R-3	40	20	5	10	6,000	90	60	60%
Notes:								
1. 7 ft for two or more stories								
2. 7,000 sq ft for corner lots								
Source: Wheatland Municipal Code, 2021.								

Development standards in the city should not pose any constraints to the development of affordable housing. Minimum lot area required per unit decreases with the higher-density zoning districts and will provide opportunities for lower-income housing. The Zoning Codes pose no extraordinary constraints on any form of residential development. In addition, within the last three years, the City has not received any requests for development below allowable density range.

The greatest constraint to development in Wheatland is wastewater treatment capacity and traffic circulation. The city has identified two potential development projects, the Wheatland Regional Sewer Pipeline Project, and the Wheatland Bypass Project to combat development constraints, which are discussed in further detail below.

Parking Standards

According to Section 18.63.040 of the Wheatland Municipal Code, at least two parking spaces shall be provided on the same lot with the main building for each dwelling unit. Table 3- 4 provides a description of the parking standards for each type of residential land use in the city. The City of Wheatland does not identify the current off-street



parking requirements for multi-family dwelling to be a constraint to development; however, city staff currently reviews proposed development projects and the associated off-street parking requirements on a case-by-case basis.

Table 3- 4 Parking Standards	
Dwellings	Parking Required
Single-family	Two parking spaces for each dwelling unit.
Duplex	Two parking spaces for each dwelling unit.
Multi-family	One covered space per unit up to two bedrooms; 1.5 covered space per unit for three bedrooms or more; plus, one space per five units for guest parking (may be uncovered)
Senior-housing (Age Restricted)	One covered space per unit, plus one space per five units for guest parking (may be uncovered)
Accessory Dwelling Unit (ADU)	One space per unit.
Junior Accessory Dwelling Unit (JADU)	No parking requirement.
Convalescent hospitals, and nursing homes	One for each five beds, plus one for each 1.5 employees.
Home for the aged	Two for each 2.5 beds.
Mobile home developments	Two for each mobile home space and one for each five mobile home spaces for visitor parking.
Rooming houses and lodging houses	One for each rooming unit plus one for each two guest rooms.
Source: City of Wheatland Municipal Code, 2021.	

Park Development Standards

The Wheatland General Plan Policy 6.A.5 requires new development to provide a minimum of 5 acres of parkland for every 1,000 new residents. Wheatland currently has two distinct types of city parks: neighborhood and community. Neighborhood park sites are generally located within short walking distance of residents, and typically range in size from 5 to 10 acres. Neighborhood parks are designated to serve from 3,000 to 5,000 people located within a quarter to half-mile radius of the park. Community city parks are designated to be centrally located to a larger population, and should serve 20,000 to 30,000 people located within five-mile radius. Community parks are generally 20 to 30 acres in size. Facilities located in community parks should include lawn areas, playing fields, multipurpose equipment, and picnic areas. City standards for the development of city-owned park facilities are shown in Table 3- 5.

Table 3- 5 City-Owned Park Development Standards		
Facility Type	Size	Standard
Neighborhood Park	5 to 10 acres	2 acres / 1,000 population
Community Park	20 to 30 acres	1 acre / 1,000 population
Regional Park	50+ acres	2 acres / 1,000 population
Source: City of Wheatland General Plan, July 2006.		



Adequacy of Density and Development Standards

Densities of 20 units per acre or more are preferable for affordable rental housing. Moreover, projects should also incorporate amenities such as open space, common areas, and community space that are vital to livability and appeal.

A more critical factor than achievable densities in creating affordability is access to financing that can write down (reduce the book value of an asset) the cost of the land and, if possible, any required off-site improvements. Depending on the desired affordability, it may be necessary to write land costs down to zero. Of equal importance is ensuring that the parcel is large enough to achieve a certain construction and management “critical mass.” Small infill-type development projects, while necessary and attractive, are difficult to develop, finance, and manage over the long term. Typically, projects should be at least 30 to 40 units.

The Zoning Codes establish density and development standards to facilitate affordable housing. Multi-family projects can be built at 8.1 to 30 units per acre in multi-family residential zones.

Development Fees

Part of the cost associated with developing residential units is related to the fees or other exactions required of developers to obtain project approval and the time required to conduct project review and issue land use entitlements. Critics contend that lengthy review periods increase financial and carrying costs, and that fees and exactions increase expenses. The costs are in part passed onto the prospective homebuyer or renter in the form of higher purchase prices or rents. Fees, land dedications, or improvements are required as part of the development of property, including housing developments, in order to provide an adequate supply of public parkland and to provide necessary infrastructure (streets, sewers, and storm drains) to support the new development. While such costs are charged to the developer, ultimately additional costs are passed to the product consumer in the form of higher home prices or rents. For any planning project, including single-family and multi-family development, the City of Wheatland collects a \$1,000 deposit and prepares a project specific scope, schedule, and budget. The applicant is then billed actual time and materials per the project specific scope of work. Table 3- 6 below illustrates the average cost in planning fees charged by the City of Wheatland, compared to neighboring jurisdictions.



Table 3- 6
Planning Application Fees – Surrounding Jurisdictions

Jurisdiction	General Plan Amendment	Zone Change	Tentative Subdivision Map	Variance
City of Wheatland ¹	\$1,000 deposit + actual	\$1,000 deposit + actual	\$1,000 deposit + actual	\$1,000 deposit + actual
City of Marysville	\$2,400	\$1,900	\$1500 ²	\$450
City of Roseville	\$10,000 ³	\$10,000 ³	\$6,000 ⁴	\$1,360
Yuba City	\$2,838	\$2,838	\$4,263 ⁵	\$343 ⁶
Yuba County	\$3,969 ⁷	\$3,969 ⁷	\$4,410	\$1,764 ⁹

Notes:

1. Fees consist of deposits, which are intended to cover all city processing costs associated with project, the city will bill actual costs in the event that more time/budget is required.
2. Up to 4 lots (additional \$30 per lot).
3. Varies from \$10,000 (10 acres or less) to \$17,000 (11+ acres).
4. Varies from \$6,000 (4 or fewer lots), \$11,000 (5 through 99 lots), \$16,000 (100 through 499 lots) to \$24,000 (500+ lots).
5. Base fee plus \$29 per lot over 4.
6. Varies from \$343 for single family residential to \$688 for all other development.
7. Varies from \$3,969 (fewer than 100 units or 10 acres) to \$5,880 (over 100 units or 10+ acres)
8. Varies from \$4,410 (20 lots or less) to \$6,615 (21+ lots).
9. Varies from \$1,764 (minor/parking) to \$2,940 (major).

Sources: City and County Planning Departments:

- City of Wheatland. Master Fee Schedule. FY 2022.
- City of Marysville Fee Schedule. July 16, 2019.
- City of Roseville. Planning Fee Schedule. January 1, 2021.
- City of Yuba City. Planning Division Fee Schedule. FY 2020.
- Yuba County. County Fees – Planning. FY 2020.

The significance of the necessary infrastructure improvements in determining final costs varies greatly from project to project. The improvements are dependent on the amount and condition of existing infrastructure, the location of the project and the nature of the project. Table 3- 7 describes the fees assessed to residential development for both single-family development projects and for multi-family development projects.

Two school districts serve the City of Wheatland, the Wheatland School District and the Wheatland Union High School District. All of the school facilities within the City of Wheatland and in the surrounding area have been recently operating below capacity. The Wheatland School District has a school impact fee of \$1.92 per square foot of residential and the Wheatland Union High School District has an impact fee of \$1.49 per square foot of residential. Even though the aforementioned development impact fees may add significantly to the cost of development, the fees are consistent with the amount established by California Government Code Section 65995 et seq.



Table 3- 7 Residential Development Impact Fees		
Fee Description	Single-Family Fee Per DU	Multi-Family Fee Per DU
Law Enforcement Facilities	\$1,233	\$1,054
Fire Protection Facilities	\$1.31 ¹	\$1.31 ¹
Bridges, Signals, Thoroughfares	\$9,813	\$6,553
South Yuba Transportation Improvement Authority	\$2,828	\$1,697
Storm Drainage Facilities	\$11,216	\$3,235
Water Distribution Facilities	\$5,422	\$3,253
Sewer Collection Facilities	\$2,142	\$1,070
Wastewater Treatment Facilities	\$12,524	\$6,260
General Government Facilities	\$2,308	\$2,305
Public Meeting Facilities	\$3,275	\$2,907
Parkland Facilities Development	\$8,524	\$7,576
Bear River North Levee Rehab. Project	\$1,417	\$630
Total Per Unit:	\$60,702²	\$36,540²
Note: ¹ \$1.31 per square foot. ² Total does not reflect fire protection facilities fee or planning processing fees that vary per specific entitlement. Source: City of Wheatland Master Fee Schedule FY 2022. Effective January 1, 2021.		

Building Codes and Site Improvements

Building codes and site improvements can also increase the cost of developing housing, particularly affordable rental housing. The following examines the city's building codes and site improvement standards.

Building Codes and Enforcement

The Yuba County Building Department is currently contracted by Wheatland to provide building services to the city, including intake, review, and inspection services. Development within the city must implement the 2019 edition of the California Building Code and other model construction codes, with amendments adopted by the California Building Standards Commission. These model codes establish standards and require inspections at various stages of construction to ensure code compliance and minimum health and safety standards. The Wheatland Police Department addresses any code enforcement issues that arise within the city. The City of Wheatland's code enforcement process is complaint based. Therefore, once a code enforcement complaint is received, the Wheatland Code Enforcement Office will inspect the property and identify any issues and coordinate with other City Departments for a resolution. The City of Wheatland applies the 2019 California Building Code for all code enforcement cases. Implementation of these codes ensures structural integrity, and facilitates the City's efforts to maintain a safe housing supply.

Although these standards and the time required for inspections increase housing production costs and may impact the viability of rehabilitation of older properties, the codes are mandated for all jurisdictions in California. The city has not adopted local



amendments to the model codes that increase housing costs. Building inspectors are responsible for ensuring that proposed projects meet state and local codes.

Site Improvements

For residential projects the city requires both on- and off-site improvements, including: curb/gutter and drainage facilities, sidewalks, paved streets, telephone, cable, electricity, landscaping, and water and sewer service. Such improvements are required as a condition of the subdivision map, or if there is not a required map, improvements are required as part of the building permit. The required on- and off-site improvements promote the health, safety, and general welfare of the public. All on and off-site improvements shall be designed and constructed in compliance with Chapter 17.08 of the Wheatland Municipal Code. Other on- and off-site improvements, such as curbs, gutters, and sidewalks, reflect typical urban standards and are not particularly onerous for new development, and as such do not represent an undue constraint on the development of affordable housing.

Curbs/gutters and drainage facilities direct storm and runoff water out of residential developments. City roadways are required to be paved. Pavement creates an all-weather roadway, facilitates roadway drainage, and reduces dust, which also produces a high-speed circulation system and facilitates relatively safe traffic movement. The city's roadway improvement standards were adopted as the "Public Works Construction Standards" in 1992.

The existing SR 65 passes through downtown Wheatland and is maintained by Caltrans. Arterials and collectors are designated on the General Plan according to existing and projected needs. Developers are responsible for the development of roadways associated with the residential project.

Sidewalks are for movement of pedestrian traffic. Where sidewalks are available, safety of pedestrian traffic is enhanced, particularly for school-age children, the elderly and the physically impaired.

The off-street parking requirement is listed in Section 18.63.040 of the Wheatland Municipal Code. Multi-family dwellings are required to have one covered space per unit up to two bedrooms, 1.5 covered space per unit for three bedrooms or more plus one space per five units for guest parking, with a minimum size of nine feet wide and 20 feet long.

Landscaping is often required depending on the development proposal and location. Such landscaping would include, but not be limited to, shrubbery, trees, grass, and decorative masonry walls. Landscaping contributes to a cooler and more aesthetic environment in the city by providing relief from developed and paved areas. All landscaping is installed by the developer and must be approved prior to occupancy of any building.

Development of and connection to municipal water and sewer services are required as a condition of approving tract maps unless location of public services is not available.



For example, wells and/or private sewage disposal systems may be allowed depending on lot size, relative location to existing service systems and proposed land use. Water service is necessary for a constant supply of potable water. It should be noted that the City of Wheatland provides potable water to all development within the city, which relies solely on groundwater, and available capacity needed for buildout of the Wheatland General Plan currently exists. The City of Wheatland will continue to provide water service to its residents. Sewer services are necessary for the sanitary disposal of wastewater. In accordance with the requirements of State Law SB 1087, the City of Wheatland has established specific procedures to grant priority water and sewer service to developments with units affordable to lower-income households.

According to Title 17 of the Wheatland Municipal Code, other site improvements for residential construction include the following items:

- Identification of existing trees;
- Identification of easements and existing utilities;
- Preparation of drainage study to ensure that the site is not within the 100-year floodplain;
- Preparation of soils report, grading and drainage plan to ensure that the development of the site allows runoff to designed direction(s);
- Elevation of existing sewer lines at points of proposed connections;
- Identification of the source of water supply;
- Identification of the location of existing and proposed fire hydrants; and
- Proposed phasing of the development.

The above stated regulations do not represent an undue constraint on the development of affordable housing.

Existing Sewer System Deficiencies

The City of Wheatland currently owns and operates a wastewater treatment plant (WWTP) with a plant capacity of 0.62 million gallons per day (MGD). The existing WWTP is designed to treat wastewater to a secondary level which is not consistent with current State standards of tertiary treatment. According to the Wastewater Treatment Alternatives Analysis Report adopted by the city council on December 10, 2019, flows are projected to increase to 3.82 MGD at buildout of the General Plan. The city's current WWTP has reached the end of its useful life which means the city will be facing substantial capital costs just to maintain the WWTP's current capacity and meet water quality regulations.

The Wheatland Regional Sewer Project includes the development of an 8-mile-long sewer pipeline that conveys Wheatland's sewage to the Olivehurst Public Utility District's (OPUD) proposed South County Wastewater Project (SCWA). The purpose of this project is to increase the City of Wheatland's Capacity for waste management in response to planned developments. The proposed project will move 1.5 million gallons per day (MGD) of Wheatland's wastewater to OPUD's SCWA. In addition, the project would construct three sewer pump stations to pump the flow of wastewater



to OPUD's proposed SCWA. The City of Wheatland will continue to provide wastewater service to its residents.

Existing Traffic Deficiencies

The Wheatland street system is in the general form of a grid with streets running parallel and perpendicular to State Route (SR) 65 and the Union Pacific Railroad (UPRR) tracks. The City of Wheatland Public Works Department maintains the city's street system. The street system consists of approximately 12.5 miles of roads. The city streets are primarily local roads except for Spenceville Road, Main Street, and First Street which are classified as collector or arterials.

The Wheatland General Plan Circulation Element establishes the allowable LOS standard for roadways and intersections. The city of Wheatland General Plan establishes LOS C as the applicable standard on city streets, while LOS D is the minimum for State highways and for locations within one-quarter mile of a State highway.

As discussed above, the existing SR 65 passes through downtown Wheatland and is maintained by Caltrans. SR 65 is a north-south highway traversing Placer and Yuba Counties. Beginning at Interstate 80 in Roseville, SR 65 travels through south Placer County's communities of Lincoln and Sheridan, across the Bear River through Wheatland, west of Beale Air Force Base then connects with SR 70 south of Marysville. SR 65 narrows to a two-lane roadway through Wheatland; however, has been widened through the Main Street and Fourth Street intersections to provide dedicated left turn lanes, but turn lanes do not currently exist at the more northerly downtown intersections.

The two traffic signals on SR 65 through Wheatland deliver LOS that satisfy the community's LOS D minimum. At the SR 65 / Fourth Street intersection the delays to motorists on the eastbound Fourth Street approach are indicative of LOS E and F; however, the number of vehicles experiencing poor conditions is very low, and the intersection does not carry traffic volumes that satisfy peak hour warrants for signalization. As traffic volumes in the downtown area are anticipated to increase past the theoretical roadway capacity, installation of a bypass around the community will be needed. The City of Wheatland is currently in the process of developing a Downtown Corridor Improvement Plan that aims to enhance the efficient flow of traffic and increase safety for all modes of transportation as buildout of the area continues.

Additionally, the South Yuba Transportation Improvement Authority (SYTIA) was created as a Joint Powers Authority for the purpose of providing improvements to the transportation system located in the southern portion of Yuba County, including within the Wheatland city limits. SYTIA is currently in the process of conducting financing studies to assess the planning and construction cost of the Wheatland Bypass. The Wheatland Bypass is intended to provide a replacement for portions of CA 65 in southern Yuba County. The main components of the project are described as follows:



- A new high-capacity roadway beginning at a connection with CA 65 south of the Bear River in Placer County extending northerly to connect with the existing CA 65 freeway north of Morrison Road/Rancho Road intersection.
- The South Beale Road/CA 65 interchange and railroad overcrossing.
- A westward extension of the bypass to connect with Forty Mile Road.
- The extension of Plumas Lake Blvd. from the existing CA 70 interchange northeasterly to Plumas Arboga Road.
- Bridges over the Bear River, Grasshopper Slough, Dry Creek and Best Slough.
- An interchange with Spenceville Road and an overcrossing of South Beale Road.

Highway bypasses are intended to re-route traffic around communities by providing an alternate route for through traffic. Access to a city following the development of a bypass, such as the proposed Wheatland Bypass, is generally provided via traffic interchanges on one or both ends of the community. The Wheatland Bypass would be expected to reduce local congestion and improve mobility, increase roadway safety, reduce effects from heavy truck traffic, improve travel time, and improve access locally.

Pedestrian and Bicycle Facilities

Sidewalks are generally available in downtown Wheatland, and the city has consistently required new development to provide sidewalks as part of tentative map conditions. Designated facilities for bicycles are limited in Wheatland but are being developed as new roadways are constructed with new development. The Wheatland General Plan designates Spenceville Road as an arterial street and Class II bicycle lanes would normally accompany development along arterial streets. However, it should be noted that because Spenceville Road is the only major east-west arterial in the city, the city may contemplate Class I bicycle lanes for the road in the future. Future bicycle lanes on Spenceville Road are included in the Bikeway Master Plan that was prepared for the city in 2014.

Public Transit Service

Transit services are provided to the Wheatland area by Yuba-Sutter Transit. Yuba-Sutter Transit offers regular fixed route service to the communities of Yuba City, Marysville, Olivehurst, and Linda. Limited route deviation service is provided to the Yuba County foothills and to the cities of Live Oak and Wheatland. The Wheatland Route offers two roundtrips into Marysville and Linda on Tuesdays and Thursdays under a reimbursable contract to the city. Transfers to routes serving Sacramento and Yuba City are available.

Currently the following seven designated stops exist on the Wheatland Route:

- Yuba County Government Center;
- North Beale Transit Center;



- Spruce Avenue / Evergreen Drive;
- SR 65 / Third Street;
- Main Street / C Street;
- Anderson Way / McCurry Street; and
- Donner Trail Manor (121 C Street).

UPRR Crossings

The UPRR runs through downtown Wheatland along an alignment that is roughly parallel to SR 65. Currently, the following four public at-grade crossings are located on the UPRR:

- Second Street;
- Third Street;
- Fourth Street; and
- Main Street.

All of the public road crossings are controlled by crossing gates that preclude automobile traffic when a train approaches. Because the UPRR passes through the center of Wheatland, pedestrians cross the tracks at various times during the day. The most significant pedestrian activity occurs before and after the school day. Because Wheatland's schools are located west of SR 65, children living on the east side of town cross the UPRR as part of their walk to and from school. Pedestrian activity is concentrated at a guarded pedestrian crossing at the SR 65 / Second Street intersection.

Local Processing and Permit Procedures

Project reviews ensure that the proposed project meets applicable city regulations, state environmental laws, and applicable building standards. The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. Table 3-8 below identifies the most common steps in the entitlement process. It should be noted that each project does not necessarily have to complete each step in the process (e.g., small scale projects consistent with General Plan and zoning designations do not generally require Environmental Impact Reports (EIRs), General Plan Amendments, Rezones, or Variances). In addition, certain review and approval procedures may run concurrently. EIRs are frequently prepared in response to a General Plan Amendment/Rezoning request, so these two actions are often processed simultaneously. Such procedures save time, money, and effort for both the public and private sector. However, it should be noted that processing timelines, such as that required for public noticing, could not be made any shorter without violating State laws, and compliance with the California Environmental Quality Act (CEQA). Processing times can vary anywhere from two months to up to 16 months to two years, depending on the complexity of the project.



When developers have a project proposal, the City's community development director (CDD) meets with the developers to strategize about project design, City standards, necessary public improvements, and funding strategies (where appropriate). In addition, the City staff assists the developer throughout the permit processing to ensure a rapid processing time.

In order to clarify approval procedures, timing, and fees for the entire approval and building permit process, the City has compiled a standard application package that is given to each developer. Included in the package is an explanation of the planning application permit process and timing, and an application form where all requested action for the project in regards to both the planning and engineering departments can be checked. Additionally, the package includes an environmental evaluation form, a complete checklist for the application, and a copy of the planning fee schedule and impact fee schedules. After the packet is received, the staff conducts a check for packet completeness, a code applicability check, and an initial environmental review.

Based on City staff review, a decision is made whether the project is ministerial (processed at staff level) or if the project requires discretionary entitlement processing (at Planning Commission level). All principal permitted uses, including residential uses such as single-family in the RE-1, RE-1/2, and R-1 zone, duplexes in the R-2 zone and multi-family in the R-3 zone are approved ministerially.

Developers must negotiate several steps to secure all necessary approvals to build housing on a given parcel of land. From the standpoint of the City, this process is necessary to ensure that new development adequately complies with local regulations that are meant to ensure the health, safety, and welfare of the entire community. From the developer's standpoint, this process can complicate and lengthen the development process, increasing the difficulty and cost to develop new housing. The City's CDD manages the review and approval process.

As stated previously, the Yuba County Building Department is currently contracted by Wheatland to provide building services to the city, including intake, review, and inspection services. A project applicant may submit a request for building permit the very next day after entitlement approval. A recent 150-unit multi-family ministerial project located in the unincorporated area of Yuba County was issued a building permit within three months from the time of building permit submittal. Multi-family projects that require an entitlement typically take three to four months from permit submittal to permit issuance. Applications for building permits are usually submitted within 30 days once a project is fully entitled.

These processing times are reasonable to allow adequate time to research the projects and ensure compliance with all applicable regulations, but do not require extensive public hearings, which can delay processing times and constrain development. To date, the City of Wheatland Planning Commission meeting schedule has not caused a significant delay in processing development proposals because the Wheatland Planning Commission can meet bi-monthly on every first and third Tuesday of the month if there is an agenda item. The Wheatland Planning Commission can also schedule special



meetings if needed to handle additional business. This has been the Commission's practice in the past.

The following is a summary of Wheatland's processing and permit procedures. Wheatland has ten steps to process planning entitlements ranging from annexation to rezoning to lot split to design review of single-family and multi-family projects:

- **Step 1:** Call the City's Planning or Engineering staff regarding development concepts to determine feasibility and/or major issues, which provides a quick and inexpensive method for the applicant to determine the "go" or "no go" to the next step. Time: usually one week. Application package is provided to the prospective applicant.
- **Step 2:** Submit a "pre-application package" to initiate formal City review regarding the proposed project. Time: usually 30 days.
- **Step 3:** Pre-application meeting (optional) where City staff provides the applicant formal feedback regarding issues. Meetings with staff members, including City consultants, can be held individually or as a group.
- **Step 4:** Formal application submittal that starts the City's review process. Application submitted at City Hall along with required fees and deposit.
- **Step 5:** Application is reviewed by City staff for completeness. Application routed to the CDD or City Engineer reviews application materials for completeness. City advises applicant about completeness of materials. If application is found to be incomplete, the 30-day review period re-starts upon submittal of additional materials. Completed application distributed to other City staff members for review and comment.
- **Step 6:** Environmental determination. Based on materials submitted with the application, the CDD would determine whether the application is exempt from CEQA requirements, or if not categorically exempt, whether a negative declaration can be recommended or an environmental impact report (EIR) must be prepared. If Negative Declaration or EIR must be prepared, the City Initiates the required AB 52 tribal consultation process.
- **Step 7:** The CDD prepares notice of public hearing, if required. Notice includes publishing in local newspaper, posting, and mailing notices to all surrounding property owners.
- **Step 8:** The CDD prepares a staff report. Where action is recommended, the CDD or City Attorney would prepare a draft resolution prior to the meeting. Materials are provided to the applicant, included in the meeting agenda packet and made publicly available at City Hall.
- **Step 9:** Planning Commission public hearing (Planning Commission provides recommendation to City Council for annexations, general plan amendments, rezonings, and tentative maps, but has final authority on use permits, variances, and design review; all actions of the Planning Commission may be appealed to the City Council).
- **Step 10:** City Council public hearing (if necessary). After the hearing, the actions of the Planning Commission and City Council would generally be by resolution. Adopted resolution is sent to the applicant, pertinent staff, the County Clerk, and interested parties. Where a zone change has been approved



for a parcel of ten acres or larger in size, the staff report and ordinance, including findings and conditions, is inserted into meeting minutes.

The city's development review and permitting processes for CUP, subdivisions (tentative maps and parcel maps), variances, lot line adjustments, general plan and zoning ordinance amendments, and architectural (design) review are summarized in Table 3- 8.

Table 3- 8	
Schedule of Application Processing Times	
Single Family and Multi-Family Residential Approvals	Maximum Processing Time (Days)
Routing of Applications	2
Notification of Completeness of Application	30
Application Review Period, Once Complete	30
Environmental Review	
Negative Declaration	30
Negative Declaration Submitted to State Clearinghouse	30
Staff Report Provided to Applicant Prior to PC/CC Meeting	3
Tentative Maps	
Planning Commission Reports Sent to City Council	5
Placed on City Council Agenda	30
Notification of Action (no appeal)	10
Appeals	
General Appeals	10
General Plan Amendment	5
Administrative Actions	10
Environmental Documentation	365 ¹
Note:	
¹ Varies from 180 to 365 days	
Source: City of Wheatland, Administrative Procedures Manual.	

Wheatland's processing and permit procedures are reasonable and comparable to those in other California communities. The permit process only increases in complexity and duration when the circumstances of individual projects warrant extra consideration on the part of local staff and officials. Which is especially true of the environmental review component of the process, yet Wheatland has little flexibility to change this, because CEQA specifies procedures that local jurisdictions must observe in reviewing the impacts of development projects. Projects that are permitted, and not subject to CEQA or a discretionary approval, could typically be approved as soon as 30 days upon notification of application completeness. A multi-family development that is permitted by right, and only requires site plan and architectural review could typically be approved as soon as 60 days upon notification of application completeness. City of Wheatland staff is able to process an application as fast as State planning laws allow for permit approvals for a development project, and is not considered a potential constraint on housing supply and affordability. In addition, the City of Wheatland does not have any locally adopted ordinances that hinder the



development of housing (e.g., inclusionary requirement or short-term rental).

Site Plan and Architectural Review

Site Plan and Architectural Review is required for proposed new housing, of four or more units, for site design, including location of structures, landscaping, ingress/egress, parking and loading, grading, and architectural design. Planning staff determines whether the application complies with site planning standards and the city's adopted Design Guidelines. The standards are objective in nature with graphic illustrations and descriptions.

Conditional Use

As indicated earlier, certain residential uses require a CUP. The Planning Commission is responsible for reviewing and approving the permit after a recommendation by city staff. The commission may grant the permit when the proposed use is in accordance with the provisions of the General Plan and the Zoning Codes and appropriate conditions are met. CUPs are required for certain special needs housing (e.g., residential care facilities), as well as multi-family units in certain zones. The CUP process typically takes three to five months.

Environmental Review Process

State regulations require environmental review of discretionary project proposals (e.g., subdivision maps, specific plans, use permits). The time frames associated with environmental review are regulated by CEQA. In compliance with the Permit Streamlining Act, city staff ensures that proposals are reviewed within the timeframes established in the CEQA Guidelines.

Housing for People with Disabilities

California law requires jurisdictions to analyze potential and actual constraints on housing for persons with disabilities, demonstrate efforts to remove impediments, and include programs to accommodate housing designed for disabled persons. Review of the Municipal Code, permitting procedures, development standards, and building codes revealed the following findings.

Land Uses and Housing

The city permits a wide variety of housing types in the community, including conventional single- and multi-family housing, mobile homes, emergency shelters, residential care facilities, and other types of housing. Compliance with Senate Bill (SB) 520 (Article 10), regarding providing housing accessibility to persons with disabilities, is met by permitting supportive multi-family or single-family housing for the disabled in any residential zone that permits non-designated single or multi-family housing.



Development Regulations

The City of Wheatland has adopted the California Building Code, including Title 24 regulations of the code dealing with accessibility for disabled persons, which meet or exceed federal guidelines for Americans Disabilities Act (ADA). In both private and public areas, exceptions are made, as allowed by these codes, where such improvements are not feasible or not practical. All multi-family complexes are required to provide handicapped parking as per California State standards. The City of Wheatland has not adopted any additional universal design elements in the city's building code.

Process for Reasonable Accommodation

Wheatland must adopt a formal “reasonable accommodation” procedure(s) for individuals with disabilities to make requests for reasonable accommodation with respect to zoning, permit processing, or building laws.

Table 3- 9 reviews the Wheatland Zoning Code, land use policies, permitting practices, and building codes to ensure compliance with state and federal fair housing laws for persons with disabilities.

Table 3- 9	
Constraints on Housing for Persons with Disabilities	
Overarching and General	
Does the city assist in meeting identified needs?	Yes. The city requires a minimum percentage of dwelling units in new housing projects to be fully accessible to the physically disabled.
Zoning and Land Use	
Has the city reviewed all its zoning laws, policies, and practices for compliance with fair housing law?	Yes. The city has reviewed the land use regulations and practices to ensure compliance with fair housing laws.
Are residential parking standards for persons with disabilities different from other parking standards? Does the city have a policy or program for the reduction of parking requirements for special needs housing if a proponent can demonstrate a reduced parking need?	Chapter 18.63 of the zoning code mandates specific requirements (number, size, performance standards) for disabled parking and reduced parking for new housing for the elderly.
Does the locality restrict the siting of group homes?	Family care facilities are currently restricted with CUP requirements. Program 13 is proposed to bring the city into compliance with State law.
What zones allow group homes other than those allowed by state law? Are group homes over six persons allowed?	Family care facilities currently require a CUP in all zones. Program 13 is proposed to bring the city into compliance with State law.
Does the city have occupancy standards in the zoning code that apply specifically to unrelated adults and not to families?	No



Housing Constraints

Does the land use element regulate the siting of special-needs housing in relationship to one another?	No. There is no minimum distance required between two or more special-needs housing.
Permits and Processing	
How does the city process a request to retrofit homes for accessibility?	Ministerially by city staff.
Does the city allow group homes with six or fewer persons by right in single-family zones?	No, a CUP is currently required within single-family zones. Program 13 is proposed to bring the city into compliance with State law.
Does the city have a set of particular conditions or use restrictions for group homes with greater than six persons?	Currently, all group homes (care facilities) are permitted in all zones with approval of a CUP. Program 13 is proposed to bring the city into compliance with State law.
What kind of community input does the city allow for the approval of group homes?	The CUP process provides the public with an opportunity to review the project and express their concerns in a public hearing. Program 13 is proposed to bring the city into compliance with State law.
Does the city have particular conditions for group homes that will be providing services on site?	No. The city does not currently have special standards for group homes regarding location, design, or operation. Program 13 is proposed to bring the city into compliance with State law.
Building Codes	
Has the locality adopted the Uniform Building Code?	The Yuba County Building Department is currently contracted by Wheatland to provide building services to the city, including intake, review, and inspection services. Yuba County has adopted the 2019 California Building Code.
Has the city adopted any universal design ¹ element into the code?	Yuba County does not include specific regulations that require incorporation of universal design.
Does the city provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits?	Yuba County enforces what is required by the 2019 California Building Code. Yuba County has a process to ensure reasonable accommodation for those with disabilities.
Source: City of Wheatland. Note: 1. Universal design can address limited lifting or flexibility (with roll-in showers and grab bars), limited mobility (with push/pull lever faucets, wide wing hinges), and limited vision (by additional stairwell and task lighting).	

Fair Housing Assessment

Throughout California, community amenities and access to opportunities are not always readily accessible or attainable due to different social, economic, or cultural barriers in society. Because of this imbalance, it is important to ensure that sites for housing, particularly lower income units, are available throughout a jurisdiction and where residents have fair and equitable access to all amenities and opportunities that are available. Therefore, the goal of this assessment is to ensure that jurisdictions are planning for housing, particularly lower-income units, with regards to the accessibility of various opportunities including jobs, good education, health services, and transportation.



Overview of AB 686

Cities and counties are required by Assembly Bill (AB) 686 to take deliberate actions to address disparities in housing needs, access to opportunity, and patterns of racial and ethnic segregation. This process is also known as the legislative requirement to affirmatively further fair housing (AFFH). Housing elements are required to include or address the following five components:

- **Inclusive and Equitable Outreach:** Housing elements must make a diligent effort to equitably include all community stakeholders in the housing element participation process.
- **Fair Housing Assessment:** All housing elements must include an assessment of fair housing. This assessment should include an analysis of the following four fair housing issues: integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk.
- **Analysis of Sites Inventory:** Local jurisdictions must evaluate and address how particular sites available for housing development will meet the needs of households at all income levels. The housing element must analyze and conclude whether the identified sites improve or exacerbate conditions for fair housing.
- **Identification of Contributing Factors:** Based on findings from the previous steps, housing elements must identify, evaluate, and prioritize the contributing factors related to fair housing issues.
- **Priorities, Goals, and Actions to AFFH:** Local jurisdictions must adopt fair housing goals and actions that are significant, meaningful, and sufficient to overcome identified patterns of segregation and affirmatively further fair housing. The housing element should include metrics and milestones for evaluating progress and fair housing results.

This section serves as an assessment of fair housing practices, pursuant to Government Code Section 65583 (c)(10) in the City of Wheatland. It examines existing conditions and demographic patterns including concentrated areas of poverty within the city, concentrated areas of low- and median- income housing, and areas of low and high opportunity. It also provides and compares the analysis from a local and regional perspective, describing settlement patterns across the region. The analysis is primarily based on data from the U.S. Census American Community Survey (ACS) 2015-2019, and the California Department of Housing and Community Development's (HCD) AFFH Data and Mapping Tool.



Note on Boundaries

For a small city like Wheatland, distilling demographic information at a local level can be difficult. As shown in Figure 3-1, there are three block groups that overlap with Wheatland's city limits and the entire city falls completely within the boundaries of one census tract. When local-level data specific to Wheatland is not available, data covering the whole census tract and block groups has been used as it is the next best available alternative. As an example, census tract/block group information is used in cases where map data or analytical estimates are used from the HCD AFFH Data and Mapping Tool.

Assessment of Fair Housing Issues

Fair Housing Enforcement and Outreach

Fair housing complaints can be used as an indicator to identify characteristics of households experiencing discrimination in housing. Pursuant to the California Fair Employment and Housing Act [Government Code Section 12921 (a)], the opportunity to seek, obtain, and hold housing cannot be determined by an individual's "race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, or any other basis prohibited by Section 51 of the Civil Code."

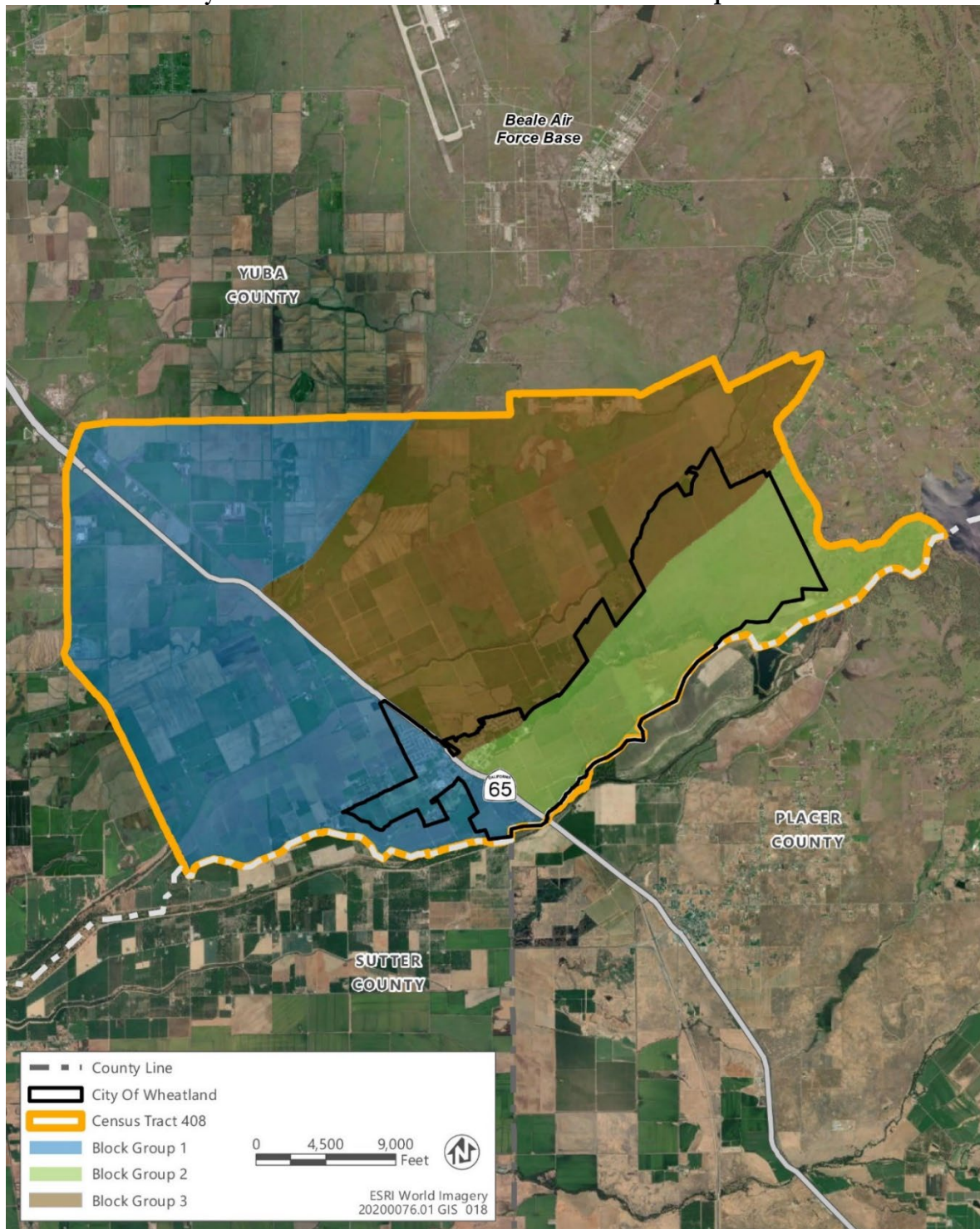
Fair housing issues that may arise in any jurisdiction include but are not limited to:

- Housing design that makes a dwelling unit inaccessible to an individual with a disability;
- Discrimination against an individual based on race, national origin, familial status, disability, religion, or sex when renting or selling a housing unit; and
- Disproportionate housing needs across the city including cost burden, overcrowding, and risk of displacement.

The city refers fair housing complaints to the California Department of Fair Employment and Housing (DFEH). The DFEH dual-files fair housing cases with the U.S. Department of Housing and Urban Development's (HUD) Region IX Office of Fair Housing and Equal Opportunity (FHEO), as part of the Fair Housing Assistance Program. DFEH reported that one housing discrimination case was filed in 2019 by resident of Yuba County; however, this incident was not located in the City of Wheatland.

The City of Wheatland will create an AFFH plan that will 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, and will regularly update fair housing resources on its website or local affordable housing opportunities (Program 19). The City's AFFH plan will be in compliance with all State and Federal housing laws.

Figure 3-1
City of Wheatland Census Tract and Block Group Boundaries



Source: U.S. Census, 2010.

Patterns of Residential Integration and Segregation

Race and Ethnicity

Yuba County, as a whole, has relatively low diversity. Figure 3-2 shows the racial and ethnic distribution of the population in 2010 in Yuba and Sutter counties. Generally, patterns show greater population density in Yuba City and Marysville with the population becoming less dense in Wheatland and throughout the county. Racial and ethnic demographics are generally homogeneous across the region.

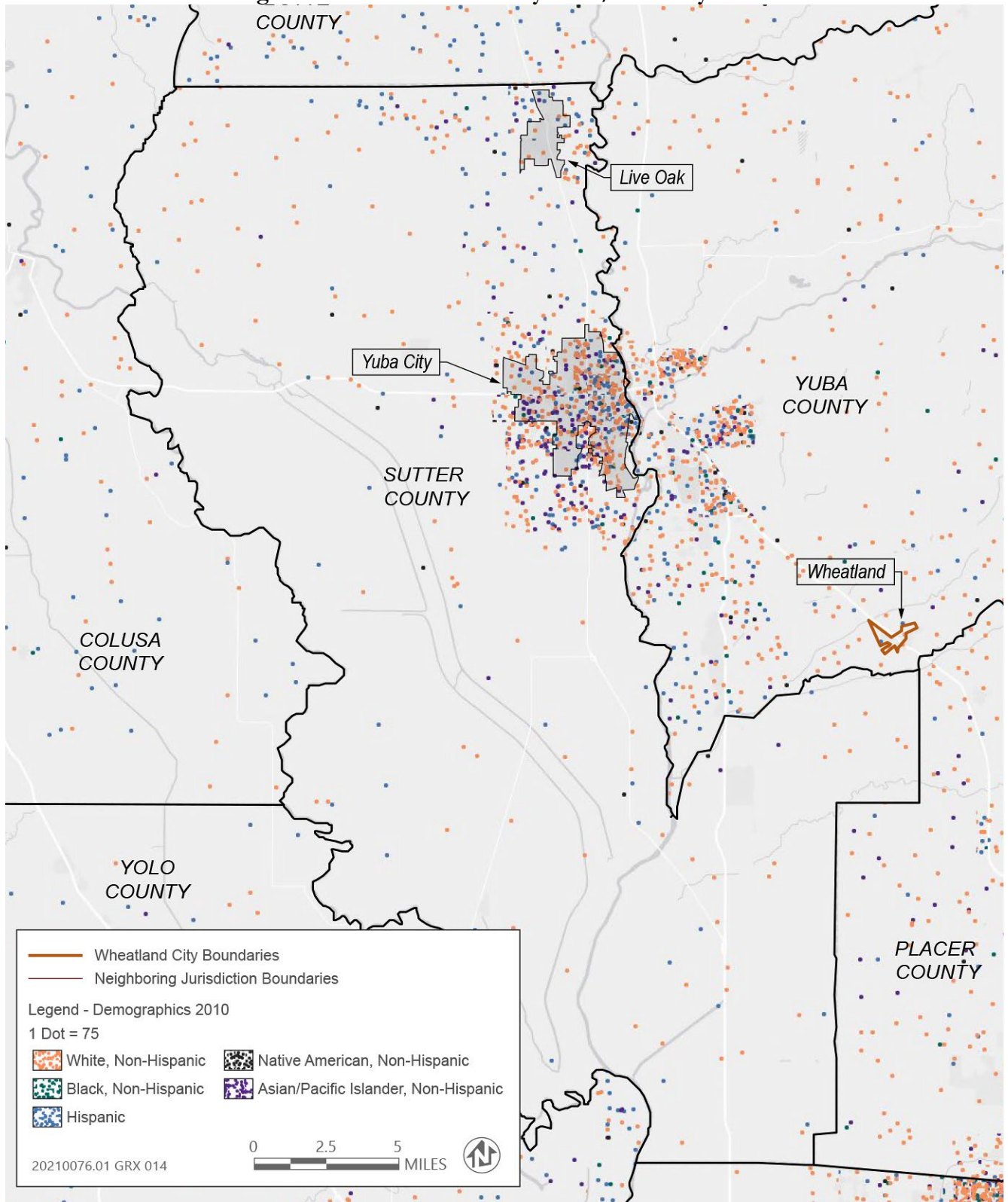
In recent decades and amid growth in the population, racial and ethnic trends indicate that the City of Wheatland has remained predominantly White and non-Hispanic. Figure 3-3 shows that as of 2010, there was a predominant gap (i.e., greater than 50 percent) amongst White residents and any other racial/ethnic group in Wheatland. The gap between the population of White residents and any other racial/ethnic group demonstrates that the most common race in Wheatland is White. And according to the census, the gap has only increased since 2010. The population of White residents in Wheatland rose from 75.6 percent of the population in 2010 to 94.9 percent of the population in 2019, reinforcing the predominance of White residents in the city.

As for the population of residents of color in the city, Figure 3-4 shows the racial and ethnic distribution of the population in 2010 by census block group and about 21-40 percent of the population in the city was non-White. This proportion remained the same through 2018 (see Figure 3-5). While the nearby block groups in Yuba and Sutter counties increased in diversity, the City of Wheatland generally remained the same over time.

Dissimilarity Index

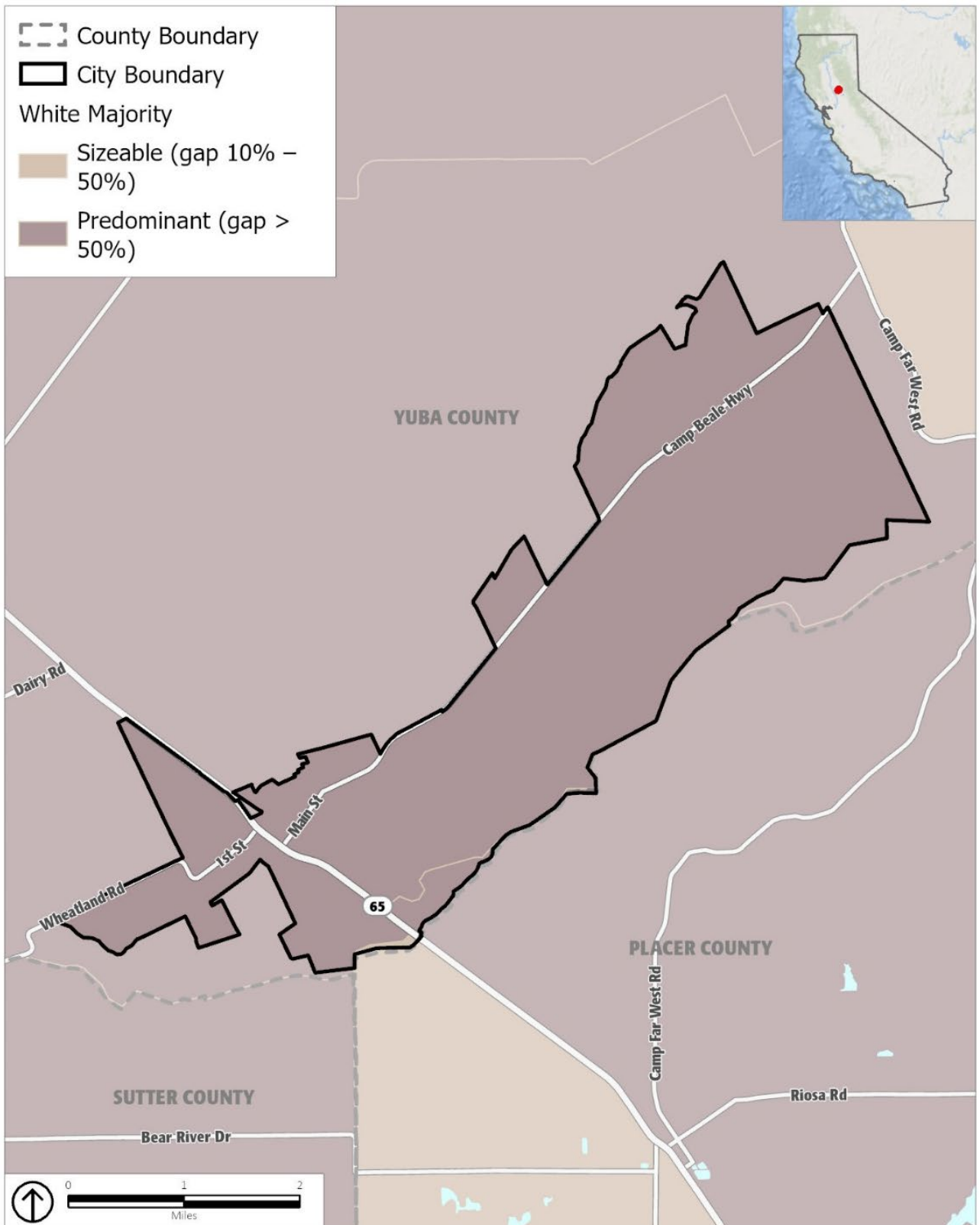
A common measure of the magnitude of segregation within a city or county is the dissimilarity index (DI). The DI measures the degree to which two specific groups are distributed across a geographic area. The value of this index can be between 0 and 100, with low values indicating a low amount of segregation and high values indicating a high amount of segregation. The exact value is the percent of people who would need to move census tracts for the groups to be evenly distributed within the county. An index score greater than 60 is considered high (i.e., 60 percent of people would need to move to eliminate segregation), while a score of 30 to 60 is considered moderate, and a score below 30 is considered low. It is important to note that the DI uses White non-Hispanic residents as the primary comparison group. That is, all DI values compare racial and ethnic groups against the distribution of White non-Hispanic residents and do not directly measure segregation between two minority groups (e.g., Black and Hispanic/Latino segregation).

Figure 3-2
Regional Settlement Trends by Race/Ethnicity



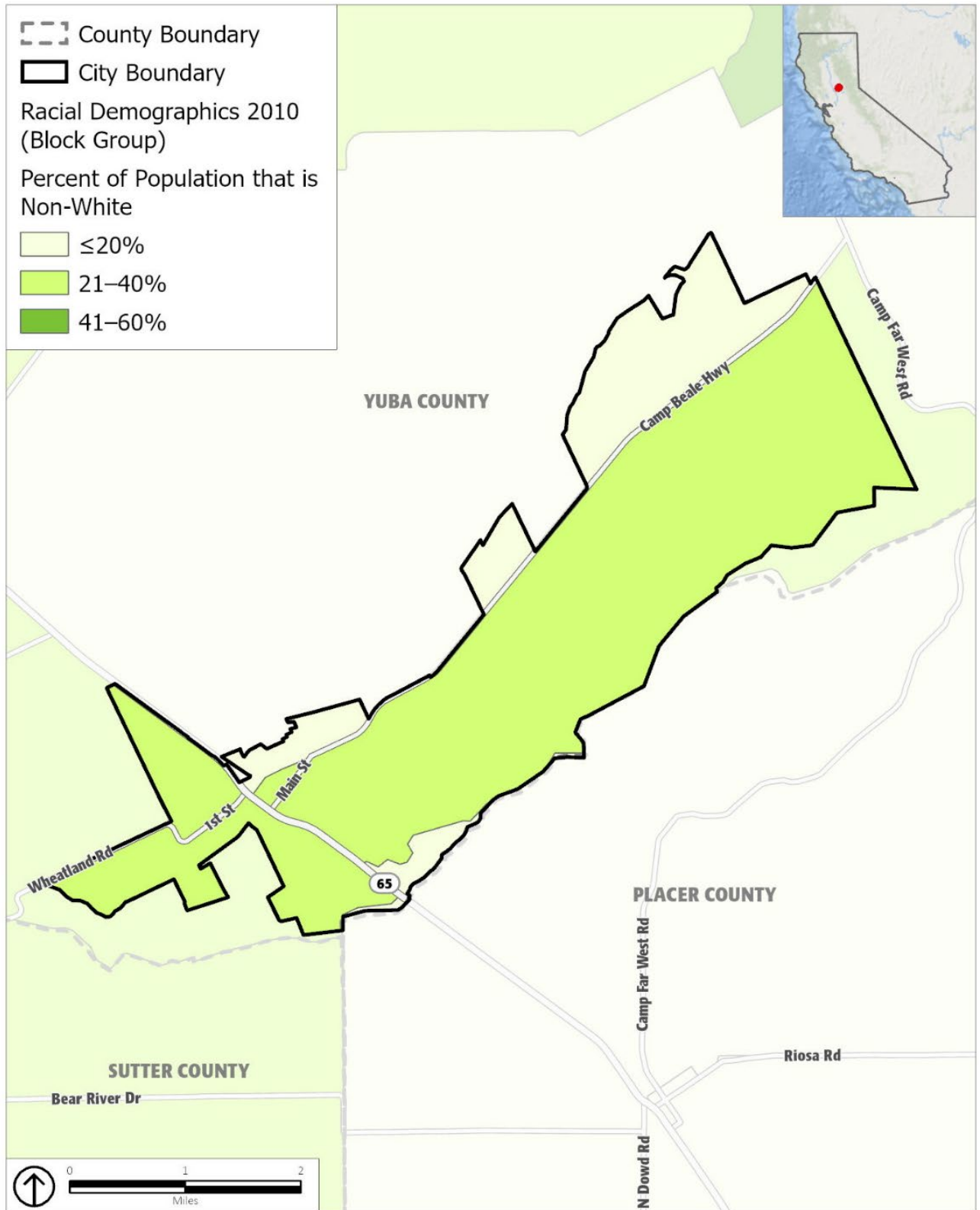
Source: HUD AFFH Mapping Tool.

Figure 3-3
Racial Predominance, City of Wheatland



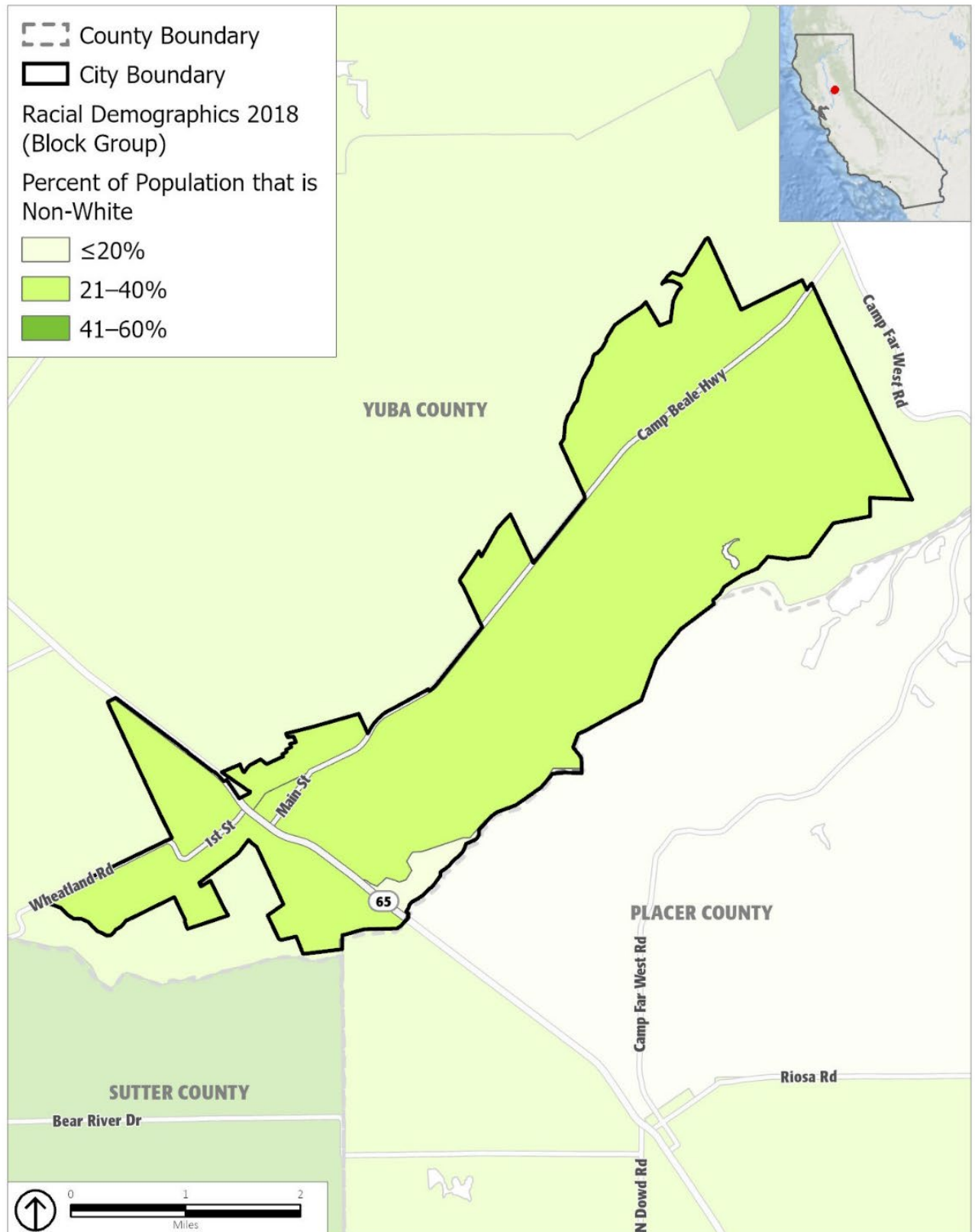
Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census, 2010.

Figure 3-4
Racial Demographics, City of Wheatland, 2010



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census 2010.

Figure 3-5
Racial Demographics, City of Wheatland, 2018



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census, 2018 ACS.

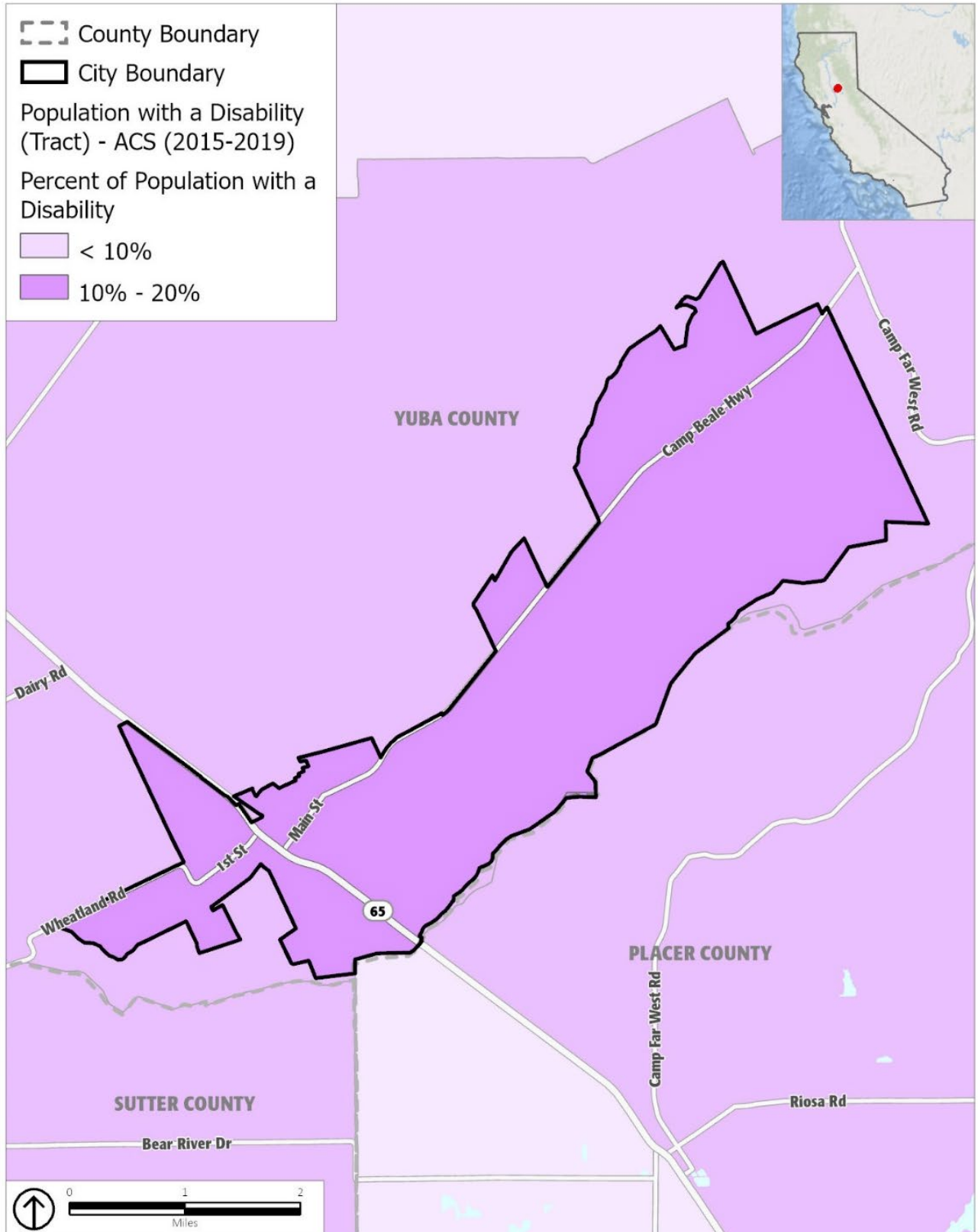
The DI analysis for the City of Wheatland, as shown in Table 3-10, reveals that overall, the city is moderately segregated with people of different races and ethnic backgrounds tending to live in relative isolation to one another. It is important to note that there are high margins of error in this analysis as the population of residents of color is relatively low compared to the population of White non-Hispanic residents. Moreover, the City of Wheatland is predominantly in Census Block Group 3 of Census Tract 408 in Yuba County, and the index scores have been calculated for the entirety of Census Tract 408 and therefore may not be wholly representative of segregation trends solely in Wheatland. Hispanic/Latino residents have the highest levels of integration in the city and the lowest DI score (16.0) followed by Asian (20.0) and Multiracial residents (24.8). This indicates that these groups are residentially integrated throughout the census tract, including within Wheatland. The highest levels of segregation were for Black or African American residents (88.5) and residents of Some Other Race (66.4); however, there were less than 10 households for each respective group residing in Census Tract 408 in 2019.

Table 3-10								
Dissimilarity Index 2019								
	Non-Hispanic White	Hispanic/Latino	Black	Asian	Native Hawaiian	American Indian	Multi-Racial	Other
City of Wheatland								
Total Population	3,492	736	7	71	50	46	242	8
Index Score	-	16.0	88.5	20.0	41.0	33.6	24.8	66.4
Rating	-	Low	High	Low	Moderate	Moderate	Low	High
Yuba County								
Total Population	42,145	21,563	2,554	5,075	296	594	3,997	136
Index Score	-	34.0	44.8	53.8	64.8	50.8	33.2	81.7
Rating	-	Moderate	Moderate	Moderate	Low	Moderate	Moderate	High
Source: U.S. Census, 2019 ACS 5-year Estimates, Table B03002.								

Disability Status

The U.S. Census Bureau defines a disability as having difficulty with one or more of the following: hearing, vision, self-care, independent living, and cognitive or ambulatory function. In Wheatland, 547 residents had a disability between 2015 and 2019, which equates to 14.4 percent of the total non-institutionalized population. This percentage is slightly lower in proportion to Yuba County as a whole (15.0 percent) and 4 percentage points higher than the overall proportion of disabled residents in California (10.6 percent). Figure 3-6 shows the percent of the population with a disability in the city by census tract from 2015-2019. At a regional level, the portion of residents with disabilities living in the city is similar to the nearby Sutter and Nevada

Figure 3-6
Population with a Disability by Census Tract, City of Wheatland



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census, 2015-2019 ACS 5-Year Estimates.

county regions in that less than 20 percent of the population in each census tract are living with a disability.

Familial Status

The Fair Housing Act of 1968 (FHA) also bans discrimination based on familial status, which refers to the presence of at least one child under the age of 18. Housing discrimination based on familial status can occur when a landlord, property manager, real estate agent, or property owner treats someone or a group of people differently because they have a family with children under 18 years of age. To determine the potential of familial status discrimination in Yuba County and specifically the city of Wheatland the assessment examines the spatial distribution of households by familial status. Figure 3-7 displays the percent of children in married couple households in the city, while Figure 3-8 shows the distribution of children in female-headed households with no spouse present. The findings for each are described in more detail below. Based on available data, it is unlikely that landlords in Wheatland are discriminating against married couples, individuals, or unmarried couples with children.

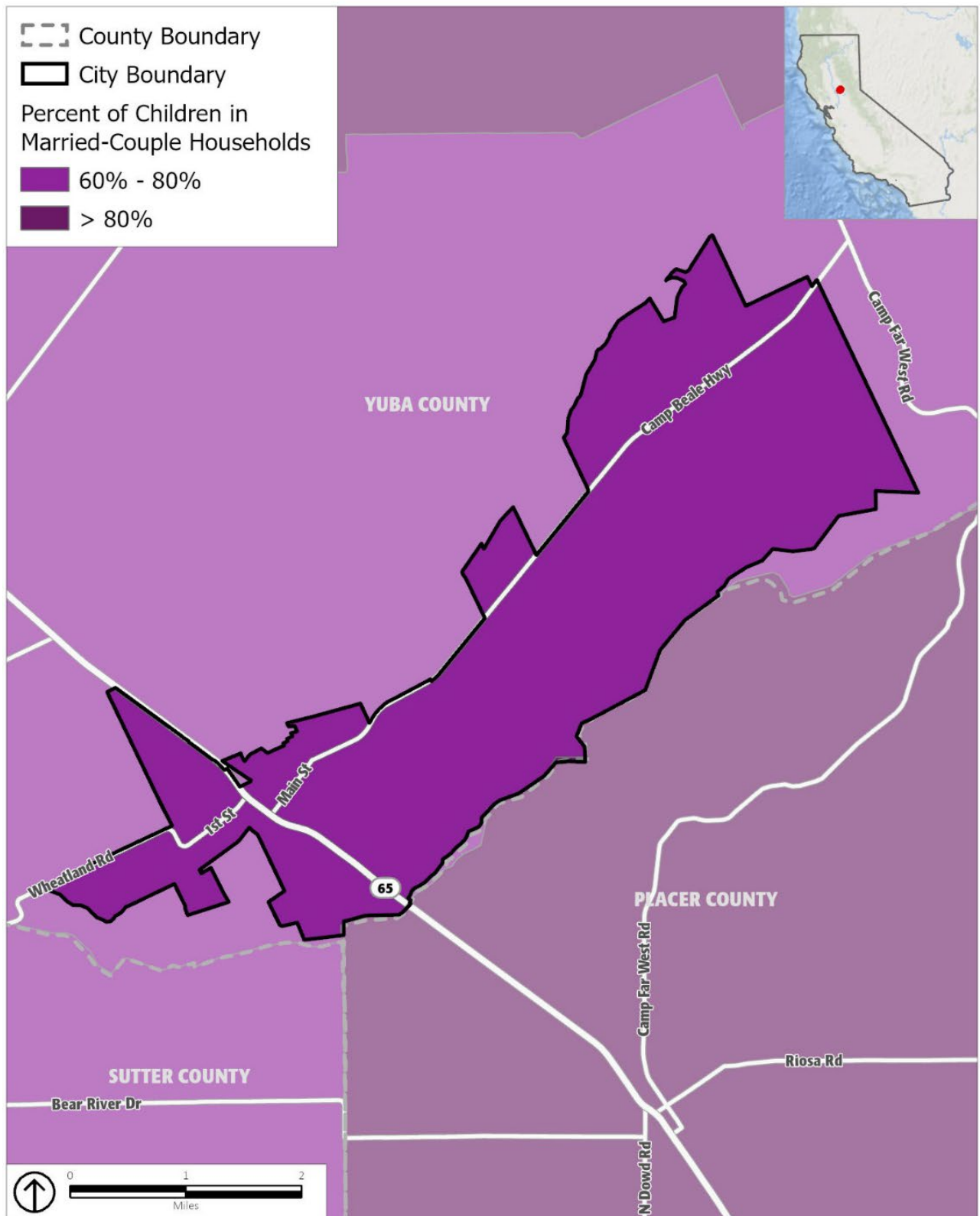
Married Couple Families

In 2019, about 63 percent of all households in the city were married-couple families, which is higher than the 51.7 percent estimated countywide, and higher than the statewide average of 49.8 percent. Of the approximately 1,400 households in the city, 20 percent are married-couple households with children under the age of 18, which is consistent but lower than the corresponding countywide average of 23.6 percent and state average of 21.5 percent. Figure 3-7 shows the percent of children in married-couple households in the city and surrounding areas. On average, 60-80 percent of children live in a household with a married couple in the city, which is representative of trends in the Yuba County region but lower than trends in the Placer County region. Just south of the city, the majority of Placer County indicates more than 80 percent of children living in a household with a married couple.

Female Headed Households, No Spouse Present

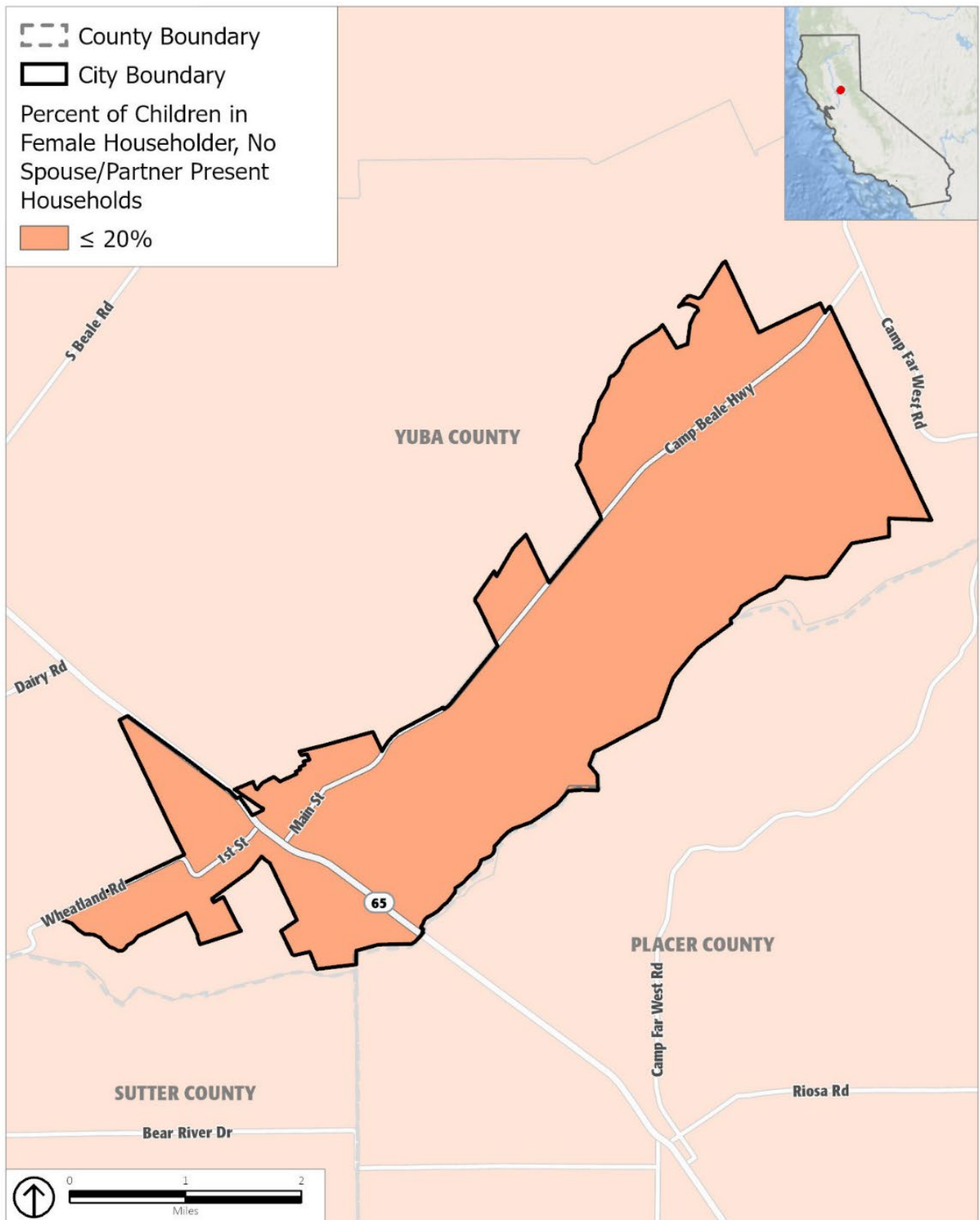
Additionally, 10.5 percent of households in the city were female headed households with children and no spouse present between 2015-2019, which is more than double the countywide and statewide averages (4.5 percent and 4.8 percent respectively). Figure 3-8 shows the distribution of the percentage of children in female-headed households with no spouse present. While the proportion of single-female headed households is higher than the countywide and statewide averages, the map indicates that this is equal to less than 20 percent of children living in single-female headed households. Additionally, this trend is consistent with patterns in the surrounding areas.

Figure 3-7
Percent of Children in Married-Couple Households, City of Wheatland



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census, 2015-2019 ACS 5-Year Estimates.

Figure 3-8
Percent of Children in Single-Female Headed Households, City of Wheatland



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census, 2015-2019 ACS 5-Year Estimates.

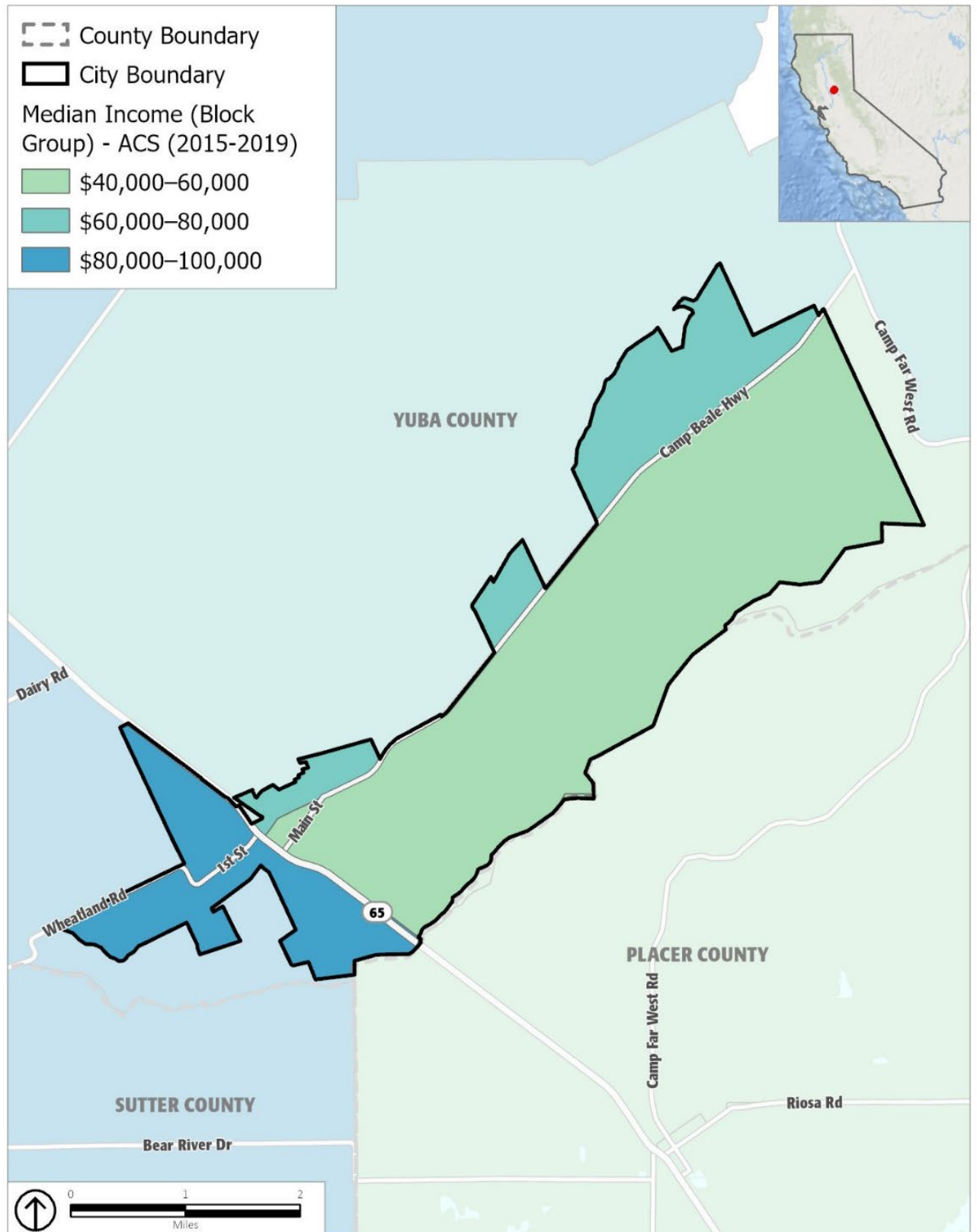
Income

According to the 2015-2019 ACS, Wheatland had a higher median household income (\$75,066) than Yuba County (\$58,054). Figure 3-9 shows the geographic distribution of households by median household income by block groups in Wheatland. The areas east of State Route (SR) 65 are displayed as having a median income below the 2020 HCD State Median Income of \$87,100. In fact, the block group north of Camp Beale Highway had a median income of about \$71,800 and the block group south of Camp Beale Highway had a median income of about \$57,900. Alternatively, the block group west of SR 65 was above the HCD statewide median with a median income of about \$96,500.

Figure 3-10 further displays this income information by showing the percentage of low to moderate income residents by block groups. As displayed in the map, block groups with the highest percentages (between 25-50 percent) of low- and moderate-income residents are generally located in the core block groups of the city. Similar to the distribution of median income, the block group east of SR 65 and south of Camp Beale Highway had the highest percentage of the population in the city earning low to moderate incomes at 49 percent. In contrast, the block group east of SR 65 and north of Camp Beale Highway had the lowest percentage of the population in the city earning low to moderate incomes at 22 percent.

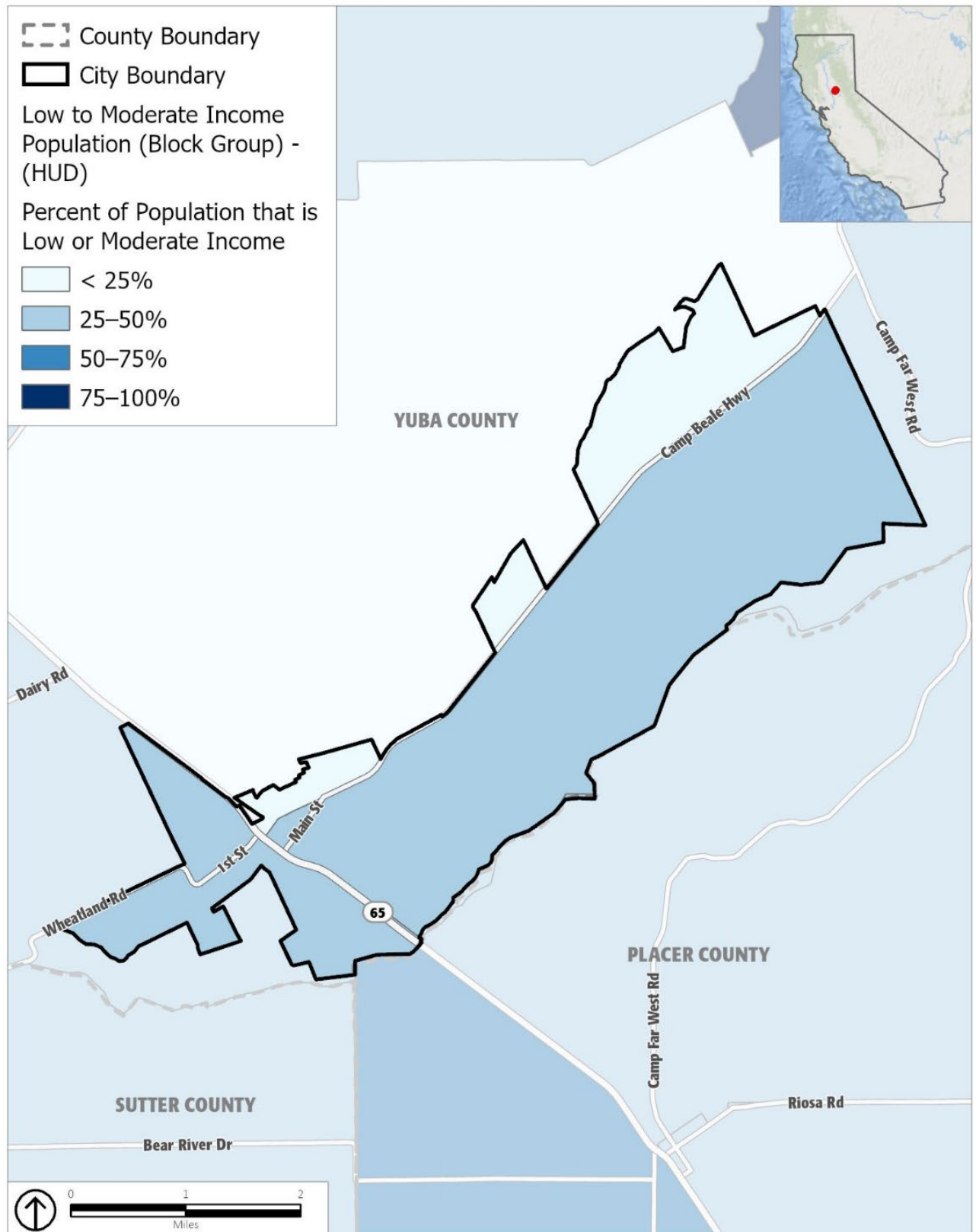
Poverty levels in Wheatland are relatively low. Between 2015-2019, the city had a poverty rate of 5.5 percent, which is lower than the countywide rate of 15.5 percent and the statewide rate of 13.4 percent. As shown in Figure 3-11, most of the city and surrounding areas had less than 10 percent of the population below the poverty level. Table 3-11 shows the poverty status of the population by race and ethnicity. Residents who identified as Black or African American were disproportionately represented in the share of the total population in poverty in comparison to their actual proportion of the city's population. However, it is important to note that only 6 residents identified as Black or African American in the 2019 ACS and 4 of those were living below the poverty line. Residents who identify as White and non-Hispanic comprised the largest share of the population in poverty in Wheatland (74 percent) while residents that identified as Hispanic/Latino, regardless of their race, made up the next highest group in poverty (23 percent). Notably, the majority of residents (particularly residents of color) are not living below the poverty line and do not match trends in the rest of the state in which people of color often experience poverty at higher rates.

Figure 3-9
Median Income by Block Group, City of Wheatland



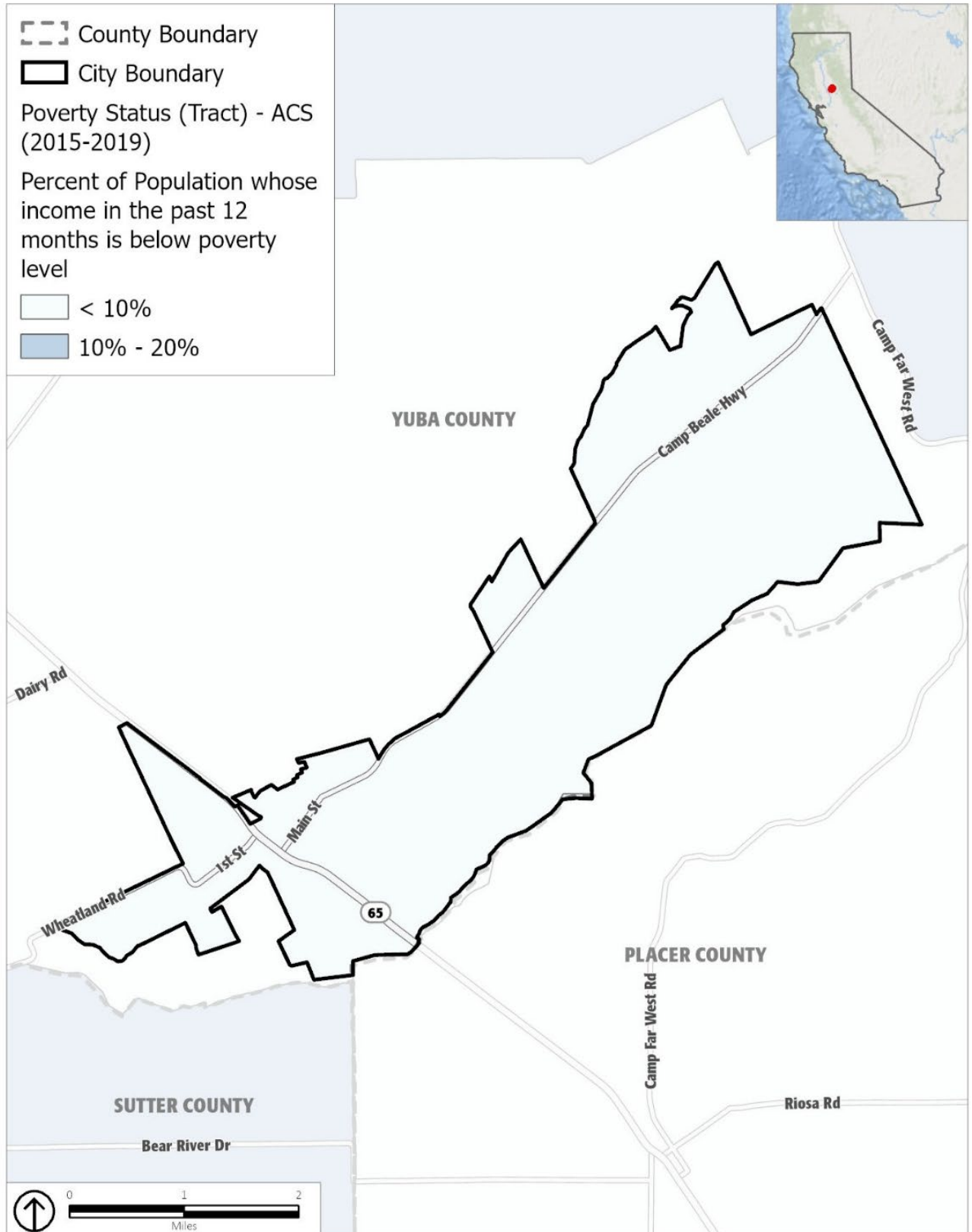
Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census, 2015-2019 ACS 5-Year Estimates.

Figure 3-10
Low to Moderate Income Populations by Block Group, City of Wheatland



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census, 2015-2019 ACS 5-Year Estimates.

Figure 3-11
Poverty Status by Census Tract, City of Wheatland



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census, 2015-2019 ACS 5-Year Estimates.

Table 3-11 Poverty by Race/Ethnicity in Wheatland 2015-2019					
	Below Poverty Line			Total Population	
	Number	Poverty Rate	Share of Total Population in Poverty	Number	Percent
White (non-Hispanic)	155	5.6%	73.8%	2,786	73.5%
Black	4	66.7%	1.9%	6	0.2%
Asian	0	0.0%	0.0%	61	1.6%
Native Hawaiian and Other Pacific Islander	0	0.0%	0.0%	50	1.3%
American Indian and Alaskan Native	0	0.0%	0.0%	45	1.2%
Some Other Race	0	0.0%	0.0%	19	0.5%
Two or More Races	5	1.7%	2.4%	296	7.8%
Hispanic or Latino ⁸	49	7.9%	23.3%	617	16.3%
Total	210	5.5%	100.0%	3,789	100.0%
Source: U.S. Census, 2015-2019 ACS 5-Year Estimates, Table S1701.					
* For Hispanic or Latino, the total includes people reporting a Hispanic origin, regardless of the race or races they reported.					

Racially and Ethnically Concentrated Areas

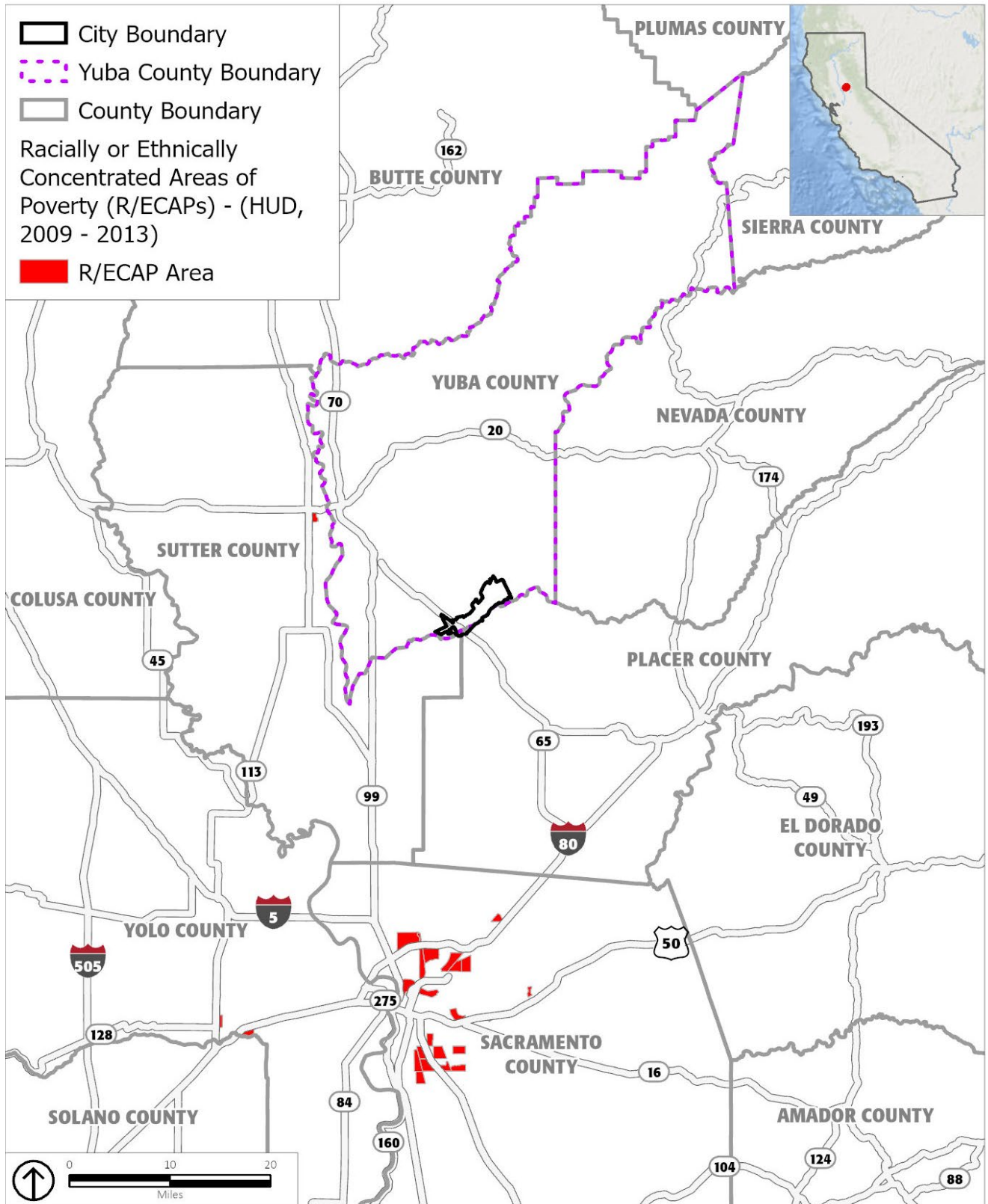
Racially/Ethnically Concentrated Areas of Poverty

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) are neighborhoods in which there are both racial concentrations and high poverty rates. HUD defines R/ECAPs as census tracts with:

- A non-White population of 50 percent or more (majority-minority) or, for non-urban areas, 20 percent, AND a poverty rate of 40 percent or more; or
- A non-White population of 50 percent or more (majority-minority) and the poverty rate is three times the average poverty rate for the county, whichever is lower.

Households within R/ECAP tracts frequently represent the most disadvantaged households within a community and often face a multitude of housing challenges. R/ECAPs are meant to identify where residents may have historically faced discrimination and continue to be challenged by limited economic opportunity. No R/ECAPs, as defined by HUD, were identified in Wheatland or in Yuba County. The closest HUD qualified R/ECAP is located within Yuba City (see Figure 3-12). In fact, the poverty rate for the City of Wheatland was 5.5 percent in 2019 which is significantly

Figure 3-12
Racially/Ethnically Concentrated Areas of Poverty, Yuba County



Source: HCD AFFH Data Resources and Mapping Tool; HUD AFFH Tool 2013.

less than the HUD definition of concentrated poverty and there is no evidence that racial/ethnic minority groups are concentrated in any one area of the city.

Racially/Ethnically Concentrated Areas of Affluence

Conversely, affluence is most generally defined as an abundance of wealth or money. A spatial analysis of affluence by race or ethnicity can be used to determine a Racially or Ethnically Concentrated Area of Affluence (RCAA). Although HCD and HUD have not established standard definitions for RCAAs, they are generally understood to be neighborhoods in which there are both high concentrations of White non-Hispanic households and high household incomes. In Yuba and Sutter Counties, higher household incomes tend to be associated with lower levels of diversity. The City of Wheatland is generally wealthier than the adjacent census block groups to the south in Placer County and significantly wealthier than Olivehurst, Marysville, and Yuba City to the north. While Wheatland has a predominately White and non-Hispanic population, the city does not qualify as a concentrated area of affluence because the City's median income (\$75,066) is lower than the statewide median income (\$87,100).

Access to Opportunity

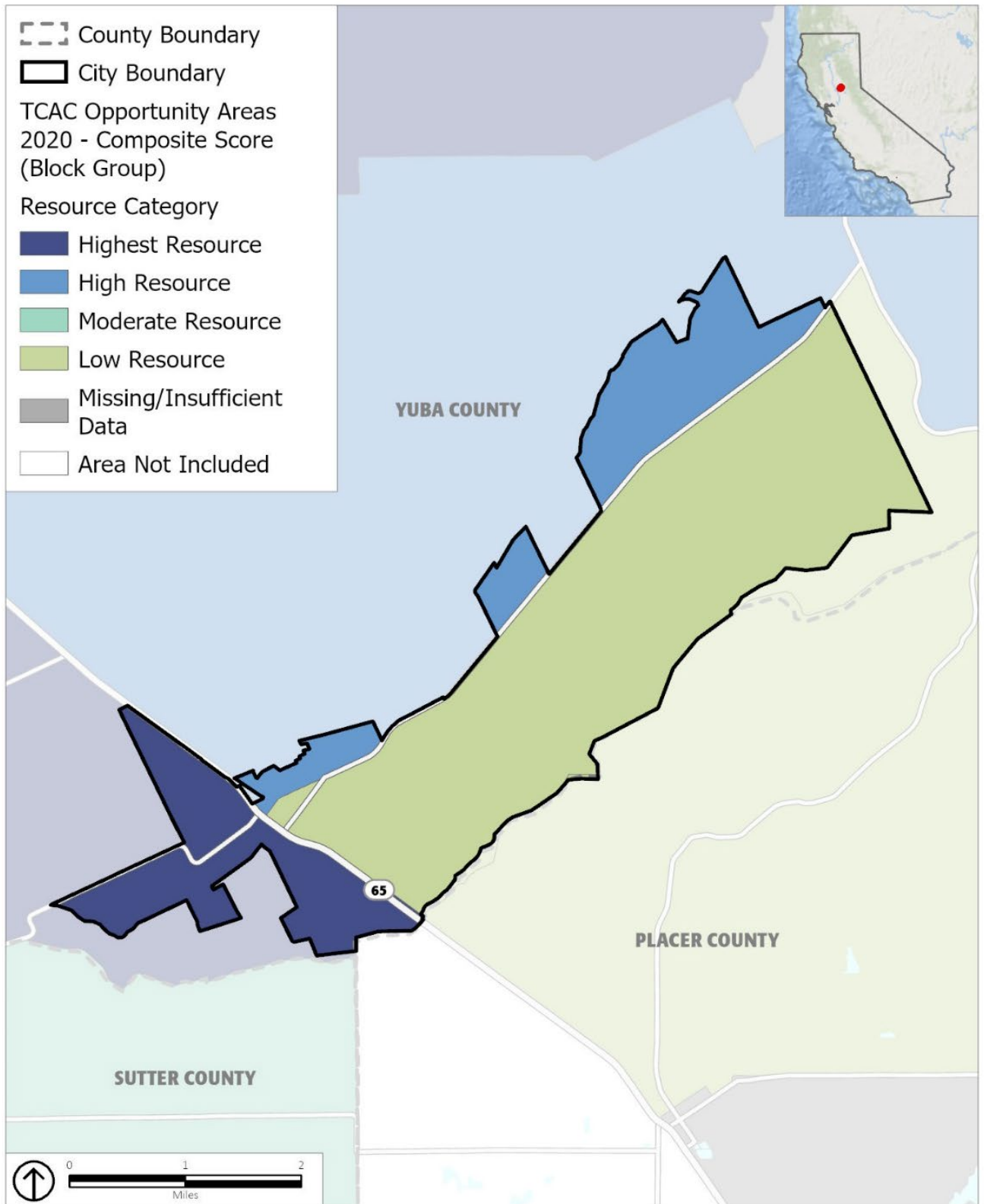
Across the nation, affordable housing has been disproportionately developed in communities of color with high poverty rates, thereby reinforcing the concentration of poverty and racial segregation in low opportunity and low resource areas. HUD and HCD, in coordination with the California Tax Credit Allocation Committee (TCAC), have developed "opportunity indices" to assess and measure geographic access to opportunities. Access to opportunity is measured by access to positive economic, educational, and health outcomes. For this assessment, the opportunity indices prepared by HUD, HCD, and TCAC are used to analyze access to opportunity in Wheatland.

TCAC/HCD Opportunity Areas

HCD and TCAC prepared opportunity maps to determine areas with the highest and lowest resources. In order to equitably assess indicators across California, HCD and TCAC compared data for rural areas of the state differently than urban areas. Yuba County for example is measured relative to nearby Sutter, Shasta, and Butte counties as well as other rural areas of the state. The maps display the areas that offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health (areas of highest resource) along with lower resource areas that have fewer of these opportunities.

According to the 2020 TCAC Opportunity Areas, the largest portion of Wheatland is categorized low resource. This comprises the areas east of SR 65 and south of Camp Beale Highway (as shown in Figure 3-13). TCAC and HCD define these as areas where there are fewer opportunities to access jobs, education, and lower home values in addition to other economic, environmental, and educational indicators. The designation of low resource areas in Wheatland is likely a result of environmental

Figure 3-13
TCAC Opportunity Areas – Composite, Block Group



Source: HCD AFFH Data Resources and Mapping Tool, TCAC and HCD Opportunity Areas 2020.

constraints due to flood risk, less infrastructure availability, and the undeveloped nature of this part of the city limits.

A small portion of Wheatland east of SR 65 and north of Camp Beale Highway is categorized as a high resource area and the area west of SR 65 is considered a highest resource area, which are areas with high index scores for a variety of educational, environmental, and economic indicators. Some of these indicators include high levels of employment and close proximity to jobs, access to effective educational opportunities for both children and adults, low concentration of poverty, and low levels of environmental pollutants, among others.

In comparison to the region and surrounding jurisdictions, residents of Wheatland have relatively good access to resources and amenities to support the population. The largest challenge for residents is their proximity to jobs and larger employment centers. Most of the city and surrounding region is largely undeveloped and residents need to commute at least 30-45 minutes outside of the city to reach employment centers.

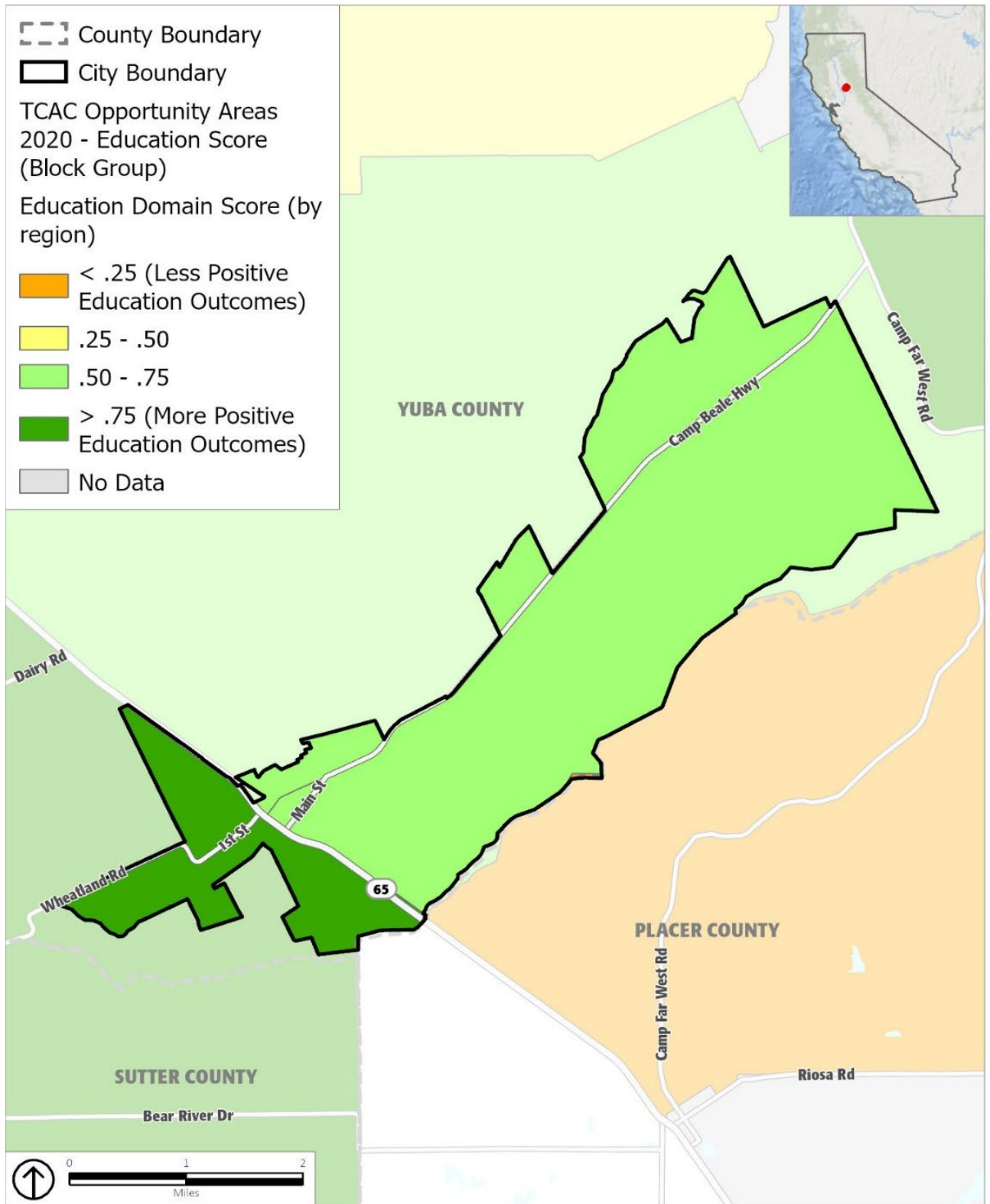
Educational Opportunity

TCAC and HCD measured educational opportunity using indicators for math proficiency, reading proficiency, high school graduation rates, and student poverty rate. Most of Wheatland was categorized with positive educational index scores (0.50-0.75 and >0.75), which means that there are positive educational outcomes for children in Wheatland (see Figure 3-14). This data indicates that there is good access to proficient school opportunities in Wheatland despite it being a rural area. Areas categorized as the highest resources areas are also the areas with the highest positive education outcomes. In comparison to other areas in the nearby region, Wheatland generally has similar education scores and outcomes as the rest of Yuba County but there are higher educational scores than in the northern unincorporated area of Placer County, which received an educational index score of less than 0.25, indicating the least positive educational outcomes.

Economic Opportunity

TCAC and HCD measured economic opportunity using indicators for poverty, adult education, employment, job proximity, and median home value. In the context of economic opportunity, Wheatland has mixed outcomes. Figure 3-15 shows that the central block group in the city has the lowest economic opportunity score (less than 0.25), indicating that there are less positive economic outcomes. However, the rest of Wheatland earned average and above average economic scores (0.50-0.75 and >0.75), indicating that there are more positive economic outcomes. This correlates with the previously described findings related to income in which the central city shows the lowest median household incomes. In comparison to the region, Wheatland has similar economic opportunity to Linda and Olivehurst, but lower than Lincoln and Marysville.

Figure 3-14
TCAC Opportunity Areas - Education Score, Block Group



Source: HCD AFFH Data Resources and Mapping Tool, 2020.

Proximity to Jobs

The 2014-2017 HUD jobs proximity index quantifies the accessibility of a given neighborhood to all jobs within a core-based statistical area (CBSA). CBSAs tend to be larger in size and do not follow city boundaries. CBSAs are anchored by at least one urban center with a population of at least 10,000 along with adjacent counties that are socioeconomically tied to the urban center by commuting. In this case, the CBSA encompasses all of Sutter County and Yuba County. Accessibility to jobs is measured by distance “as the crow flies” to employment centers and does not integrate transportation and commuter data. Moreover, this index positively weighs larger employment centers as opposed to small, neighborhood commercial centers, and it inversely weighs the labor supply or competition in a location.

Wheatland has the lowest job proximity index scores, with nearly the entire city having a jobs proximity index below 20, meaning that those residents have the furthest proximity to job opportunities (see Figure 3-16). Although the area east of SR 65 and south of Camp Beale Highway has a slightly higher jobs proximity index, it still earned a score below 30. Overall, Wheatland is geographically distant from the employment centers in Marysville and Yuba City.

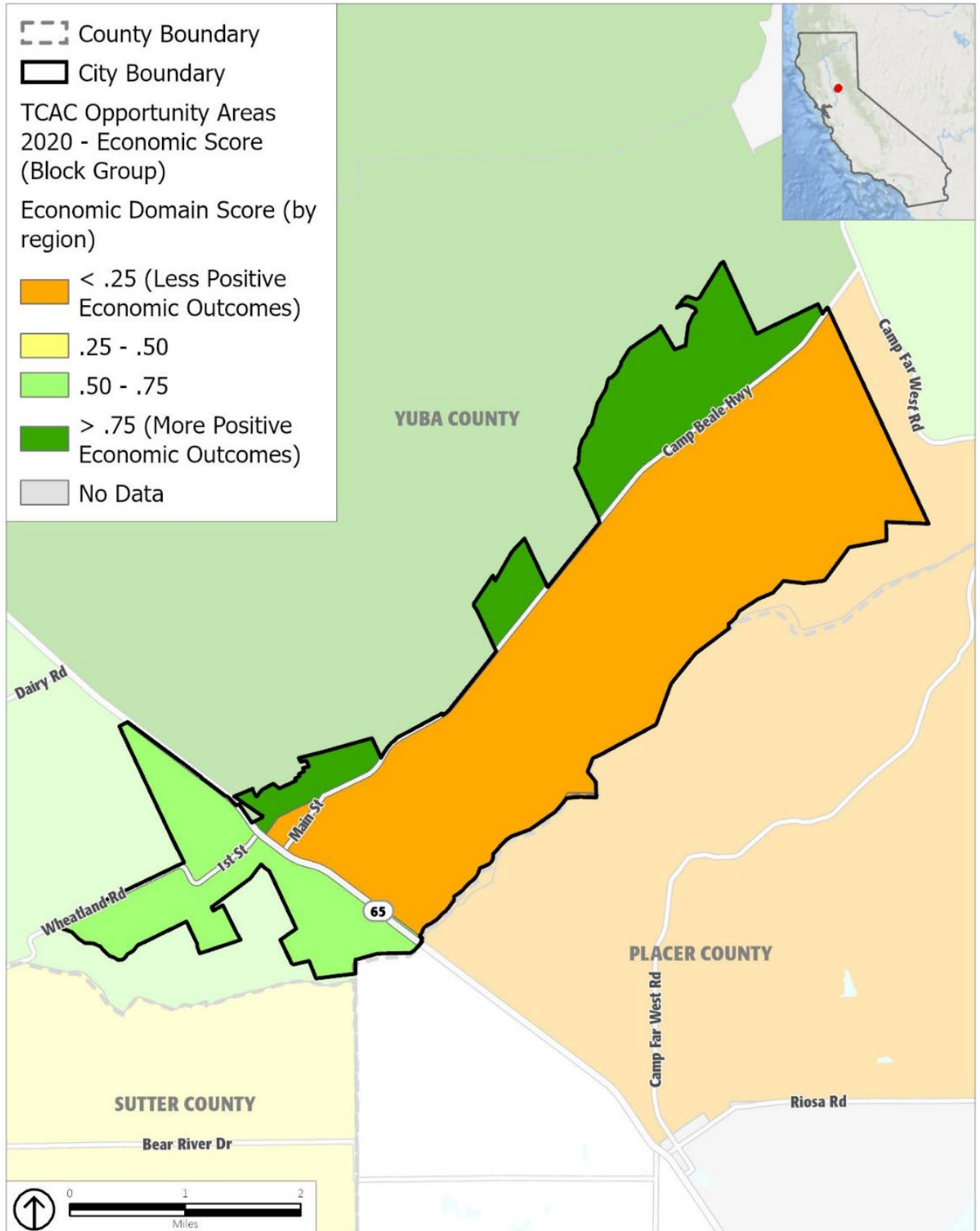
In comparison to the region, Wheatland has similar jobs proximity index scores to jurisdictions along SR 65 including Olivehurst and Lincoln, but lower scores than jurisdictions near Yuba City, Marysville, and Linda where there are larger employment centers and more job opportunities.

Transit Access and Low Transportation Cost Index

HUD developed the Low Transportation Cost Index to estimate the percentage of income that residents use to pay for transportation. The index is measured at the census tract scale and the higher an area's index score, the lower the cost of transportation. Scores can be influenced by factors such as access to public transportation, housing density, and proximity of employment centers and other services.

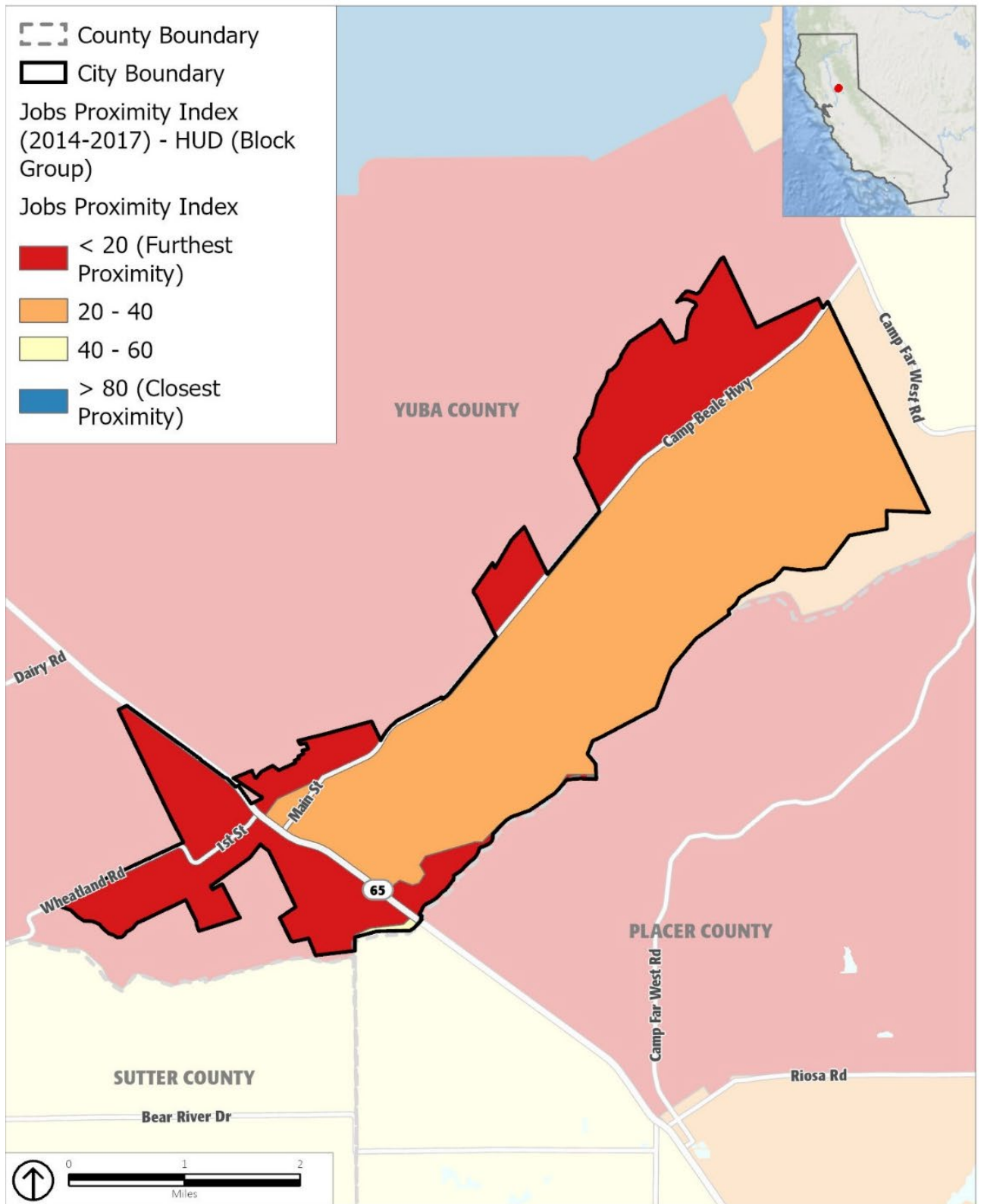
Wheatland has a score of 21, meaning it has higher transportation costs than 79 percent of the nation. In comparison, the average score for Yuba County is 30, meaning Wheatland has higher costs than the county average. Additionally, these scores are much lower than the statewide average of 66, likely due to the remote location of the city and County and that overall distances to services, employment centers, and public transportation are greater. Figure 3-17 shows the transportation cost index score for Wheatland and its surrounding areas. Overall, Wheatland's higher transportation costs are likely due to its remote location and because residents must travel greater distances to access services and employment centers in nearby cities such as Marysville and Yuba City.

Figure 3-15
TCAC Opportunity Areas - Economic Score, Block Group



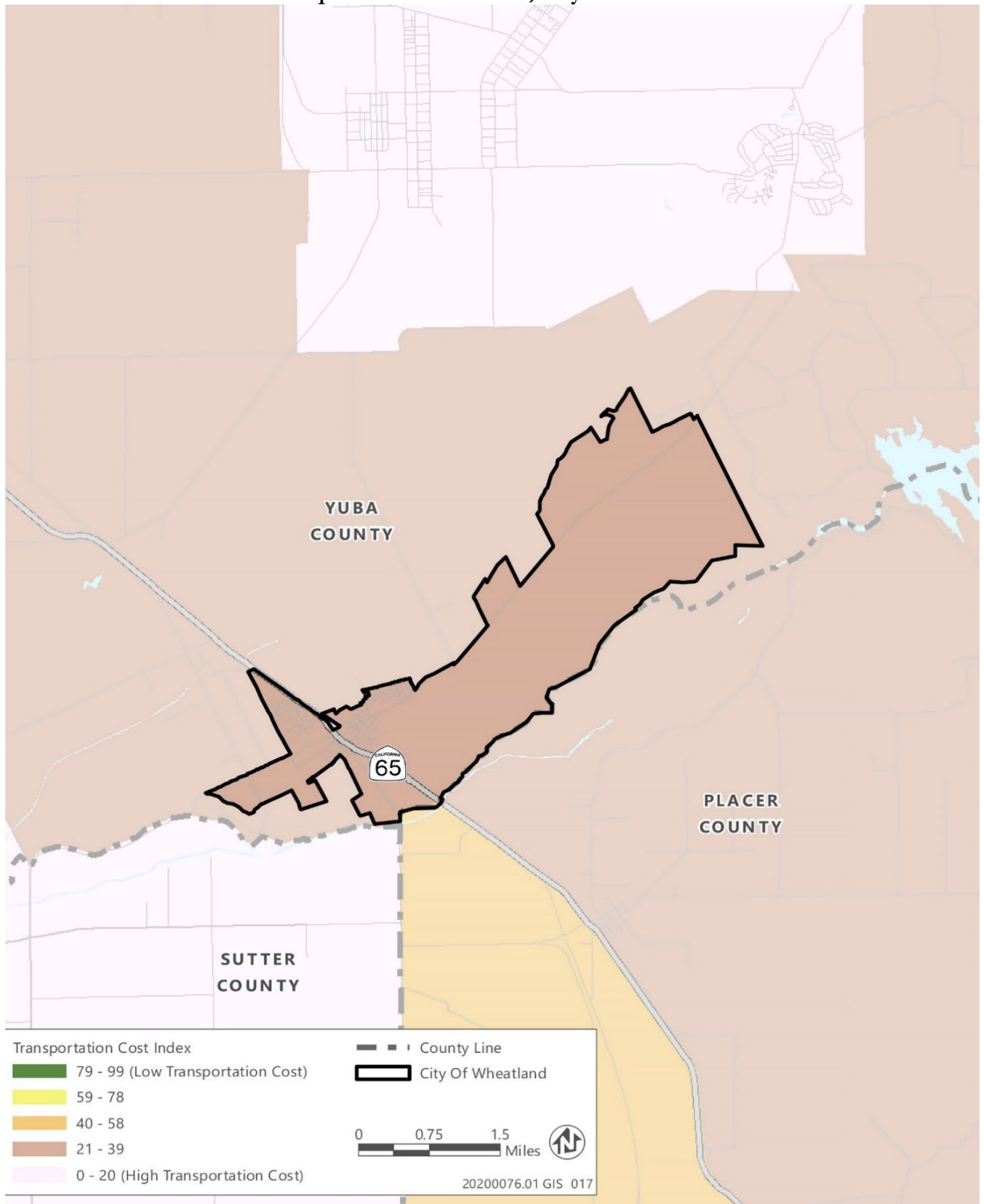
Source: HCD AFFH Data Resources and Mapping Tool, 2020.

Figure 3-16
Jobs Proximity Index, City of Wheatland, 2014-2017



Source: HCD AFFH Data Resources and Mapping Tool, 2021.

Figure 3-17
Low Transportation Cost Index, City of Wheatland



Source: HUD Low Transportation Cost Index, Data downloaded from Office of Policy Development and Research in 2021.

Wheatland is serviced by Yuba-Sutter Transit, which offers a combined fixed route and demand response service. The route has five stops in Wheatland and advanced reservations can be made for pick-up anywhere within one-quarter mile of the route. The service has limited availability, as it offers one Marysville-bound bus in the morning, and one Wheatland-bound bus in the late afternoon. This route operates only on weekdays and provides the only connection to Linda, Marysville, and Yuba City. Accessing other areas in the region requires transferring at the Marysville/Yuba City transit centers.

Environmental Opportunity

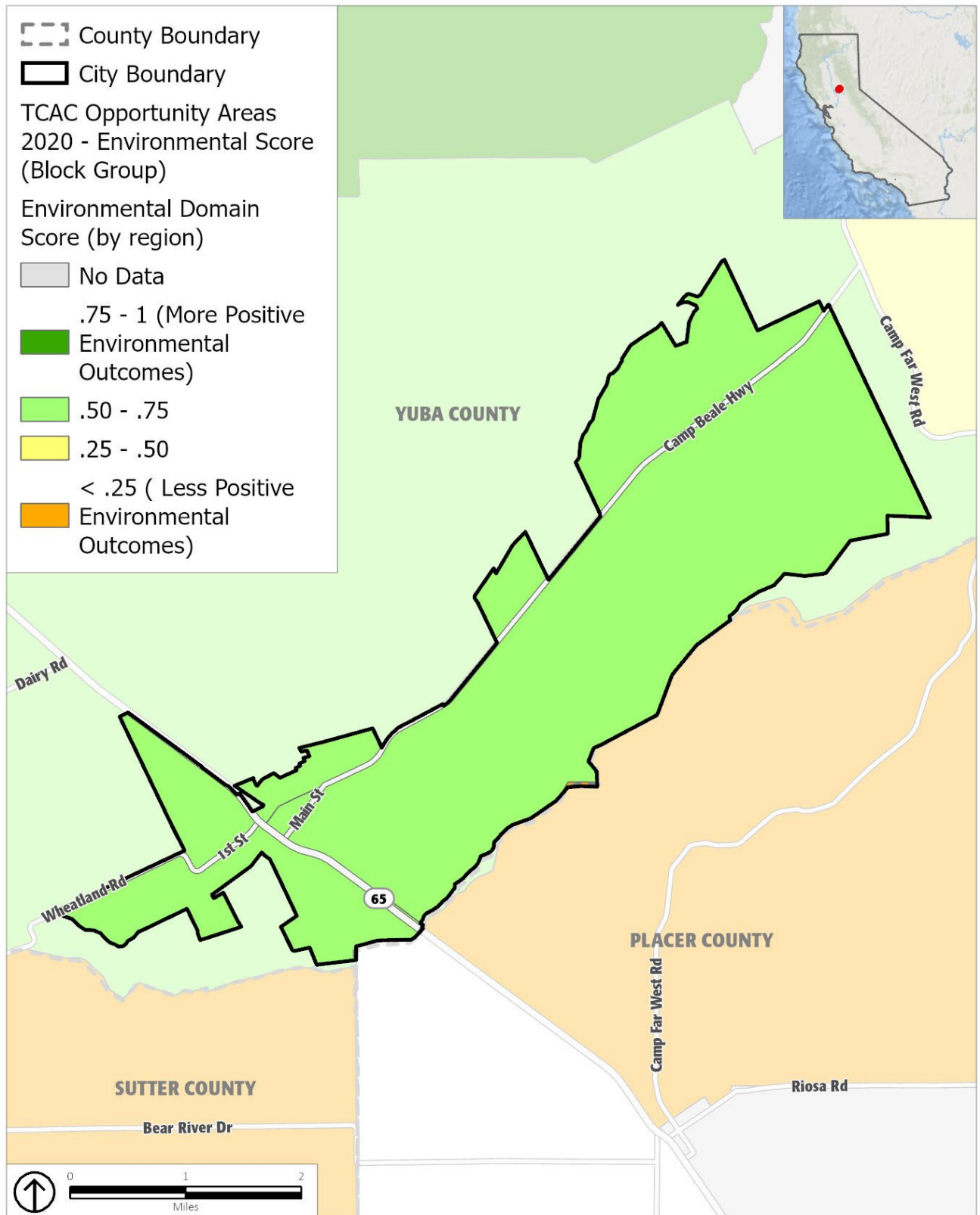
TCAC and HCD measured environmental opportunity using the exposure, pollution burden, and environmental effect indicators used in CalEnviroScreen 3.0. CalEnviroScreen 3.0 is a statewide risk assessment tool developed by the California Office of Environmental Health Hazard Assessment, that measures the cumulative impacts of multiple sources of pollution. As shown in Figure 3-18, the entire City of Wheatland has an environmental opportunity score between 0.50-0.75, indicating above average positive environmental outcomes. Although Wheatland has low exposure to most environmental pollutants, it does have relatively high exposure to drinking water contaminants and pesticides from nearby agricultural fields. In comparison to the region, Wheatland generally has higher environmental scores than Marysville and Linda, but lower environmental scores than Olivehurst and Lincoln.

Disproportionate Housing Needs

Cost Burden

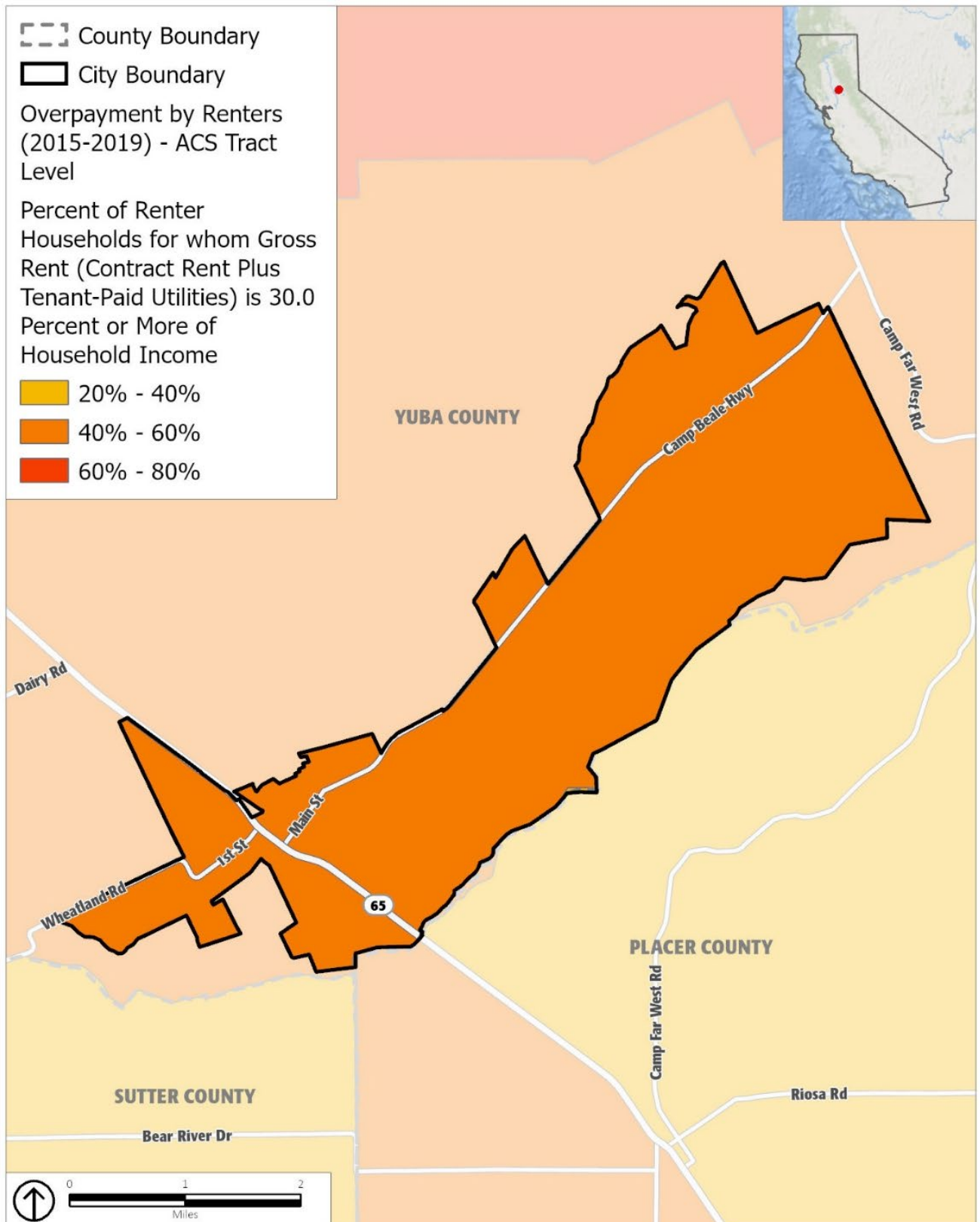
Housing cost burden, also referred to as overpayment, is defined as households paying more than 30 percent of their gross income on housing related expenses, including rent or mortgage payments and utilities. Severe overpayment is defined as households paying more than 50 percent of their income on housing. Overpayment for renters is a chronic issue throughout the region, including in Wheatland where 41 percent of renters were overpaying for housing between 2015-2019 and 8 percent were severely overpaying (Figure 3-19). Although overpayment among homeowners is less prominent, there were still about 31 percent of homeowners with mortgages overpaying and 7 percent severely overpaying for housing in Wheatland between 2015-2019 (Figure 3-20). Similar to statewide trends, more renters are overpaying in Wheatland compared to homeowners. Renters are more likely to experience all levels of disproportionate housing need.

Figure 3-18
TCAC Opportunity Areas - Environmental Score, Block Group



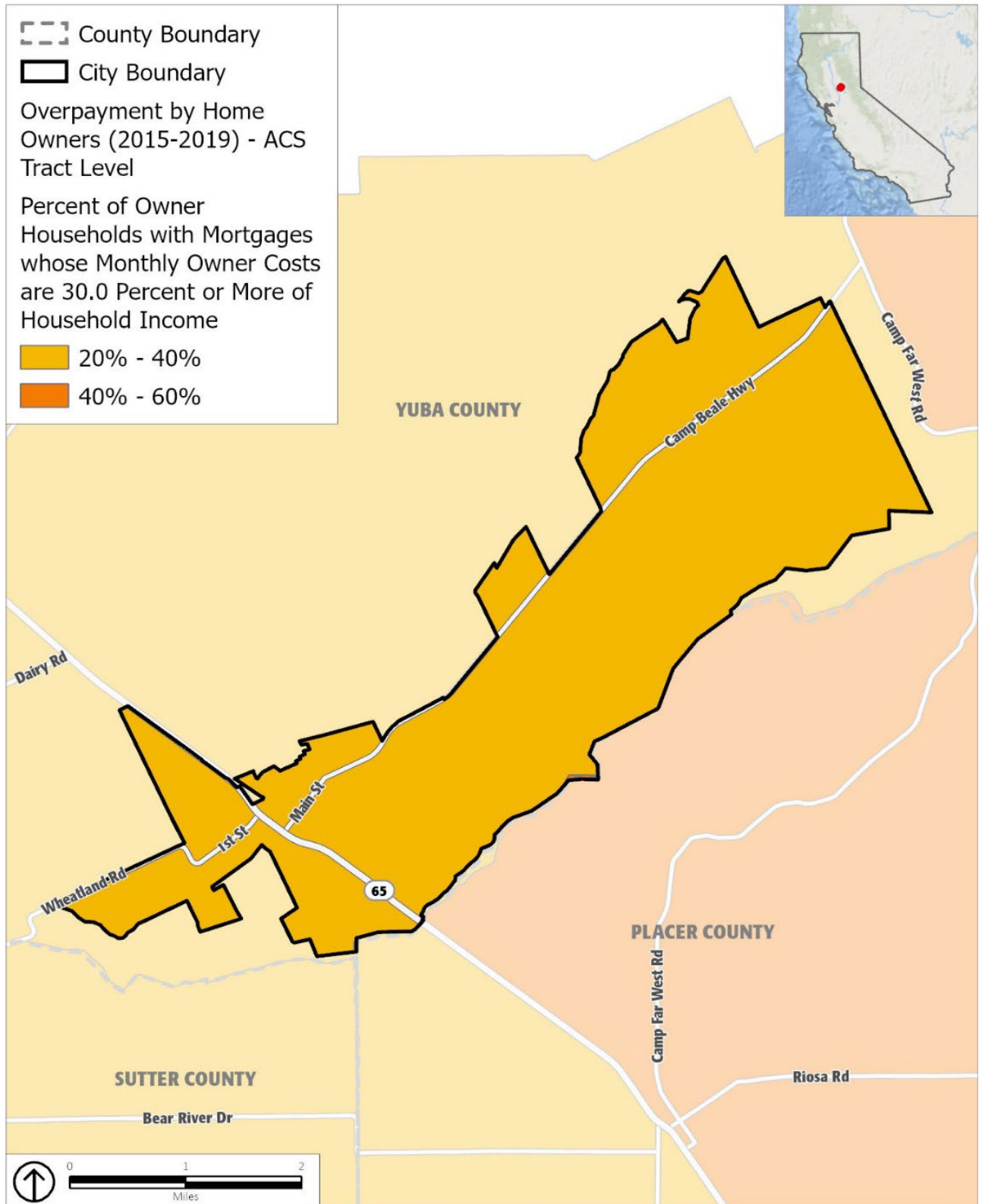
Source: HCD AFFH Data Resources and Mapping Tool, 2021.

Figure 3-19
Overpayment by Renters 2015-2019, City of Wheatland



Source: HCD AFFH Data Resources and Mapping Tool, 2021. U.S. Census, 2015-2019 ACS 5-Year Estimates

Figure 3-20
Overpayment by Homeowners 2015-2019, City of Wheatland



Source: HCD AFFH Data Resources and Mapping Tool, 2021. U.S. Census, 2015-2019 ACS 5-Year Estimates.

Location Affordability Matrix

Using 2012-2016 ACS data, the Location Affordability Index measures standardized housing and transportation cost estimates in the form of median gross rent index ratings. Figure 3-21 below shows the Location Affordability Index's median gross rent in Wheatland. According to the index, Wheatland is in the lowest category of median gross rents (below \$1,000 per month). These rents are affordable to both moderate-income and lower-income households. In comparison to the region, Wheatland has similar affordability scores to Marysville, but higher affordability scores than Lincoln, Linda, and Olivehurst.

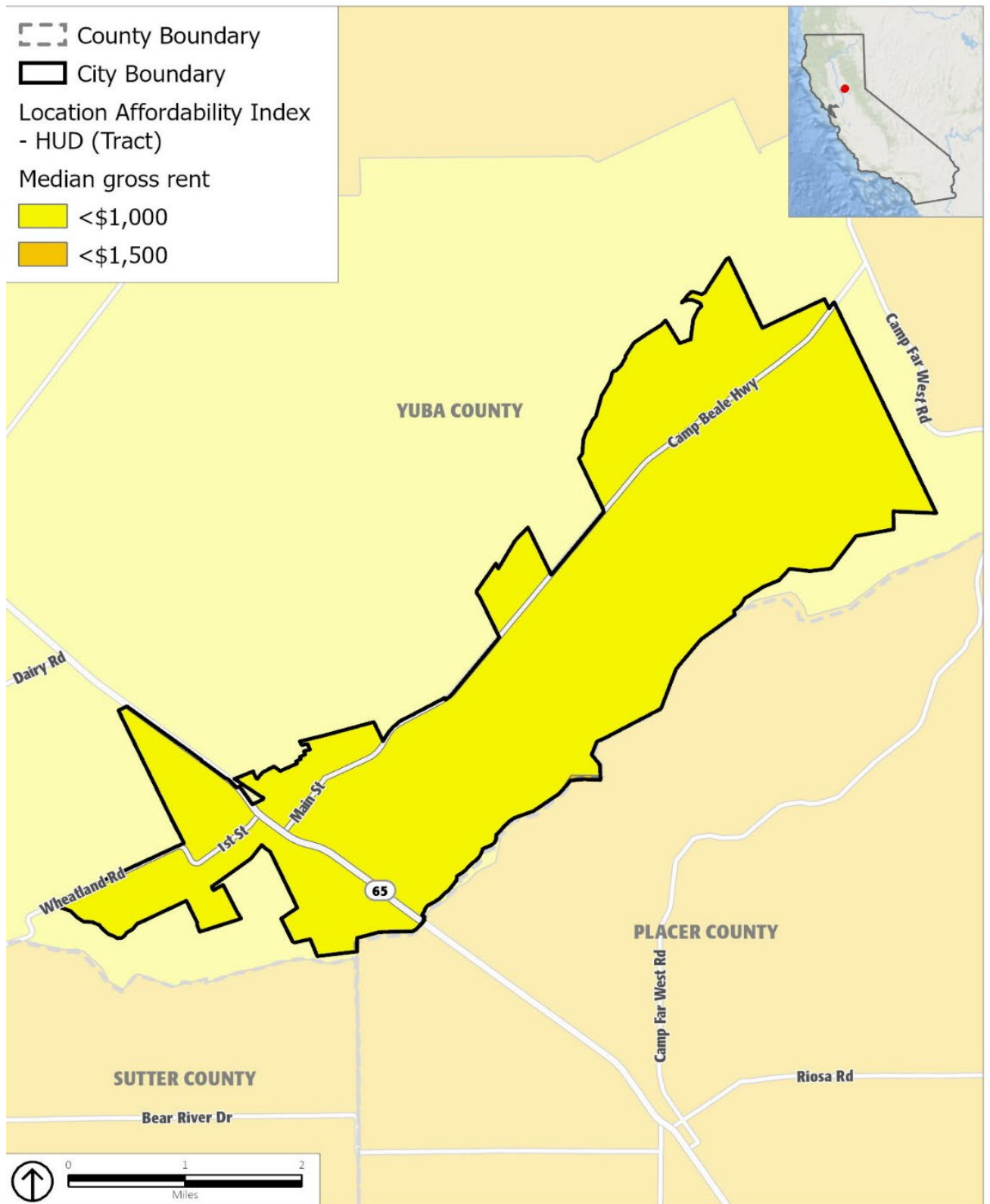
Overcrowding

Overcrowding of residential units, in which there is more than one person per room, can be a potential indicator that households are experiencing economic hardship and are struggling to afford housing. According to the 2015-2019 ACS, 5.5 percent of households were defined as overcrowded in Wheatland, which is below the statewide average of 8.2 percent. In addition, 4.1 percent of households were severely overcrowded (more than 1.5 people per room). Similar to statewide trends, renters were more likely to live in overcrowded households in Wheatland. While approximately one percent of owner-occupied households were overcrowded in 2019, 15 percent of all renter-occupied households were overcrowded. In addition, 12 percent of renter households were severely overcrowded. It is important to note that all households experiencing severe overcrowding in Wheatland were renter-occupied (58 households). Overall, the proportion of overcrowded households in Wheatland (5.5 percent) is similar to that in Yuba County (6.4 percent) except renters are disproportionately impacted within the city.

Substandard Housing

Wheatland is an older, established community in Yuba County and the housing stock is reflective of that. Approximately 7 percent of homes in the city may be dilapidated since they were built prior to 1939 and about 52 percent of the homes were constructed prior to 1989 indicating potential need for repair or rehabilitation. The City of Wheatland's Code Enforcement officer has determined the number of substandard units located within the city is negligible, and has estimated less than five units within the city would be considered substandard. The city's older housing stock is generally located near the center of the city along SR 65. Substandard housing conditions, in which a housing unit has incomplete kitchen or plumbing facilities, is most likely to affect the senior population, residents with disabilities, and extremely low-income households. Seniors and residents with disabilities are typically on fixed incomes and may not be able to finance repair costs if they do own their home. As part of the 2021-2029 Housing Element update, the city plans to encourage local private and nonprofit organizations to assist elderly, disabled, and disadvantaged persons in the repair and rehabilitation of their housing, including mobile homes (Program 10).

Figure 3-21
Location Affordability Index, City of Wheatland



Source: HCD AFFH Data Resources and Mapping Tool, 2021.

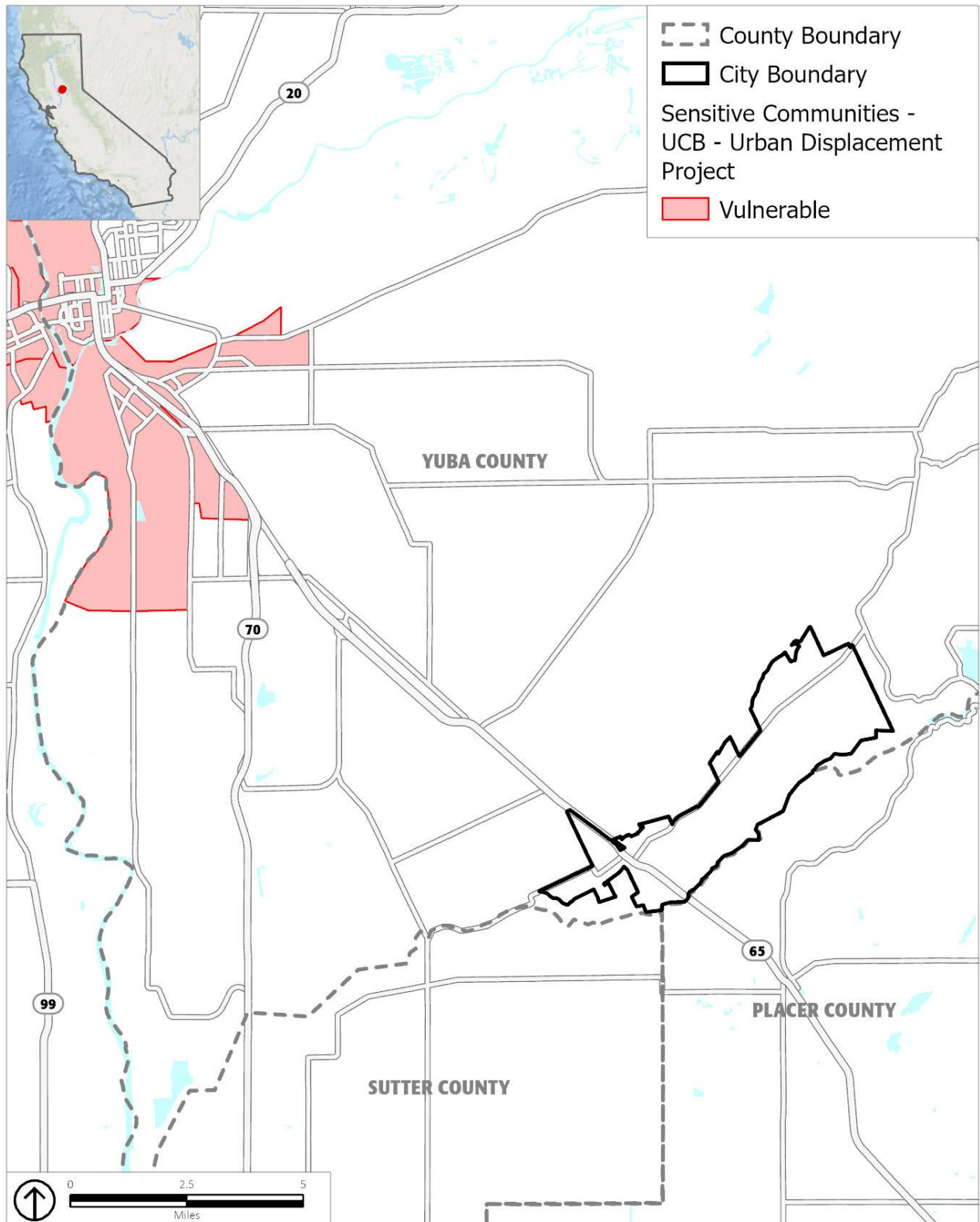
Displacement Risk

The rising cost of housing is becoming an increasingly important housing security issue in the Greater Sacramento region, especially for renters. However, according to data from the UC Berkeley Urban Displacement Project, and as shown in Figure 3-22, Wheatland is not considered vulnerable to displacement. In comparison to other communities in the region, Wheatland is not facing economic pressures of displacement such as rising rents, property taxes, and home prices. While displacement is most commonly thought of as the result of gentrification and related economic pressures such as rising rents, property taxes, and home prices, it can also result from sudden or slow-onset natural events forcing people to leave their homes and communities. Natural disasters, especially flooding, are a primary concern for displacement in Wheatland. The county experienced major flooding 6 times during the 20th Century, before 2000. Most recent levee breaks occurred in 1955 at Yuba City and Nicolaus; in 1986 at Linda and Olivehurst; and in 1997 at Meridian and Arboga. As shown in Figure 3-23, there are several areas in the city which are more susceptible to flooding. These susceptible areas comprise most of the city that is west of SR 65 and around Main Street. According to FEMA, these areas fall within the 100-year floodplain, which means that there is a one percent chance that it could experience a base flood in any given year. Also shown in Figure 3-23 are several areas of the city that have a reduced risk of flooding due to levees. In fact, the county is protected by over 88 miles of levees adjacent to the Feather, Yuba, and Bear Rivers. While the levees reduce the risk of damaging flooding events for some areas that are located in the 100-year floodplain, the financial burden of rising flood insurance costs also presents a significant displacement risk to residents of Wheatland. Floods and droughts are just a few of the hazards facing the county. The County is partnering with the Cities of Wheatland and Marysville, and several special districts, to update the 2015 Local Hazard Mitigation Plan (LHMP). While natural hazards such as these cannot be prevented, the LHMP forms the foundation for a long-term strategy to reduce disaster losses by breaking the repeated cycle of disaster damage and reconstruction.

Homelessness

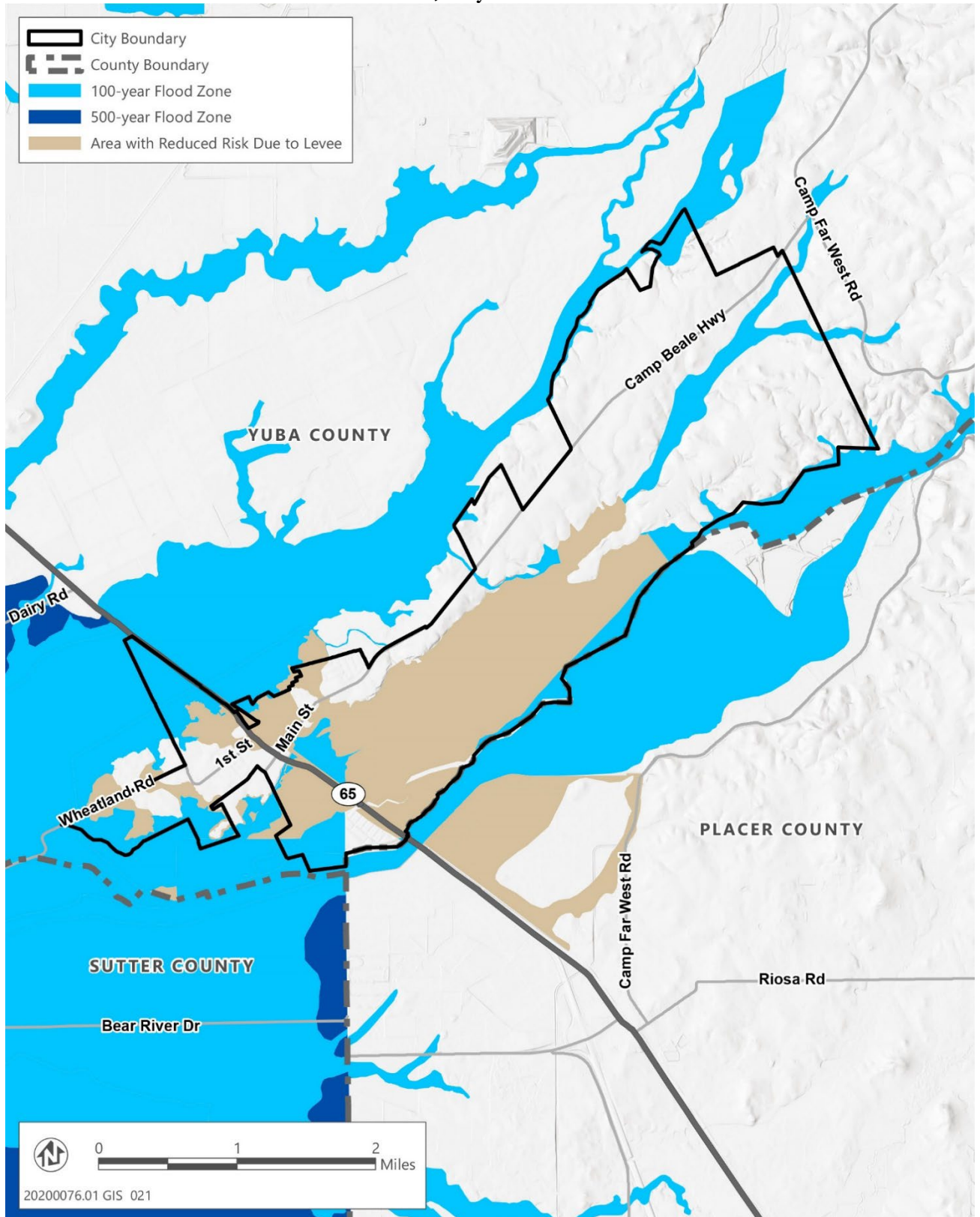
As discussed in Chapter 2 of this housing element, the City of Wheatland does not have a significant homeless population, and therefore, detailed data of homeless persons in the City of Wheatland does not exist. As a result, countywide data is used for this analysis. In 2019, the County's Continuum of Care (CoC) point-in-time count documented a total of 721 homeless persons, of which, 428 persons were identified in Yuba County. Almost one-third, an estimated 237 persons, are considered chronically homeless in Sutter and Yuba Counties in 2019. A comparison of point-in-time homeless counts identifies a one percent decrease in the number of homeless in the county between 2017 and 2019 (Point-In-Time Census 2017). Of the 721 homeless, 72 percent were unsheltered. This survey also reported an estimated 294 homeless persons (unsheltered) in Yuba County. From the Continuum of Care 2019 report, they reported a further 78 people were precariously sheltered, staying in hospitals, jails, hotels, sheltering with friends or family, or they were couch surfing. The total number of homeless persons in the Sutter and Yuba County has doubled since 2009.

Figure 3-22
Sensitive Communities 2013-2017, City of Wheatland



Source: HCD AFFH Data Resources and Mapping Tool, 2021. UC Berkeley Urban Displacement Project, U.S. Census, 2013-2017 ACS 5-Year Estimates.

Figure 3-23
Flood Zones, City of Wheatland



Source: Data downloaded from FEMA in 2021.

Available resources for the homeless population include organizations or programs like The Yuba-Sutter Salvation Army, Casa de Esperanza, Bridges-to-Housing, Depot Family Crisis Center, and Twin Cities Rescue Mission that try to attend to the needs of persons experiencing homelessness in Yuba County. As of 2019, the Continuum of Care for Sutter and Yuba Counties identified a total of 245 year-round beds available to persons experiencing homelessness, with another 40 beds available seasonally or through overflow/vouchers. A total of 242 are available through emergency shelters, of which 30 beds are seasonal and 10 are considered overflow/voucher beds. There are 33 beds in permanent supportive housing, of which 4 are part of a rapid-rehousing program, according to the 2021-2029 Yuba County Housing Element.

Due to their transient nature, it is difficult to count the number of homeless in any one area. It should also be noted that there are generally two types of homeless - the “permanent homeless,” who are the transient and most visible homeless population, and the “temporary homeless,” who are homeless usually due to eviction and may stay with friends, family, or in a shelter or motel until they can find a permanent residence. The farmworker and day laborer are most appropriately classified as part of the migratory homeless population. According to personal communication with the Wheatland Police Chief and Wheatland Fire Authority Chief, the City of Wheatland’s current homeless population is less than five persons.

Extremely Low-Income Households

Extremely low income (ELI) households earning 30 percent or less than the area median income may be exposed to housing problems at a higher rate. As shown in Table 3-12, 68 percent of ELI households experience one or more housing problem and 67 percent are cost burdened. ELI renter- households experience housing problems at a higher rate than ELI owners; 70 percent of ELI renters are cost burdened compared to only 57.6 percent of owners. The area median income in Wheatland is \$75,066. For extremely low-income households, this results in an income of \$22,500 or less for a four-person household.

Table 3-12			
Housing Problems and Cost Burden of ELI Households			
	Owner	Renter	Total
With one or more Housing Problem	57.6%	72.5%	68.1%
Cost Burdened	56.7%	70.0%	67.3%
Total Households	165	400	565
Source: HUD CHAS Data (based on 2014-2018 ACS), 2021.			

Other Relevant Factors

Nationally, Black or African American and Hispanic/Latino households are more likely than other groups to be denied a home loan and to receive a subprime loan. Subprime mortgages are a type of housing loan most often given to individuals that have a weak credit history. Subprime mortgages are more expensive because there is a higher pre-determined risk of default and carry higher interest rates. A concentration of subprime



mortgages in areas with concentrations of people of color is a potential consequence of historically punitive practices, such as redlining. Despite efforts to reform long-standing practices of discrimination in the housing credit system, patterns of inequality still exist. Communities of color disproportionately experience higher rates of loan denial than White non-Hispanic applicants. The Great Recession and housing crisis brought to light the unusually high concentration of non-White residents with subprime mortgages and property foreclosures across the country.

Rates of Homeownership

Homeownership is a powerful vehicle for counteracting rising housing prices and the effects of gentrification and displacement, especially for lower-income households. Statewide, homeownership rates vary widely by race and ethnicity, and this is also true for Yuba County and Wheatland. Between 2015-2019, Wheatland had a homeownership rate of about 67 percent, which is high compared to California's homeownership rate of 54.8 percent in 2019.

Various racial and ethnic groups do not always have the same likelihood of owning a home in California. As shown in Table 3-13, residents identifying as White and non-Hispanic have rates of homeownership in line with the city average (68 percent).

Table 3-13 Housing Tenure by Race/Ethnicity in Wheatland 2015-2019					
	Owner Occupied		Renter Occupied		Total Occupied Units
	Number	Percent of Total	Number	Percent of Total	Number
White non-Hispanic	774	67.7%	370	32.3	1,144
Black	0	0.0%	0	0.0%	0
Asian	0	0.0%	10	100%	10
Native Hawaiian and Other Pacific Islander	0	0.0%	11	100%	11
American Indian and Alaskan Native	17	100%	0	0.0%	17
Some other Race	0	0.0%	12	100%	12
Multiracial (Two or more races)	45	58.4%	32	41.6%	77
Hispanic or Latino*	105	70.9%	43	29.1%	148
Total	941	66.9%	466	33.1%	1,407
Source: U.S. Census, 2015-2019 ACS 5-Year Estimates, Table S2502.					
* For Hispanic or Latino, the total includes people reporting a Hispanic origin, regardless of the race or races they reported					

In contrast, most residents of any racial or ethnic minority group had much lower homeownership rates. Residents of color inhabit less than 20 percent of all occupied



units in the city and this small sample size attributes to a larger margin of error in the data analysis. For example, residents identifying as Asian, Native Hawaiian and Other Pacific Islander, or Some Other Race make up a small proportion of all residents in the city, with less than 10-12 households for each group. American Indian and Alaskan Native residents are shown to have the highest rates of homeownership at 100 percent, but only consist of 17 households total. Native Hawaiian and Other Pacific Islander households have the highest rates of homeownership at 100 percent, but account for only 8 households. While rates of homeownership vary by race and ethnicity, homeownership is fairly achievable in the city.

Fair Housing Issues, Contributing Factors, and Housing Programs

Based on the findings from this assessment, there are two main fair housing issues in Wheatland: low access to jobs and economic opportunity relative to the region and housing needs (Table 3-14). Pursuant to Government Code Section 65583 (c)(10)(A)(v), the Housing Element includes several policies and programs to proactively address fair housing issues and replace segregated living patterns with integrated and balanced communities.

Table 3-14 Factors that Contribute to Fair Housing Issues		
Assessment of Fair Housing Identified Issue	Contributing Factors	Meaningful Actions
(A) Low Access to Jobs and Economic Opportunity Relative to the Region	Location of employers Lack of positive economic opportunities available to residents High Transportation costs	Coordinate with local and regional partners to pursue funding for affordable housing (Programs 1 and 5) Create opportunities for lower-income residents in high resource areas (Program 19) Increase services and amenities to improve access to opportunity in low resource areas (Program 19) Outreach to development community (Programs 2, 4 and 10)
(B) Housing Needs	Limited affordable and accessible housing for individuals who need supportive services Substandard housing and older housing stock	Establish formal procedures for providing reasonable accommodations (Program 19) Inventory housing stock to survey housing needing rehabilitation (Programs 1, 7 and 19)
Source: City of Wheatland, 2021		



Sites Inventory

A primary goal of the assessment is to ensure available sites for lower-income housing are located equitably with fair access to opportunities and resources. Ensuring that sites for housing, particularly lower income units, are in high resource areas rather than concentrated in areas of high segregation and poverty requires jurisdictions to consider the accessibility of various opportunities including jobs, transportation, good education, and health services when planning for housing.

This section analyzes whether the sites included in the 2021-2029 Housing Element sites inventory improve or exacerbate fair housing conditions and patterns of segregation by comparing the sites inventory to a few of the fair housing indicators identified in this assessment. Given the small size of Wheatland, the specific location of sites for housing will not have a meaningful impact on patterns of segregation; patterns will likely remain consistent. To further this point, all affordable and market-rate housing development projects currently planned and in construction are spread throughout the City of Wheatland and are not concentrated in any areas as shown in the City of Wheatland's Sites Inventory (see Appendix A).

Access to Opportunity - The sites included in the site assessment all provide reasonably descent access to opportunity, at least on par with that available throughout the city currently. Each site is near existing development and can tap into existing infrastructure, and can access public transit.

Displacement Risk - The sites identified in the site inventory are all vacant sites; they will require new building to meet the RHNA housing needs. New development will have to comply with all state and local regulations.

Meets Housing Needs - Each of the sites identified in the site assessment can provide for a variety of housing types. This housing element, can help drive development to meet the variety of needs in the city. These newly-identified sites contribute to new development to meet those needs, while the city also focuses on rehabilitation of existing housing stock through the housing element.

Energy Conservation Opportunities

Introduction

Greenhouse gas emissions from human activities, such as electricity production, motorized transportation, and livestock production, are contributing to global climate change. The effects of global climate change are potentially drastic and may result in severe flooding, droughts, heat waves, and other weather-related effects that may in turn cause property damage, negatively impact agriculture, and cause a loss of biodiversity. New housing development contributes to greenhouse gas emissions, but wise choices related to site design, building architecture, and materials specification can significantly reduce these emissions. In addition, these increases in efficiency can contribute to reduced housing costs and reduce automobile dependence. Energy efficiency has direct application to affordable housing because if more money is spent



on energy, less money is available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and must choose between basic needs such as shelter, food, and energy. State housing element law requires an analysis of the opportunities for energy conservation in residential development. This section describes opportunities for conserving energy in existing homes as well as in new residential construction. The factors affecting energy use, conservation programs currently available in Wheatland, and examples of effective programs used by other jurisdictions are discussed.

Factors Affecting Energy Use

The factors that affect residential energy use must be understood in order to identify opportunities for conservation. One such factor is the size of the population. At any given time, the larger the population, the more electricity is consumed. But over time, new conservation mandates and technological advances decrease the per capita consumption of energy. This means that the total energy use increases at a slower rate than population. A greater density of development can offer the economies of scale, which increase efficiencies in energy systems, as well as the need for water and sewer infrastructure. Land use planning and zoning practices can help to conserve energy. For example, if the General Plan and zoning ordinance encourage residential subdivision in a relatively isolated area, far from commercial facilities such as grocery stores, residents must travel longer distances to take care of their daily shopping and service needs. Keeping housing and jobs in balance and near each other helps to reduce energy use for commuting. Longer trips usually necessitate using an automobile rather than walking or cycling. Changing the land use pattern can also change energy use patterns.

In addition to the effects of land use patterns on energy use patterns, the price of energy itself often plays a role in its consumption. The price of energy has a significant effect; the more expensive it becomes; the more incentive people have to conserve. Pricing energy at higher levels encourages alternative consumption patterns in the community.

Residential water heating and heating/cooling are major sources of energy consumption. With the application of energy-efficient design and the use of solar power systems, home heating and cooling can be operated on a more efficient and sustainable level. Encouraging energy-efficient building design and green energy systems through incentives and other measures contributes to reduced energy consumption across the community at large.

The local climate has a large effect on residential energy use. In general, summers temperatures in Wheatland average approximately 97 degrees, and while winter temperatures average 36 degrees. Prolonged periods of cold weather cause increased energy use for space and water heating. Conversely, prolonged periods of hot weather cause increased energy use for space cooling. This situation is particularly true if homes are not well insulated. Landscaping can mitigate this effect. For example, deciduous



trees near a home can shade it from sun in the summer and allow the sun's rays to reach it in the winter.

The efficiency of household appliances also affects energy use. Older appliances may not operate as efficiently as when they were new, and many older appliances were built when energy conservation was not considered important. Significant energy-efficient design advances have been made in refrigerators, stoves, and furnaces.

The city experienced dramatic growth in 2002 and 2003, with the new development benefiting from Title 24 and other energy conservation measures. Growth is anticipated within the city, as the approved developments begin construction. Due to the growth that is anticipated within the city, major opportunities exist for residential energy conservation, including insulation and weatherproofing, landscaping, and maximizing orientation and lowering appliance consumption. With the energy crisis of 2001, and the most recent surge in energy prices beginning in 2006/2007, many new residential structures are incorporating energy conservation equipment and design, as well as technological advances (such as automatic timers to control air conditioning, lighting, etc.) to help reduce energy dependence. In addition, conservation opportunities would come from remodeling existing residences.

Pacific Gas and Electric (PG&E) provides gas and electric service to Wheatland residents. PG&E offers a variety of energy conservation programs and information services that are available to residents, as discussed below.

Existing Conservation Programs

The following energy conservation programs are implemented in Wheatland:

- The California Building Standards Code (specifically Title 24) requires that all new residential development comply with several energy conservation standards. The standards require ceiling, wall, and concrete slab insulation, vapor barriers, weather-stripping on doors and windows, closeable doors on fireplaces, no continuous burning gas pilot lights, insulated heating and cooling ducts, water heater insulation blankets, swimming pool covers and timers, certified energy-efficient appliances, etc. All new construction in Wheatland must comply with Title 24. Updates to the standards are issued every three years. The current 2019 code became effective January 1, 2020.
- The 2019 Building Energy Efficiency Standards is a portion of the CALGreen Code, which expands upon energy efficiency measures from the 2016 Building Energy Efficiency Standards resulting in a seven percent reduction in energy consumption from the 2016 standards for residential structures. Energy reductions relative to previous Building Energy Efficiency Standards would be achieved through various regulations including requirements for the use of high efficacy lighting, improved water heating system efficiency, and high-performance attics and walls.



One of the improvements included within the 2019 Building Energy Efficiency Standards is the requirement that certain residential developments, including some single-family and low-rise residential developments, include on-site solar energy systems capable of producing 100 percent of the electricity demanded by the residences. Certain residential developments, including developments that are subject to substantial shading, rendering the use of on-site solar photovoltaic systems infeasible, are exempted from the foregoing requirement; however, such developments are subject to all other applicable portions of the 2019 Building Energy Efficiency Standards. Once rooftop solar electricity generation is factored in, homes built under the 2019 standards will use approximately 53 percent less energy than those under the 2016 standards.

- PG&E offers a variety of energy conservation services for residents and provides several other energy assistance programs for lower-income households. These programs include the Low Income Home Energy Assistance Program (LIHEAP) and the Energy Savings Assistance Program. LIHEAP is a federally subsidized program that helps provides one-time financial assistance to low-income residents struggling to pay their energy bills and provides home weatherization services that helps residents to lower their energy costs. The Energy Savings Assistance Program provides home energy assessments for low-income Californians and provides energy updates, such as refrigerator or furnace replacements, energy-efficient lightbulbs, caulking, or low-flow showerheads. PG&E also offers rebates for energy-efficient home appliances (such as heating and cooling equipment or appliances) and remodeling for customers at all income levels and housing types.

Infrastructure and Environmental Constraints

Land available for development, if constrained by environmental conditions or in need of infrastructure improvements, may not be appropriate for the development of housing if these issues cannot be addressed within the timeframe covered by the housing element. Housing sites must have adequate water and sewer services, and have appropriate site access improvements.

Environmental conditions can also pose constraints on development. Factors including proximity to earthquake fault zones, flood zones, and contaminated soils, among others, can limit areas where housing is appropriate.

The following discussion examines the environmental and infrastructure constraints present in the city, and the means by which these constraints are mitigated.

Water Supply

Wheatland provides water to city users from groundwater supplies within the South Yuba Sub-basin which lies within the Sacramento Valley Groundwater Basin. The South Yuba Sub-basin is bounded on the north by the Yuba River, which separates the South Yuba Sub-basin from the North Yuba Subbasin, on the west by the Feather River, on the south by the Bear River, and on the east by the Sierra Nevada. The sub-



basin encompasses approximately 107,000 acres with a surface area of approximately 89,000 acres (138 square miles). The average annual precipitation in the sub-basin is 20 to 24 inches. Available capacity of groundwater needed for buildout of the Wheatland General Plan currently exists and is not identified as a constraint for development.

Wastewater

The Public Works Department operates the City's sanitary sewer collection and Wastewater Treatment Plant (WWTP) system. The WWTP is situated on a 2.1-acre parcel at the southern edge of the community adjacent to the Bear River levee, with an area on the south side of the levee for infiltration of treated water. The WWTP was originally constructed in 1969 and was upgraded in 1990 and 2008. The plant consists of a headworks facility with sewage combination grinder/screen/screenings compactor unit, an oxidation ditch, a secondary clarifier, an effluent pump station, a return-activated-sludge (RAS) and waste-activated-sludge (WAS) pump station, an aerated sludge storage basin and three sludge drying beds. In 2004 CH₂MHill concluded that the capacity of the WWTP was limited by the organic load treatment capacity.

Improvements to the WWTP in 2008 included a new grinder/screen/screenings compactor unit, new oxidation ditch disc aerators, new RAS, WAS and effluent pumps, and a new supervisor-control-data-acquisition (SCADA) system. However, the improvements in 2008 did not increase the capacity of the facility.

Waste Discharge Requirements (WDRs) issued by the California Regional Water Quality Control Board-Central Valley Region (RWQCB) permit the WWTP to discharge an average dry weather flow (ADWF) of 0.62 mgd. The WWTP currently discharges treated wastewater to percolation and evaporation ponds located within the Bear River floodplain. RWQCB staff has indicated that the future WDRs would unlikely permit the continued use of these basins unless (1) the elevations of levees surrounding the basins are raised above the 100-year flood elevation; and (2) the City demonstrates that hydraulic connection does not exist between the infiltration basins and the Bear River. A review of data obtained from monitoring wells near the existing infiltration basins indicates that such a hydraulic separation could exist.

As mentioned above, the existing WWTP has a permitted design treatment capacity of 0.62 mgd ADWF. The ADWF for the existing WWTP for 2008-2009 was 0.29 mgd; therefore, the existing WWTP is adequate to meet the current demands of the City. However, the current capacity of 0.62 mgd ADWF is not adequate to meet the WWTP demands within the existing city limits when full buildout occurs, which includes serving the Heritage Oaks Estates, Jones Ranch, and the Johnson Rancho and Hop Farm Projects should these projects ultimately be constructed. According to the Wheatland General Plan Update Sewer Collection System Master Plan, prepared by TLA Engineers and updated by Au Clair Consulting for the Johnson Rancho and Hop Farm Annexation Project in May 2010, the projected ADWF from the entire city limits, including the recently annexed Johnson Rancho and Hop Farm Project, is 8.98 mgd.

As a result, in order for adequate wastewater service to be provided for buildout of the entire city, either a new WWTP would need to be constructed or the existing WWTP



would need to be improved. However, in accordance with the requirements of State Law SB 1087, the city would give priority in the sewer connection pool to affordable housing development projects. The city, upon adoption of the Housing Element would coordinate with service providers to establish written procedures to make sewer and water connections available to affordable housing projects on a priority basis. Further, this housing element would be forwarded to the wastewater treatment manager, upon adoption by the city. It should be noted that with the city's conservation measures, the current ADWF for the existing WWTP has been reduced, which allows for additional capacity to meet the city's RHNA. The city will continue implementing conservation measures to allow for increased capacity and to give affordable housing development projects priority for services.

The City of Wheatland has sufficient water supply and wastewater conveyance and wastewater treatment capacity for the 6th Cycle Regional Housing Needs.

Environmental Constraints

The Background Report prepared for the City's General Plan Update in 2006 did not identify any major environmental constraints that could prevent housing development in Wheatland. Any subsequent potential environmental constraints would be mitigated, and therefore, environmental constraints are not a factor for residential development in Wheatland.



Chapter 4

Housing Resources

This chapter addresses the resources available for the development, improvement, and preservation of housing in Wheatland. This includes:

- An evaluation of Wheatland’s Regional Housing Needs Allocation.
- A sites inventory and analysis, which is an inventory of land suitable for residential development.
- A summary of potential infrastructure and environmental constraints to residential development.
- An overview of financial and administrative means for developing and implementing city housing programs.

A. Regional Housing Needs Allocation



California law requires the California Department of Housing and Community Development (HCD) to project statewide housing needs and allocate the need to each region in the state. After consulting with the Sacramento Area Council of Governments (SACOG), HCD provides the regional need to SACOG, which then distributes the Regional Housing Needs Allocation (RHNA) to the six-counties and 22 cities within the Sacramento Region, SACOG

allocates housing production goals for the counties and cities based on their share of the region’s population and employment growth. The projected housing needs in the RHNA are categorized by income based on the standards of very low-, low-, moderate- and above moderate-income households established by the US Department of Housing and Urban Development (HUD) (California Health and Safety Code Section 50079.5). The following sections describe the RHNA for the current 2021–2029 (sixth) RHNA cycle.

2021–2029 Regional Housing Needs Allocation

The time frame that units can be counted towards the RHNA is October 31, 2021 to October 31, 2029. The city’s RHNA for the 2021–2029 projection period (499 units) is shown in Table 4- 1.



**Table 4- 1
Regional Housing Needs Allocation Progress 2021-2029**

	Income Category					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
2021-2029 RHNA	52 ¹	53	64	98	232	499
Building Permits/Units Constructed	0	0	0	0	0	0
ADUs Permitted	0	0	0	1	0	2
Vacant Land Inventory	75	75	150	550		850
ADU Potential ²	0	0	22	23		45
2014–2019 RHNA Surplus	0	0	0	0	0	0

Source: SACOG 2021

¹ The extremely low-income allocation is assumed to be 52 based on the HCD-accepted methodology of assuming 50 percent of the very low-income allocation for households of extremely low income. As such, the total number of units does not include the addition of the extremely low-income category as it is included in the number of very low-income units.

² According to HCD guidance, the nine remaining years of the projection period/RHNA cycle can be projected at five times the average past ADU approval performance. Past performance was an average of 1.0 ADUs approved annually.

B. Sites Inventory and Analysis

Local governments can employ a variety of development strategies to meet their RHNA housing production goals, as established in California Government Code Section 65583(c)(1)). In addition to identifying vacant or underutilized land resources, local governments can address a portion of their adequate sites requirement through the provision of ADUs. This section summarizes units permitted, the vacant land inventory, and ADU potential.

Vacant Land Inventory

State law governing the preparation of housing elements emphasizes the importance of an adequate land supply by requiring that each housing element “identify adequate sites... to facilitate and encourage the development of a variety of types of housing for all income levels” (Government Code Section 65583(c)(1)). If an adequate supply of new housing is to be provided, enough land must be zoned to allow for the construction of a variety of housing at densities that will satisfy the objectives of the housing element. The land must also have access to appropriate public services, such as water, sewer, storm drainage, and roads. The current vacant land inventory (see Table 4- 2) identifies the potential for 1,466 units. 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 1,466 residential units. Most of these sites are expected to accommodate above moderate-income households. A map showing the locations of vacant sites can be found in Appendix A, and a detailed land inventory table can be found in Appendix B.

Table 4- 2 City of Wheatland: Vacant Land Sites Summary			
Zone	Number of Parcels	Acres	Realistic Unit Capacity¹
Low or Medium Density Vacant Parcels			
RE	0	0	0
R-1	7	49.14	196
R-2	0	0	0
Low- or Medium-Density Subtotal	7	49.14	196
Vacant Parcels Suitable for Moderate-Income Units			
RE	0	0	0
R-1	7	49.14	196
R-2	0	0	0
Moderate-Income Subtotal	7	49.14	196
High-Density Vacant Parcels			
R-3	5	32.59	651
C-1	0	0	0
C-2	1	0.32	6
C-3	10	30.69	613
High-Density Subtotal	16	63.6	1,270
Totals	23	112.74	1,466
Note: 1. Realistic Unit Capacity was estimated with 20 dwelling units per acre (du/ac) for R-3 zoning and 4 du/ac for R-1 zoning. Source: City of Wheatland, 2021.			

Vacant parcels listed in Table 4- 2 are in zones allowing residential uses and are clear of environmental constraints that preclude development. Development potential was determined in concert with the city's knowledge of the sites.

In addition, to the vacant land identified in Table 4- 2 above, the City of Wheatland includes over 4,000 acres of vacant land, known as the Johnson Rancho and Hop Farm area. The Johnson Rancho and Hop Farm properties include approved General Plan land uses, rezoning of Planned Development (PD), and Stage One design guidelines, which contains 30 acres of high-density designated lands (density consistent with R-3 zoning) and 500 mixed-use units. The remainder of the Johnson Rancho and Hop Farm area includes up to 13,330 single-family unit development potential, 131 acres of commercial, 274 acres of employment generating uses, schools, civic center, parks, and open space. The majority of the Johnson Rancho and Hop



Farm properties are not expected to develop within the current 2021–2029 planning period.

Accessory Dwelling Unit Potential

The City of Wheatland has approved one accessory dwelling unit (ADU) in 2021. Using this historical average and guidance provided by HCD, it is estimated that 45 ADUs could be permitted before December 31, 2029. This estimation takes into consideration historical trends as well as the increased permissiveness of state law regarding ADUs. Based on the size of typical ADUs and rents in Wheatland, the city estimates that this type of unit is most likely to be affordable to moderate- and low-income households. Based on an ADU study conducted by the University of California (UC) Berkeley's Center for Community Innovation (Chapple et al. 2017), 40 percent of ADUs are typically rented to family members or friends at either no cost or below market rate rental rates. Based on the Chapple industry research, of the 45 ADUs projected to be built in the City of Wheatland between 2020 and 2029, 22 (49 percent) are anticipated to be affordable to low-income households, and 23 (51 percent) will be affordable to moderate-income households.

The Wheatland ADU regulations encourage ADUs and allow flexibility in their development. The regulations may assist homeowners in purchasing a home, provide security for people living alone, provide quarters for relatives, make more efficient use of infrastructure, increase the diversity of people living in neighborhoods, and offer an opportunity for low- and moderate-income renters. The City of Wheatland last updated their regulations for ADUs in 2021.

Realistic Capacity

The City of Wheatland currently allows a maximum density of 30 du/ac for all multi-family development. The City of Wheatland is currently processing two affordable housing projects in the city, which both have approximately 16 du/ac. The senior housing project and the majority of the family housing project consist of two-story apartment units. The R-3 zoning district allows up to three-story construction. As a result, the element assumes a realistic capacity of 16 units per acre for R3 and multifamily zones sites. Regarding lower density zoned sites (e.g., R1, PD/LDR and PD/LDMR), the element assumes approximately 75 to 83 percent of maximum allowable densities, accounting for land use controls and site improvements and recent approved and typically built single family developments.

C. Infrastructure and Environmental Constraints

Land available for development, if constrained by environmental conditions or in need of infrastructure improvements, may not be appropriate for the development of housing if these issues cannot be addressed within the timeframe covered by the Housing Element. Housing sites must have adequate water and sewer services, and have appropriate site access improvements.



Environmental conditions can also pose constraints on development. Factors including proximity to earthquake fault zones, flood zones, and contaminated soils, among others, can limit areas where housing is appropriate.

The following discussion examines the environmental and infrastructure constraints present in the city, and the means by which these constraints are mitigated.

Infrastructure Analysis

Infrastructure adds to the cost of new construction (e.g., major and local streets, water and sewer lines, and street lighting). In most cases, these improvements are dedicated to the city, which is then responsible for their maintenance. Water and sewer service capacity is discussed herein. An analysis of other site improvements is conducted in Chapter 3.

Water Service

The City of Wheatland Public Works Department operates the city's water system. The city's water source is entirely from groundwater. From 2001-2003 the city used USDA Rural Development loan and grant funds to upgrade the total water system including wells, water main replacements, water services, installation of water meters on all services, and construction of a 667,000-gallon water tank and booster pumps. The city's water system also includes one 66,000-gallon elevated storage tank. Wheatland has six municipal well sites that have capacities ranging from 550 to 800 gallons per minute (gpm) with a total capacity of approximately 4245 gpm. While the city does have capacity to provide service to buildout within the existing city limits, it does not include capacity for additional land annexed to the city. However, Chapter 5 of the Wheatland General Plan includes specific goals and policies to ensure safe and reliable water supply sufficient to meet the future needs of the city. Should a water shortage become imminent, the city will comply with State law (SB 1087) requiring a priority permit allocation system for lower-income housing.

The City of Wheatland has sufficient water supply for the 6th Cycle Regional Housing Needs.

Wastewater

The Public Works Department operates the city's sanitary sewer collection and Wastewater Treatment Plant (WWTP) system. The WWTP is situated on a 2.1-acre parcel at the southern edge of the community adjacent to the Bear River levee, with an area on the south side of the levee for infiltration of treated water. The WWTP was originally constructed in 1969 and was upgraded in 1990 and 2008. The plant consists of a headworks facility with sewage combination grinder/screen/screenings compactor unit, an oxidation ditch, a secondary clarifier, an effluent pump station, a return-activated-sludge (RAS) and waste-activated-sludge (WAS) pump station, an aerated sludge storage basin and three sludge drying beds. In 2004 CH2MHill concluded that the capacity of the WWTP was limited by the organic load treatment capacity.



Improvements to the WWTP in 2008 included a new grinder/screen/screenings compactor unit, new oxidation ditch disc aerators, new RAS, WAS and effluent pumps, and a new supervisor-control-data-acquisition (SCADA) system. However, the improvements in 2008 did not increase the capacity of the facility.

Waste Discharge Requirements (WDRs) issued by the California Regional Water Quality Control Board-Central Valley Region (RWQCB) permit the WWTP to discharge an average dry weather flow (ADWF) of 0.62 mgd. The WWTP currently discharges treated wastewater to percolation and evaporation ponds located within the Bear River floodplain. RWQCB staff has indicated that the future WDRs would unlikely permit the continued use of these basins unless (1) the elevations of levees surrounding the basins are raised above the 100-year flood elevation; and (2) the city demonstrates that hydraulic connection does not exist between the infiltration basins and the Bear River. A review of data obtained from monitoring wells near the existing infiltration basins indicates that such a hydraulic separation could exist.

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As a result, in order for adequate wastewater service to be provided for buildout of the entire city, either a new WWTP would need to be constructed or the existing WWTP would need to be improved. However, in accordance with the requirements of State Law SB 1087, the city would give priority in the sewer connection pool to affordable housing development projects. The city, upon adoption of the Housing Element would coordinate with service providers to establish written procedures to make sewer and water connections available to affordable housing projects on a priority basis. Further, this Housing Element would be forwarded to the wastewater treatment manager, upon adoption by the city. It should be noted that with the city's conservation measures, the current ADWF for the existing WWTP has been reduced, which allows for additional capacity to meet the city's RHNA. The city will continue implementing conservation measures to allow for increased capacity and to give affordable housing development projects priority for services.

The City of Wheatland has sufficient wastewater conveyance and wastewater treatment capacity for the 6th Cycle Regional Housing Needs.



Dry Utilities

Dry utility service, including electrical service and internet, are available on all of the parcels in the city's land inventory.

Environmental Issues

Environmental constraints to residential development typically relate to unsuitable soils, sensitive biological resources and wildlife, topographic constraints, the potential for natural hazards, and the presence of hazardous wastes or other factors. This section analyzes the potential for natural and man-made hazards.

The topography in Wheatland slopes gently to the west, although the land appears essentially flat. The city's elevation is 87 feet above mean sea level. The General Plan Study Area falls between the Bear River on the South and Dry Creek on the north. Grasshopper Slough meanders through the central part of the study area. The bottomlands along the Bear River, Dry Creek, and Grasshopper Slough are depositional lands, and are especially fertile due to continual flooding. As a result, the City of Wheatland and surrounding area are used primarily for agriculture, with over 90 percent of the city's Study Area being designated for agricultural uses. Historically, Dry Creek and Grasshopper Slough were reported to be miles wide and the adjacent country was flooded to a depth of from one to four feet. In extreme instances, the downtown area of Wheatland was flooded, but usually floodwaters did not inundate the town.

Flooding continues to present the most serious and pervasive physical constraint to development in the Study Area. As part of flood control, the U.S. Army Corps of Engineers improved levees along the Bear River and Dry Creek and flows were diverted out of Grasshopper Slough into Dry Creek. Land areas subject to hazards associated with flooding are designated by a Floodway (F-W) or Floodplain Combining District (F-D). However, currently no land within the city is classified as F-W or F-P. Most of the land identified as being in a 100-year floodplain or 100-year floodway is located on the outskirts of the study area in rural agricultural areas. New projects which are located within potential flood hazard areas are subject to Federal Emergency Management Agency (FEMA) regulations.

As stated above, the General Plan study area primarily consists of agricultural uses, which includes mainly orchard and row crop cultivation as well as limited areas open to cattle grazing and pastureland. A variety of land uses are currently designated in areas where past and present agriculture practices within the study area may have resulted in soil contamination, especially in areas of pesticide storage and crop-dusting strips. Agricultural uses may have included the use of fungicides, pesticides, and pre-emergent chemicals. The fungicides and pesticides/insecticides would have been applied to the trees, while the preemergents are applied to grasses and weeds prior to their spread. The chemicals typically used over the last 15 to 20 years break down shortly after application. However, long-term use of the Wheatland area for similar agricultural purposes could leave residue chemicals in the soil. Toxicological studies indicate that



persistent pesticides/herbicides have long half-lives in soil. However, the soil must be ingested to significantly expose an individual to the associated chemical hazards. Although the chemicals are considered persistent over long periods of time, their concentrations degrade over time, rendering them less hazardous. Preliminary site assessments, appropriate clean-up action, and remediation measures would help prevent any risk of developing residential uses on contaminated lands.

D. Financial and Administrative Resources

Developing affordable housing often requires access to local, state, and federal funding, as well as organizations with the expertise to build and manage affordable housing. The following financial and administrative resources are available for affordable housing development and conservation in Wheatland.

Financing Resources

State Funding Sources and Information

Wheatland has access to a variety of existing and potential funding sources available for affordable housing activities. Potential funding sources from state programs are presented in Table 4- 3, and those most likely to be used by the city are described in greater detail in the following sections. Adoption and certification of a jurisdiction's housing element is required for many State funding sources.

Home Investment Partnership Program (HOME)

The HOME Program was created under Title II of the Cranston-Gonzales National Affordable Housing Act enacted on November 28, 1990. The HOME Program helps to expand the supply of decent, affordable housing for Low and Very Low income families by providing grants to States and local governments. This money can be used to acquire property, construct new housing for rent or homeownership, rehabilitate rental or owner-occupied housing, improve sites for HOME-assisted development or demolish dilapidated housing on such sites, pay relocation costs for households displaced by HOME activities, provide financing assistance to Low income homeowners and new homebuyers for home purchase or rehabilitation, provide tenant-based rental assistance or help with security deposits to Low income renters, meet HOME program planning and administration expenses to take a more regional, collaborative approach to meeting their affordable housing needs.



Table 4- 3
State Program Funding Sources

<ul style="list-style-type: none"> - CalHome Program - California Housing Finance Agency (CalHFA) Tax Exempt Permanent Loan Program - CalHFA FHA Loan Program - California Self-Help Housing Program - Caltrans Surplus Land Priority Sale - DOE Energy Weatherization Assistance Program - DWR Surplus Property Sale - Emergency Housing and Assistance Program Capital Development - Emergency Housing and Assistance Program Operating Facility Grants - Family Housing Demonstration Program (FHDP) - Federal Emergency Solutions Grant Program - HOME Investment Partnerships Program - Farmworker Housing Assistance Program - Farmworker Housing Grant Program - Joe Serna, Jr., Farmworker Housing Grant Program - Low Income Home Energy Assistance Program (LIHEAP) 	<ul style="list-style-type: none"> - Low Income Housing Fund Loan Packaging Program - Low Income Housing Fund Mortgage Banking Pools - Low Income Housing Tax Credit Program - Mobile Home Park Resident Ownership Program - Multifamily Housing Program - Office of Migrant Services - Predevelopment Loan Program - State CDBG Program Economic Development Allocation, Over the Counter Component - State CDBG Program Economic Development Allocation, Enterprise Fund Component - State CDBG Program General, Native American, and Colonias Allocations - State CDBG Planning/Technical Assistance - State Housing Assistance Council Rural Seed Money Loan Programs - Tax-Exempt Private Activiey Bond Program
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Source: California Department of Housing and Community Development, 2021.

Community Development Block Grant (CDBG)

Since 2004, the city has not received any additional Community Development CDBG grant funding. The city may apply for future CDBG funds for housing rehabilitation activities.

Low Income Housing Tax Credit Program (LIHTC)

The LIHTC Program provides for federal and state tax credits for private and non-profit developers and investors who agree to set aside all or an established percentage of their rental units for households at or below 60 percent of AMI for 55 years. These tax credits may also be utilized on rehabilitation projects, contributing to the preservation program.

Administrative Resources

Described below are public and nonprofit agencies that have been involved or are interested in housing activities in Wheatland. These agencies play important roles in meeting the housing needs of the community. In particular, they are or can be involved in the improvement of the housing stock, expansion of affordable housing



opportunities, preservation of existing affordable housing, and/or provision of housing assistance to households in need.

Habitat for Humanity Yuba/Sutter

Habitat for Humanity is a nonprofit, faith-based organization dedicated to building affordable housing and rehabilitating homes for lower-income families. Habitat for Humanity builds and repairs homes with the help of volunteers and partner families. Habitat homes are sold to partner families at no profit with affordable, no-interest loans. Volunteers, churches, businesses, and other groups provide most of the labor for the homes. Government agencies or individuals typically donate land for new homes. Habitat has completed homes in nearby jurisdiction in Yuba County, and Wheatland is working on identifying potential sites within the City for Habitat.

Mercy Housing California (MHC)

MHC is a nonprofit developer that develops affordable housing for families, seniors, formerly homeless persons, individuals with HIV/AIDS, and persons with chronic mental illnesses and physical impairments. With the assistance of public and private funding, MHC builds housing to meet community needs. The types of housing developed include multi-unit rental apartments and single-family homes, single-room occupancy apartments for formerly homeless adults, and handicapped-accessible units for individuals with physical impairments. MHC was involved in the development of Sunset Valley Duplexes in Wheatland. The Sunset Valley Duplexes project includes 88 units, which was recently rehabbed.

Regional Housing Authority

The Regional Housing Authority oversees Yuba, Sutter, Colusa, and Nevada Counties with one waitlist for housing vouchers (Section 8). According to an Occupancy Manager for the Voucher Program at the Regional Housing Authority, as of January 2021 the waitlist is closed. The waitlist is not sorted by current place of residence, so it is impossible to know how many current Wheatland residents are on it. There are 1,751 total vouchers for Yuba, Sutter, Colusa, and Nevada Counties. The Housing Authority does not allocate a specific number of vouchers per county. As of January 2021, 655 vouchers were in use throughout Yuba County. The City of Wheatland is currently working with the Regional Housing Authority on two affordable housing projects. The First Street Senior Housing Project consists of a 32-unit age restricted housing development with a 2,213-square-foot community building, and additional site amenities. The Bear Ridge Family Apartments Project will consist of two phases, the first phase consists of a 48-unit family affordable housing development with a 2,734-square-foot community building and additional site amenities.

Chapter 5

Review of the Previous Housing Element



As part of the housing element update, cities must review the progress and efficacy of existing housing goals, policies, and programs. Wheatland's 2017–2021 Housing Element considered conditions and constraints and set strategies to accommodate the City's share of the region's housing production goals. This chapter summarizes the City's progress in achieving the housing goals established in the 2017–2021 Housing Element.

Table 5- 1 shows the Regional Housing Needs Allocation (RHNA) for the 2013–2021 Housing Element, which had an RHNA cycle between January 1, 2013 and October 31, 2021.

Table 5- 1 Regional Housing Needs Allocation for Wheatland (2013-2021)	
Income Level	2013-2021
Very Low	109
Low	76
Moderate	90
Above Moderate	208
Total	483
Source: SACOG 2013-2021 RHNA – Final Allocations.	

Review of Special Needs Programs

Government Code Section 65588 requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community's special housing needs (e.g., low income households, elderly, persons with disabilities, large households, female headed households, farmworkers, and persons experiencing homelessness). Given Wheatland's limited financial, staff, and land resources, the city has made good progress in addressing much of its affordable housing needs and accommodating its share of regional housing needs under the



Review of the Previous Housing Element

SACOG Regional Housing Needs Plan. The City of Wheatland has worked diligently to continuously promote housing for special needs groups in a variety of ways by:

- Continue to address the challenges of providing housing on small, infill sites, and underutilized properties.
- Assisting **low income and elderly residents** that apply for Section 8 rental assistance;
- Amending the Zoning Code to permit single resident occupancy type-units (SROs), emergency shelters, and residential care facilities, thereby expanding housing opportunities for **low- and extremely low-income households** and **persons experiencing homelessness** seeking shelter;
- Adoption of an Accessory Dwelling Unit Ordinance to allow for the development of a unique housing option well-suited to meet the needs of the City's **lower-income and elderly populations**;
- Continuing to support and provide resources for individual homeowners requesting exemptions to zoning and development standards in order to accommodate a disability thereby assisting **persons with disabilities**.
- Affirmatively further fair housing and access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

The City of Wheatland has considered the cumulative efforts to address special needs housing and finds that the City's existing programs to address the community's special housing needs continues to be relevant and will be continued in the next planning period.

City of Wheatland staff has determined that a majority of the goals, policies, and implementation measures in the 2017-2021 Housing Element are appropriate and effective in providing sound housing and community development planning on a regional basis and for the City of Wheatland. The City's affordable housing programs continue to utilize as many affordable housing tools as possible to help meet the goals it has established.

Unless otherwise specified, any program not implemented will continue to be an important potential source for affordable housing assistance and will remain in the Housing Element for possible future use. These programs may be implemented if the need for the program exists and sufficient resources are available. Table 5- 2 describes the programs contained within the existing element. The objective of each program is identified, and the progress of each program is evaluated. Based on the results and the requirements of State law (Government Code 65583(c)(1) through 65583(c)(6)(d)), modifications, continuation, or deletion are recommended for each program.



Table 5-2
Review of Previous Housing Element Programs

Housing Program	Progress	Continue/ Modify/Delete
Goal 1 – Provide for the City’s regional share of new housing for all income groups.		
<p>Program 1:</p> <p>Within one year after HCD certification of the Housing Element, the City shall amend its Zoning Ordinance to provide for affordable housing density bonuses consistent with State law.</p> <p>Responsibility: Planning Commission/City Council</p> <p>Time Frame: 2020</p> <p>Objective: Estimated to contribute to approximately 20 additional affordable housing units constructed in the planning period.</p> <p>Corresponding Policies: 1-1, 1-2, 1-3, 1-4</p>	<p>Complete – On July 7, 2021, the Wheatland City Council adopted the City’s Density Bonus Ordinance.</p>	<p>Delete</p>
<p>Program 2:</p> <p>Within one year after HCD certification of the Housing Element, the City shall amend its General Plan to modify the High-Density Residential Land Use Designation to allow a density range of 8.1 du/ac to a maximum of 30 du/ac, an increase from 8.1 du/ac to a 16 du/ac.</p> <p>Responsibility: Planning Commission/City Council</p> <p>Time Frame: 2020</p> <p>Objective: Estimated to contribute to approximately 35 additional affordable housing units constructed in the planning period.</p>	<p>Complete – On April 28, 2020, the Wheatland City Council adopted a General Plan Amendment to increase the allowed density for the High-Density Residential Land Use Designation from 16 du/ac to a maximum of 30 du/ac.</p>	<p>Delete</p>



Table 5-2
Review of Previous Housing Element Programs

Housing Program	Progress	Continue/ Modify/Delete
Corresponding Policies: 1-1, 1-2, 1-3, 1-4 Program 3: Within one year after HCD certification of the Housing Element, the City shall amend its Zoning Ordinance to allow a maximum dwelling unit per acre (du/ac) increase from 18 du/ac to a maximum of 30 du/ac in the Multi-Family Residential Zoning District (R-3). Responsibility: Planning Commission/City Council Time Frame: 2020 Objective: Estimated to contribute to approximately 35 additional affordable housing units constructed in the planning period. Corresponding Policies: 1-1, 1-2, 1-3, 1-4	Complete – On May 12, 2020, the Wheatland City Council adopted an Ordinance to increase the allowed density for the Multi-Family Residential Zoning District from 18 du/ac to a maximum of 30 du/ac.	Delete
Program 4: Within one year after HCD certification of the Housing Element, the City shall amend its Zoning Ordinance to create an overlay district, which would permit emergency shelters without a conditional use permit or other discretionary action in accordance with SB 745. This amendment shall identify sufficient capacity to accommodate the need for transitional supportive housing for at a minimum, the 2.24-acre property identified as Site A (APN 015-500-018-00), subject to review and approval from the Wheatland City Council. Responsibility: Planning Commission/City Council Time Frame: 2020	Complete – On May 12, 2020, the Wheatland City Council adopted the Emergency Shelter Overlay Ordinance.	Delete



Table 5-2
Review of Previous Housing Element Programs

Housing Program	Progress	Continue/ Modify/Delete
Objective: Estimated to contribute to approximately 10 affordable housing units constructed in the planning period.		
Corresponding Policies: 1-1, 1-2, 1-3, 1-4		
<p>Program 5:</p> <p>Within one year after HCD certification of the Housing Element, the City shall amend its Zoning Ordinance to permit accessory dwelling units and revise the City's definition of 'family'. The new accessory dwelling unit ordinance and 'family' definition shall be consistent with State law. To the satisfaction of the Wheatland City Council, the definition of family shall be revised to "One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit."</p> <p>Responsibility: Planning Commission/City Council</p> <p>Time Frame: 2020</p> <p>Objective: Estimated to contribute to approximately four (4) additional affordable housing units constructed in the planning period.</p> <p>Corresponding Policies: 1-1, 1-2, 1-3, 1-4</p>	Complete – On July 7, 2021, the Wheatland City Council adopted the City's Accessory Dwelling Unit Ordinance.	Delete
<p>Program 6:</p> <p>The City shall require planning and permit processing fees that do not exceed the reasonable cost of providing the service or impact, and shall consider allowing partial fee waivers and priority to affordable housing developers for Extremely Low, Very Low, Low, or Moderate income households on a case-by-case basis (up to three times a year), to the extent that the partial fee waivers are</p>	Ongoing - On July 28, 2020 the Wheatland City Council approved a resolution adjusting the fees for Planning and Engineering services related to development project application processing. Each development project requires a \$1,000 deposit, then a specific	Modify



Table 5-2
Review of Previous Housing Element Programs

Housing Program	Progress	Continue/ Modify/Delete
<p>not cost-prohibitive to the City.</p> <p>Responsibility: Planning Commission/City Council</p> <p>Time Frame: 2020-2021</p> <p>Objective: Estimated to contribute to approximately 35 affordable housing units constructed in the planning period.</p> <p>Corresponding Policies: 1-1, 1-2, 1-3, 1-4</p>	<p>scope, schedule, and is prepared for each project.</p>	
<p>Program 7:</p> <p>The City shall establish a written policy or procedure and other guidance and amendments to zoning, as appropriate, to permit specified housing types (e.g., multifamily, permanent supportive housing and low barrier navigation centers) without discretionary review consistent with new state laws SB 35 (GC Section 65913.4), AB 2162 (commencing with GC Section 65650 and AB 101 (commencing with GC Section 65660). The City shall also 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>Responsibility: Community Development Department Staff/City Council</p> <p>Time Frame: 2020-2021</p> <p>Objective: Estimated to contribute to approximately 35 affordable housing units constructed in the planning period.</p>	<p>Ongoing – The City of Wheatland continues to expediate the planning process affordable housing projects.</p>	<p>Modify</p>



Table 5-2
Review of Previous Housing Element Programs

Housing Program	Progress	Continue/ Modify/Delete
Corresponding Policies: 1-1, 1-2, 1-3, 1-4		
<p>Program 8:</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>Responsibility: Planning Commission/City Council</p> <p>Time Frame: 2020-2021</p> <p>Objective: Estimated to contribute to approximately five (5) affordable housing units constructed in the planning period.</p> <p>Corresponding Policies: 1-1, 1-2, 1-3, 1-4</p>	<p>Ongoing – The City of Wheatland continues to encourage the use of self-help housing programs to create affordable homeownership opportunities.</p>	<p>Modify</p>
<p>Program 9:</p> <p>The City, upon request, 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.</p> <p>Responsibility: Community Development Department/City Council</p> <p>Time Frame: 2020-2021</p> <p>Objective: Estimated to contribute to approximately 35 affordable housing</p>	<p>Ongoing – The City of Wheatland will continue to work with affordable housing developers to identify potential building sites for affordable housing developers.</p>	<p>Modify</p>



Table 5-2
Review of Previous Housing Element Programs

Housing Program	Progress	Continue/ Modify/Delete
units constructed in the planning period.		
Corresponding Policies: 1-1, 1-2, 1-3, 1-4		
<p>Program 10:</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 present these reports at an annual public hearing held before City Council and shall also send a copy to the California Department of Housing and Community Development (HCD).</p> <p>Responsibility: Community Development Department Staff</p> <p>Time Frame: 2020-2021</p> <p>Objective: Estimated to contribute to approximately 35 affordable housing units constructed in the planning period.</p> <p>Corresponding Policies: 1-1, 1-2, 1-3, 1-4</p>	<p>Ongoing – The City of Wheatland will continue to monitor the progress of meeting the City's housing objectives by preparing and submitting the Annual Progress Reports to HCD and OPR.</p>	<p>Modify</p>
<p>Program 11:</p> <p>The City shall rezone three properties (015-500-008-000, 015-360-001-000, and 015-350-012-000) totaling 21.75 acres to Multi-Family Residential Zoning District (R-3). Each individual site shall range from two to ten acres, have a site capacity of at least 16 dwelling units, and shall be permitted by right, without a</p>	<p>Complete - – On May 12, 2020, the Wheatland City Council adopted an Ordinance rezoning 21.75 acres to the Multi-Family Residential Zoning District.</p>	<p>Delete</p>



Table 5-2
Review of Previous Housing Element Programs

Housing Program	Progress	Continue/ Modify/Delete
<p>discretionary approval, sufficient to meet the City's 4th Cycle (2006-2013) unaccommodated need. For properties that exceed 10 acres, the City will facilitate the parcellation of sites to between two and 10 acres through incentives and other strategies such as streamlined tentative and parcel map process.</p> <p>Responsibility: Planning Commission/City Council</p> <p>Time Frame: 2020</p> <p>Objective: Estimated to contribute to approximately 435 affordable housing units constructed in the planning period.</p> <p>Corresponding Policies: 1-1, 1-2, 1-3, 1-4</p>		
<p>Program 12:</p> <p>The City shall amend the General Plan Land Use Designation Map for three properties (015-500-008-000, 015-360-001-000, and 015-350-012-000) totaling 21.75 acres to High-Density Residential. Each individual site shall range from two to ten acres, have a site capacity of at least 16 dwelling units, and shall be permitted by right, without a discretionary approval, sufficient to meet the City's 4th Cycle (2006-2013) unaccommodated need.</p> <p>Responsibility: Planning Commission/City Council</p> <p>Time Frame: 2020</p> <p>Objective: Estimated to contribute to approximately 435 affordable housing units constructed in the planning period.</p>	<p>Complete – On April 28, 2020, the Wheatland City Council adopted a General Plan Amendment to redesignate 21.75 acres to the High-Density Residential Land Use Designation.</p>	<p>Delete</p>



Table 5-2
Review of Previous Housing Element Programs

Housing Program	Progress	Continue/ Modify/Delete
Corresponding Policies: 1-1, 1-2, 1-3, 1-4		
Goal 2 – Increase/Conserve the supply of existing housing.		
<p>Program 13:</p> <p>The City of Wheatland, upon request, 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>Responsibility: Community Development Department Staff/City Council</p> <p>Funding: CDBG</p> <p>Time Frame: 2020-2021</p> <p>Objective: Estimated to contribute to approximately 20 affordable housing units constructed in the planning period.</p> <p>Corresponding Policies: 2-1, 2-2, 2-3, 2-4, 2-5, 2-6, 2-7, 2-8</p>	<p>Ongoing – On March 23, 2021, the Wheatland City Council gave direction to City staff to prepare an agreement with the Regional Housing Authority for a proposed senior living affordable housing project using HOME funds. The City of Wheatland will continue to work with affordable housing developers to pursue available funding sources for affordable housing developments.</p>	Modify
<p>Program 14:</p> <p>The City shall prepare an online brochure of housing rehabilitation and conservation programs available (i.e., CDBG and HOME) for City residents via the City website. This information shall be available by October 31, 2018.</p>	<p>Ongoing – The City of Wheatland is preparing the online brochure for housing rehabilitation and conservation programs.</p>	Modify



Table 5-2
Review of Previous Housing Element Programs

Housing Program	Progress	Continue/ Modify/Delete
<p>Responsibility: Community Development Department Staff</p> <p>Time Frame: 2020-2021</p> <p>Objective: Estimated to contribute to approximately 10 affordable housing units constructed in the planning period.</p> <p>Corresponding Policies: 2-1, 2-2, 2-3, 2-4, 2-5, 2-6, 2-7, 2-8</p>		
<p>Program 15: Within one year after HCD certification of the Housing Element, the City shall consider an Abatement Ordinance that authorizes the City to initiate appropriate action against owners of properties with severe code violations. A component of this Ordinance may include a case-by-case removal of dilapidated dwellings. Another component of this Ordinance could require the property owners to pay for the costs of abatement. If determined, within one year after the determination, the City shall amend its Zoning Ordinance to include the revised Abatement Ordinance.</p> <p>Responsibility: Community Development Department Staff</p> <p>Time Frame: 2020</p> <p>Objective: Estimated to contribute to approximately five (5) affordable housing units constructed in the planning period.</p> <p>Corresponding Policies: 2-1, 2-2, 2-3, 2-4, 2-5, 2-6, 2-7, 2-8</p>	Complete – The City of Wheatland considered and chose not to adopt an Abatement Ordinance.	Delete
<p>Program 16:</p>	Ongoing – The City of Wheatland will continue to implement and require water	Modify



Table 5-2
Review of Previous Housing Element Programs

Housing Program	Progress	Continue/ Modify/Delete
<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>Responsibility: Community Development Department Staff</p> <p>Time Frame: 2020-2021</p> <p>Objective: Estimated to contribute to approximately 435 affordable housing units constructed in the planning period.</p> <p>Corresponding Policies: 2-1, 2-2, 2-3, 2-4, 2-5, 2-6, 2-7, 2-8</p>	conservation measures.	
Goal 3 – Meet the special housing needs of homeless persons, seniors, large families, female head of households, disabled persons, and farmworkers.		
<p>Program 17:</p> <p>The City shall advertise services available from public and non-profit organizations that assist disabled individuals and seniors. This information shall be available by October 31, 2018.</p> <p>Responsibility: Community Development Department Staff</p> <p>Time Frame: 2020-2021</p> <p>Objective: Estimated to contribute to 10 additional affordable housing units constructed in the planning period.</p> <p>Corresponding Policies: 3-1, 3-2, 3-3, 3-4, 3-5</p>	Complete – The City of Wheatland will continue to advertise services that assist the special housing needs populations.	Modify



Table 5-2
Review of Previous Housing Element Programs

Housing Program	Progress	Continue/ Modify/Delete
<p>Program 18:</p> <p>Within one year after HCD certification of the Housing Element, the City shall amend its Zoning Ordinance to allow resident facilities (i.e., home child care and group homes) of seven (7) or more units, as a conditional use in R-1 areas as consistent with State law. The City shall continue to allow home day care facilities within the other residential zones as a conditional use. Resident facilities for six or fewer persons shall be permitted by right in all residential zones.</p> <p>Responsibility: Planning Commission/City Council</p> <p>Time Frame: 2020</p> <p>Objective: Estimated to contribute to approximately 10 additional affordable housing units constructed in the planning period.</p> <p>Corresponding Policies: 3-1, 3-2, 3-3, 3-4, 3-5</p>	<p>Not Complete – The City of Wheatland is currently considering an Ordinance to allow residential facilities of seven or more units to be a conditional use in the R-1 Zoning District.</p>	<p>Modify</p>
<p>Program 19:</p> <p>The City shall adopt formal reasonable accommodation procedures and provide literature on universal design, disabled accessibility, and the City's reasonable accommodation procedures on the City's website. This information shall be available by October 31, 2021.</p> <p>Responsibility: Community Development Department/Building Department Staff</p> <p>Time Frame: 2020-2021</p>	<p>Ongoing – The City of Wheatland is currently preparing literature on universal design, accessibility, and reasonable accommodation for the City's website.</p>	<p>Modify</p>



Table 5-2
Review of Previous Housing Element Programs

Housing Program	Progress	Continue/ Modify/Delete
<p>Objective: Estimated to contribute to 10 additional affordable housing units constructed in the planning period.</p> <p>Corresponding Policies: 3-1, 3-2, 3-3, 3-4, 3-5</p>		
<p>Program 20:</p> <p>Within one year after HCD certification of the Housing Element, the City shall amend its Zoning Ordinance to comply with the Employee Housing Act and will support and assist with applications for farmworker housing funding.</p> <p>Responsibility: Community Development Department Staff</p> <p>Time Frame: 2020</p> <p>Objective: Estimated to contribute to 20 additional affordable housing units constructed in the planning period.</p> <p>Corresponding Policies: 3-1, 3-2, 3-3, 3-4, 3-5</p>	<p>Not Complete – The City of Wheatland is currently preparing a Zoning Ordinance to comply with the Employee Housing Act.</p>	<p>Modify</p>



Table 5-2
Review of Previous Housing Element Programs

Housing Program	Progress	Continue/ Modify/Delete
Goal 4 – Ensure equal housing opportunity.		
<p>Program 21:</p> <p>Within one year after HCD certification of the Housing Element, 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. The City shall also contact the local fair housing council to provide fair housing services to the residents and property owners and establish a process 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> <p>Responsibility: Community Development Department Staff</p> <p>Time Frame: 2020-2021</p> <p>Objective: Estimated to contribute to approximately five (5) additional affordable housing units constructed in the planning period.</p> <p>Corresponding Policies: 4-1, 4-2, 4-3, 4-4, 4-5</p>	<p>Ongoing – The City of Wheatland is currently preparing multi-lingual fair housing posters.</p>	<p>Modify</p>
<p>Program 22:</p> <p>Within one year after HCD certification of the Housing Element, 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</p>	<p>Ongoing - The City of Wheatland is currently looking for funding to prepare the AFFH Plan.</p>	<p>Modify</p>



Table 5-2
Review of Previous Housing Element Programs

Housing Program	Progress	Continue/ Modify/Delete
<p>(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>Specific actions will include:</p> <ul style="list-style-type: none">• Provide dedicated staff that investigates fair housing complaints and enforces fair housing laws. In the interim, the City's Housing Project Manager will field complaints and will work with local fair housing groups to further fair housing rights;• Facilitate public education and outreach by creating informational flyers on fair housing that will be made available at public counters, libraries, and on the City's website. City Council meetings will include a fair housing presentation at least once per year;• Actively recruit residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies;• Ensure environmental hazards are not disproportionately concentrated in low-income communities of color;• Develop a proactive code enforcement program that holds property owners accountable and proactively plans for resident relocation, when necessary; and• Provide education to the community on the importance of completing Census questionnaires. <p>Responsibility: Community Development Department Staff</p> <p>Time Frame: 2020-2021</p> <p>Objective: Create an AFFH Plan that takes meaningful actions to combat discrimination, overcome patterns of segregation, and foster inclusive communities free from barriers.</p>		



Table 5-2
Review of Previous Housing Element Programs

Housing Program	Progress	Continue/ Modify/Delete
Corresponding Policies: 4-1, 4-2, 4-3, 4-4, 4-5		
<p>Program 23:</p> <p>Within one year after HCD certification of the Housing Element, the City shall annually meet and encourage local builders to include equal housing opportunity references in their advertising.</p> <p>Responsibility: Community Development Department Staff</p> <p>Time Frame: 2020-2021</p> <p>Objective: Estimated to contribute to approximately five (5) additional affordable housing units constructed in the planning period.</p> <p>Corresponding Policies: 4-1, 4-2, 4-3, 4-4, 4-5</p>	Ongoing – The City of Wheatland will continue to meet with and encourage local builders to include equal housing opportunities in their advertising.	Modify
Goal 5 – Provide safe, adequate shelter for all residents		
<p>Program 24:</p> <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> <p>Responsibility: Community Development Department Staff</p>	Ongoing – The City of Wheatland currently provides complaint-based code enforcement services throughout Wheatland.	Modify



Table 5-2
Review of Previous Housing Element Programs

Housing Program	Progress	Continue/ Modify/Delete
<p>Time Frame: 2020-2021</p> <p>Objective: Estimated to contribute to approximately five (5) additional affordable housing units constructed in the planning period.</p> <p>Corresponding Policies: 5-1, 5-2</p>		
<p>Program 25:</p> <p>Within one year after HCD certification of the Housing Element, the City shall consider a Rental Inspection Program to improve the condition of the City's Housing Stock. If determined, within one year after the determination, the City shall adopt a rental Inspection Program.</p> <p>Responsibility: Community Development Department Staff</p> <p>Time Frame: 2020</p> <p>Corresponding Policies: 5-1, 5-2</p>	<p>Complete - The City of Wheatland considered and chose not to implement a Rental Inspection Program in Wheatland.</p>	<p>Delete</p>
<p>Goal 6 - Maintain, preserve and enhance the quality of neighborhoods, encourage neighborhood stability and owner occupancy, and improve neighborhood appearance, function, and sense of community</p>		
<p>Program 26:</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>Responsibility: Community Development Department Staff</p>	<p>Ongoing - The City of Wheatland will continue to require developers to adhere to the guidelines set forth in the adopted City of Wheatland Bikeway Master Plan.</p>	<p>Modify</p>



Table 5-2
Review of Previous Housing Element Programs

Housing Program	Progress	Continue/ Modify/Delete
Time Frame: 2020-2021 Corresponding Policies: 6-1, 6-2, 6-3, 6-4, 6-5, 6-6, 6-7, 6-8		
<p>Program 27:</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 proposed City of Wheatland Community Design Standards establish objective design goals and standards determining the level of architectural design that is required throughout the City. The Community Design Standards are estimated for adoption by December 2017. 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>Responsibility: Community Development Department Staff</p> <p>Time Frame: 2020-2021</p> <p>Corresponding Policies: 6-1, 6-2, 6-3, 6-4, 6-5, 6-6, 6-7, 6-8</p>	Ongoing - The City of Wheatland will continue to require developers to adhere to the guidelines set forth in the adopted City of Wheatland Community Design Standards.	Modify
Goal 7 - Encourage housing that is resource-conserving, healthful, economical to live in, environmentally benign, and recyclable when demolished		
<p>Program 28:</p> <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 – On December 11, 2018, the Wheatland City Council adopted Climate Action Plan for the City of Wheatland. The City of Wheatland will continue to educate planning and building staff on energy conservation issues.	Modify



Table 5-2
Review of Previous Housing Element Programs

Housing Program	Progress	Continue/ Modify/Delete
Responsibility: Community Development Department Staff Time Frame: 2020-2021 Corresponding Policies: 7-1, 7-2, 7-3, 7-4		
Program 29: The City shall provide assurance of long-term solar access for new or remodeled housing and for adjacent properties, consistent with the City of Wheatland Community Design Standards. Responsibility: Community Development Department Staff Time Frame: 2020-2021 Corresponding Policies: 7-1, 7-2, 7-3, 7-4	Ongoing – The City of Wheatland will continue to promote long-term solar access for new or remodeled development.	Modify
Program 30: The City shall promote building materials reuse and recycling in site development and residential construction, consistent with the City of Wheatland Community Design Standards. Responsibility: Community Development Department Staff Time Frame: 2020-2021 Corresponding Policies: 7-1, 7-2, 7-3, 7-4	Ongoing – The City of Wheatland will continue to promote building materials reuse and recycling consistent with the adopted City of Wheatland Community Design Standards.	Modify
Program 31:	Ongoing – The City of Wheatland will continue seeking opportunities for	Modify



Table 5-2
Review of Previous Housing Element Programs

Housing Program	Progress	Continue/ Modify/Delete
<p>Within one year after HCD certification of the Housing Element, the City shall consider participating in financing programs for sustainable home improvements such as solar panels, heating and cooling systems, water conservation and energy efficient windows. If determined, within one year after the determination, the City shall participate in the financing programs for sustainable home improvements.</p> <p>Responsibility: Community Development Department Staff</p> <p>Time Frame: 2020-2021</p> <p>Corresponding Policies: 7-1, 7-2, 7-3, 7-4</p>	<p>financing programs for sustainable home improvements.</p>	



Chapter 6

Goals, Policies, and Programs



This chapter identifies housing goals, policies, and programs for the City of Wheatland. Housing programs define the actions the city will use to enact policies and achieve housing goals. Proposed programs include providing adequate sites for a variety of housing types, density bonus incentives, updates to zoning, minimum densities, maintaining the existing housing stock, housing for special needs groups, funding strategies, strategies for irregular parcels, fair housing, and energy

conservation. In order to make adequate provisions for the housing needs of all economic segments, the city has developed the following goals:

- 1) Provide for the city's regional share of new housing for all income groups;
- 2) Increase/conserve the supply of existing housing;
- 3) Meet the special housing needs and promote housing opportunities for all persons regardless of race, religion, gender, marital status, ancestry, national origin, color, familial status, or disability;
- 4) Maintain, preserve and enhance the quality of neighborhoods, encourage neighborhood stability and owner occupancy, and improve neighborhood appearance, function, and sense of community;

Additionally, the following policies have been developed to complement these goals:

- 1) Provide a range of residential densities in the general plan and zoning codes that permit a variety of housing types, including single-family homes, condominiums, rental apartments, mobile homes, and manufactured housing;
- 2) Encourage residential development of high architectural and physical quality that is compatible with neighboring land uses;
- 3) Maintain an inventory of sites suitable for housing to accommodate the city's share of regional housing needs;
- 4) Seek appropriate private, local, state, and federal funding to implement housing programs for extremely low-, very low-, low-, and moderate-income households;



- 5) Utilize state and federal funds to assist in rehabilitating the existing housing stock;
- 6) Accommodate and promote the development of housing for those with special needs, such as shelters for the homeless; transitional housing; housing for seniors, extremely low-income households, large families, and female-headed households; and housing for persons with physical, developmental, or mental disabilities;
- 7) Promote energy conservation and ensure all new development complies with state law regarding energy use and conservation;
- 8) The city shall require within established neighborhoods that new residential development shall be of a character, size, density, and quality that respects the neighborhood character and maintains the quality of life for existing and future residents;
- 9) The city shall maintain a level of housing code enforcement sufficient to correct unsafe, unsanitary or illegal conditions and to preserve the inventory of safe housing;
- 10) The city shall require the abatement or demolition of substandard housing that is not economically feasible to repair;
- 11) The city shall seek to preserve historic homes and other types of historic residential buildings, districts and unique or landmark neighborhood features;
- 12) The city shall provide referrals for housing and services to homeless persons;
- 13) The city shall promote increased housing opportunities for seniors, large families, female head of households, and disabled persons.
- 14) The city shall encourage developers of rental units to build units for large families;
- 15) The city shall require that housing shall be sited to enhance safety along neighborhood streets and in other public and semi-public areas;
- 16) The city shall encourage the incorporation of child care in residential areas and employment-based land uses to help households with young children;
- 17) The city shall ensure employers within the City comply with the requirements of the Fair Employment and Housing Act;
- 18) The city will undertake educational efforts to ensure that all segments of the population are aware of their rights and responsibilities regarding fair housing;
- 19) The city shall ensure that fair housing practices are applied to all housing offered within the city;
- 20) The city shall encourage the housing industry to comply with fair housing laws and practices;



- 21) The city shall seek to maximize affordable housing opportunities for those who live or work in Wheatland while seeking to balance job growth and housing supply;
- 22) The city shall encourage physical design of neighborhoods and dwellings that promote walking and bicycling and preserve open spaces and views; and
- 23) The city shall prioritize sewer and water rights for multi-family development.

Table 6-1 summarizes the quantified objectives for the development, rehabilitation, and preservation of housing in the community over the 2021–2029 planning period. Programs to achieve these objectives are described in detail on the following pages.

Table 6- 1						
Quantified Objectives for the 2021-2029 Housing Element						
	Income Category					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
Regional Housing Needs Allocation	52	53	64	98	232	499
New Construction Objectives	40	40	120	100	250	550
Housing Preservation Objectives	0	10	20	0	0	30
Housing Rehabilitation Objectives	0	5	10	0	0	15
Source: City of Wheatland 2021.						

- 1) The city has identified a 43-acre property currently zoned Residential Single-Family (APN 015-140-048) as the preferred location for future multi-family development. The city shall subdivide and 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.

Funding Source: General Fund and Grant Funding

Responsibility: Community Development Department

Time Frame: Revision of the Zoning Map by December 31, 2022

Quantified Objective: 200 multi-family residential units

- 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.

Funding Source: General Fund

Responsibility: Community Development Department



Time Frame: Ongoing.

Quantified Objective: 60 multi-family residential units

- 3) 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.

Funding Source: General Fund

Responsibility: Community Development Department

Time Frame: Ongoing.

Quantified Objective: 60 multi-family residential units

- 4) 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.

Funding Source: General Fund

Responsibility: Community Development Department

Time Frame: Ongoing. Meet with housing providers prior to subsequent fiscal year funding cycles for various state and federal programs. Apply for funding or assist nonprofit organizations in applying for funding quarterly between 2021 and 2029, as appropriate. The frequency of applications will be based on the funding cycles for specific state and federal programs, County staff capacity, and the readiness of proposed programs or projects that meet state and federal funding criteria.

Quantified Objective: 20 residential units

- 5) 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.

Funding Source: General Fund and Grant Funding

Responsibility: Community Development Department

Time Frame: Ongoing. Meet with housing providers prior to subsequent fiscal year funding cycles for various state and federal programs. Apply for funding or assist nonprofit organizations in applying for funding quarterly between 2021 and 2029, as



appropriate. The frequency of applications will be based on the funding cycles for specific state and federal programs, County staff capacity, and the readiness of proposed programs or projects that meet state and federal funding criteria.

Quantified Objective: 60 multi-family residential units

- 6) 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, including with development disabilities, and homeless individuals and families.

Funding Source: General Fund and Grant Funding

Responsibility: Community Development Department

Time Frame: Seek funding annually and ongoing

Quantified Objectives: Housing for 10 special needs persons

- 7) 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).

Funding Source: General Fund

Responsibility: Community Development Department

Time Frame: Annually

- 8) 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.

Funding: General Fund

Responsibility: Community Development Department

Time Frame: Ongoing

Quantified Objectives: 40 residential units

- 9) 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.



Funding Source: General Fund

Responsibility: Community Development Department

Time Frame: Ongoing

Quantified Objective: 60 housing units

- 10) 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.

Funding Source: General Fund and Grant Funding

Responsibility: Community Development Department

Time Frame: Ongoing. Apply annually for additional funding from State and federal sources; annually distribute program information during the fall or when new funding becomes available.

Quantified Objective: 25 residential units

- 11) The city shall advertise services available from public and non-profit organizations that assist disabled individuals and seniors.

Funding Source: General Fund

Responsibility: Community Development Department

Time Frame: Ongoing. By December 31, 2022.

- 12) The city shall post all current zoning, development standards, and fees for each parcel, as well as, provide literature on universal design, disabled accessibility, and the city's reasonable accommodation procedures on the city's website.

Funding Source: General Fund

Responsibility: Community Development Department

Time Frame: Ongoing. By December 31, 2022.

- 13) In compliance with State law, the city will review the Zoning Code and amend as necessary to allow all types of group homes in all residential zones without a Conditional Use Permit.

Funding Source: General Fund and Grant Funding

Responsibility: Community Development Department

Time Frame: Zoning Amendment by December 31, 2022



Quantified Objective: 2 residential care facilities

- 14) 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.

Funding Source: General Fund and Grant Funding

Responsibility: Community Development Department

Time Frame: Zoning Amendment by December 31, 2022

Quantified Objective: 24 multi-family residential units

- 15) 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.

Funding Source: General Fund

Responsibility: Wheatland Police Department

Time Frame: Ongoing

Quantified Objective: Rehabilitate 5 residential units

- 16) 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.

Funding Source: General Fund

Responsibility: Community Development Department

Time Frame: Ongoing

- 17) 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.

Funding Source: General Fund



Responsibility: Community Development Department

Time Frame: Ongoing

- 18) 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.

Funding Source: General Fund

Responsibility: Community Development Department

Time Frame: Ongoing

- 19) 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.

Actions that the city will take to affirmatively further fair housing will include:

- Conduct a comprehensive review of the city's Zoning Code to ensure compliance with State and federal fair housing laws. If the city identifies crime-free or nuisance ordinances or programs that result in penalties to landlord and evictions of tenants, the city will remove these to prevent displacement.
- Work with California Rural Legal Assistance on a quarterly basis to track fair housing complaints to enforce fair housing laws.
- Support non-profit organizations in their efforts to combat lending practices that disproportionately impact people in protected classes including race, color, national origin, religion, sex, age, or disability.
- Continue to refer individuals with complaints to California Rural Legal Assistance; assist individuals with this process to file the complaint. The city will continue to designate a point of contact at City Hall for referral information. If a request is made for translation to another language, the city will reach out to Alta Language services (or another organization, as appropriate) for assistance.
- Facilitate public education and outreach by creating informational flyers on fair housing and assistance programs and opportunities that will be made available at the City's public counters, libraries, and on the city's website. Information will be included with utility billing at least once per year. City



Council meetings will include a fair housing presentation at least once per year. The city will provide materials in Spanish and other languages, as requested.

- Encourage multi-family housing near schools and utilize land use, zoning, and development standards to address barriers to housing choices in high opportunity areas such as Accessory Dwelling Unit (ADU) ordinances, minimum lot sizes, and transit availability.
- Develop a targeted program to connect lower-income residents with affordable rental and homeownership opportunities in the city.
- Train staff, elected officials, and appointees on issues of disparity, structural racism, and inequality.
- Be sensitive to potential literacy or language limitations by structuring meetings and outreach in a way that minimizes the need to read materials or write information.
- Develop a proactive code enforcement program that targets areas of concentrated rehabilitation needs, results in repairs, and mitigates potential cost, displacement, and relocation impacts on residents.
- Invest CDBG funding in improving infrastructure and access to opportunity in areas not currently designated as high resource.
- Residents from areas of concentrated poverty to serve on boards, committees, task forces and other local government decision-making bodies.

The city will continue to support the efforts of the Housing Authority in administering the Housing Choice Voucher program. As city resources allow, to enhance housing mobility and access to higher opportunity areas, the city will:

- Conduct outreach to property managers in high resource areas with a low percent of vouchers to provide education on source of income discrimination and voucher programs and to encourage them to accept Section 8 assistance.
- Compile information on organizations that provide pre- and post-move services to voucher holders.
- Continue to collaborate schools to promote a diversity of students and staff to serve lower income students.
- Encourage collaboration between local governments and community land trusts as a mechanism to develop affordable housing in higher-opportunity areas.
- Post information on the city's website, including city-wide affordable rental registries.
- Encourage the development of four or more units in a building.



- Implement accessibility programs with a focus on improving access to housing, transit, public buildings and facilities, sidewalks, pedestrian crossings, and businesses, in particular through the Marysville Bicycle and Pedestrian Improvement Project.

Encourage the Housing Authority to:

- Extend search times for particular groups with housing choice vouchers, such as larger families with children or persons with disabilities.
- Engage in regional cooperation and administration of vouchers (such as through portability and shared waiting lists);

The city will implement the following anti-displacement strategies:

Support non-profit organizations that provide multi-lingual landlord/tenant mediation, foreclosure assistance, or tenant legal counseling services.

Implement replacement requirements in targeted growth areas such as transit stations, transit corridors, job and housing rich areas, downtowns and revitalization areas or policies on sites identified to accommodate the housing needs of lower income households.

Create a rent stabilization program beyond what is required by California Civil Code 1946.2.

Create a just cause eviction program to improve tenant stability beyond what is required by California Civil Code 1946.2.

Funding Source: General Fund and Grant Funding

Responsibility: Community Development Department

Time Frame: Create plan by December 2022 and implement on an ongoing basis.



Goals, Policies, Programs

Action Area	Programs	Specific Comments	Timeline	Geographic Targeting	Metrics
Housing Mobility					
Accessory Dwelling Units	Encourage the development of ADUs in appropriate locations to expand housing opportunities for all income levels and special needs groups.	<ol style="list-style-type: none"> 1. Develop ADU informational materials and 'as built' sample plans to promote the development of ADUs in the city. 2. Monitor the production and affordability of ADUs annually to ensure the city is developing ADUs as projected annually. 	High priority / within 18 months of Housing Element adoption.	Citywide, target marketing and outreach efforts in higher opportunity areas.	Complete ADU informational materials and 'as built' sample plans within 2022. Annually monitor ADUs permitted at the time of the Annual Progress Reports (APRs). Target 20 percent of ADUs in higher opportunity areas.
Public Housing and Rental Assistance	Support Housing Choice Voucher Assistance Program	<ol style="list-style-type: none"> 1. Encourage the Housing Choice Voucher Assistance Program to continue to provide housing choice vouchers and increase voucher usage in higher opportunity areas. 	Low priority / within 36 months of Housing Element adoption.	Increase the number of voucher assistance recipients in higher opportunity areas. Target education and marketing efforts throughout the community with an emphasis on higher opportunity areas.	Increase the number of low-income recipients in receiving voucher assistance in higher opportunity areas.



Goals, Policies, Programs

Action Area	Programs	Specific Comments	Timeline	Geographic Targeting	Metrics
New Opportunities in Higher Opportunity Areas					
Provide Housing Opportunities in Higher Opportunity Areas for all Members of the Community	Provide government incentives to promote creative private and public-sector housing products, particularly for lower income households and all special needs groups.	<ol style="list-style-type: none"> 1. Provide incentives to encourage development of a range of creative and affordable housing types to accommodate homeless persons, seniors, disabled persons, and other low and extremely low-income populations, such as single room occupancy dwellings (SROs), prefabricated housing, tiny houses, and other emerging housing products through fee waivers or deferrals, flexible development standards, supporting funding applications, etc. 2. Work with local developers to include affordable housing units in all new housing developments during the entitlement process. 3. Develop inclusionary housing ordinance to increase variety of affordable housing to provide to those special needs groups that aren't being reached right now according to the AFFH. 4. Prioritizing funding for infrastructure improvements to most economically impacted neighborhoods. 	Medium priority / within 24 months of Housing Element adoption.	Target creative housing types throughout the city with an emphasis on higher opportunity areas. Provide affordable housing throughout the city with an emphasis on higher opportunity areas and areas of concentrated poverty. Prioritize funding for infrastructure improvements in areas of concentrated poverty.	Creative incentive packages for creative housing solutions in FY 23/24. Develop an inclusionary housing ordinance and promote the inclusion of affordable units in every housing project in entitlement beginning in FY 22/23. Target 30 percent of new affordable housing in higher opportunity areas and 30 percent in areas of concentrated poverty. Prioritize funding for infrastructure improvements in the most impacted areas beginning in FY 23/24.
Place-based Strategies for Community Revitalization					
Affordable Mobile Homes Conservation	Preserve mobile homes and encourage their maintenance and improvement as affordable housing for special needs groups.	<ol style="list-style-type: none"> 1. Conservation. Conserve affordable mobile home housing stock and help bring such housing up to code through periodic outreach and mobile home loan and improvement grants funded by CDBG and other funds, as available. 	Medium priority / within 24 months of Housing Element adoption.	Existing mobile home parks and areas of concentrated poverty and higher need.	Work with the Fair Housing Council to develop a program for annual outreach to mobile home owners, non-profits and other agencies and fund three mobile home improvements per year beginning in FY 23/24 with CDBG funds.



Goals, Policies, Programs

Action Area	Programs	Specific Comments	Timeline	Geographic Targeting	Metrics
Substandard Housing Conditions	Undertake efforts to correct disparities in the provision of standard housing conditions due to the lack of new housing affordability, age of housing stock and cost of repairs or rehabilitation.	1. Allocate CDBG grant for housing update and rehabilitation for most aged housing stock for homes older than 50 years.	Medium priority / within 24 months of Housing Element adoption.	Areas of concentrated poverty and higher need.	Allocate CDBG funding for five houses per year beginning in FY 23/24.
Enforcement and Outreach to Reduce Discrimination	Reduce fair housing discrimination by small landlords resulting from the lack of local private fair housing outreach and enforcement, resources for fair housing agencies and organizations, and state or local fair housing laws to support strong enforcement.	<ol style="list-style-type: none"> 1. Allocate CDBG funding to creating locally hosted educational workshops on fair housing to reduce the amount of discrimination. 2. Provide social media and fact sheets/resource alternatives to access fair housing info with links to the city website. 3. Collaborate with the Fair Housing Council for continued tracking of fair housing enforcement for discrimination cases. 	Medium priority / within 24 months of Housing Element adoption.	Citywide	Allocate CDBG funding for a minimum of an educational workshop each year and provide social media and fact sheets on fair housing beginning in FY 23/24.
Displacement					
Displacement Risk of Low Income Residents Due to Economic Pressures	Reduce disparities in the loss of affordable units and encourage the development of affordable units to reduce the displacement of residents due to unaffordable rents, the concentration of poverty in some tracts, and the availability of affordable housing.	<ol style="list-style-type: none"> 1. Work with the Fair Housing Council to continue to provide access to aid and financial counseling for residents and develop an outreach plan for the neighborhoods with the greatest concentration of poverty. 2. Promote development of affordable units through city policies and State law on every housing project in entitlement. 	Low priority / within 36 months of Housing Element adoption	Target financial aid and counseling on areas of concentrated poverty and higher need. Promote the development of affordable units in higher opportunity areas.	Provide financial aid and counseling through the Fair Housing Council to a minimum five households per year beginning in FY 24/25; promote the inclusion of affordable units on every housing project in entitlement in FY 22/23.



- 20) The city shall require developers to adhere to the guidelines as set forth in the proposed City of Wheatland Community Design Standards. The proposed City of Wheatland Community 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.

Funding Source: General Fund

Responsibility: Community Development Department

Time Frame: Ongoing

- 21) 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.

Funding Source: General Fund

Responsibility: Community Development Department

Time Frame: Ongoing

Quantified Objective: Retrofit 10 residential units

- 22) 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.

Funding Source: General Fund

Responsibility: Community Development Department

Time Frame: Ongoing

- 23) 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.

Funding Source: General Fund

Responsibility: Community Development Department

Time Frame: Develop a SB 35 streamlining approval process within two years of adoption of the Housing Element, review annually.



- 24) 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. This program consists of the following actions:

The city will allow for the expansion of existing homeless facilities and the siting of transitional housing facilities under its Zoning Ordinance (see Programs 13).

The city will meet with homeless shelter and service providers to determine future siting needs and the appropriate locations for such facilities.

Funding Source: General Fund

Responsibility: Community Development Department

Time Frame: Ongoing.

- 25) 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 on an annual basis to address the housing needs of year-round and migrant farmworkers and to assist in the applications for State and federal funds.

The city may assist providers of farmworker housing in accessing state and federal funds.

Funding Source: General Fund

Responsibility: Community Development Department

Time Frame: Zoning Amendment by December 31, 2022.

- 26) 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 through the following actions:



- Provide guidance and educational materials for building ADUs on the City's website, including permitting procedures and construction resources.
- Track ADU approvals and affordability and adjust or expand the focus of its education and outreach efforts through the 2021-2029 planning period.
- Annually monitor state grants and financial incentives in connection with the planning, construction and operation of affordable ADUs.
- Provide guidance and encourage the development of single-room occupancy.

Funding Source: General Fund

Responsibility: Community Development Department

Time Frame: Ongoing.

27) 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, which could include the following:

- A person with disabilities may request a use permit, a permit to continue or expand a nonconforming residential use, or a permit to construct accessibility improvements within a yard or setback area.
- The city's decision to grant or deny a request for reasonable accommodation could be based on consideration of the following factors:
 - Whether the housing, which is the subject of the request, will be used by an individual considered disabled under the Acts.
 - Whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts.
 - Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the city.
 - Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a city program or law, including but not limited to land use, zoning, or the local coastal program.
 - Alternative reasonable accommodations that may provide an equivalent level of benefit.

Funding Source: General Fund and Grant Funding

Responsibility: Community Development Department

Time Frame: Zoning Amendment by December 31, 2022



- 28) 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).

Funding Source: General Fund and Grant Funding

Responsibility: Community Development Department

Time Frame: Zoning Amendment by December 31, 2022

MOVING FORWARD

The City of Wheatland, Yuba County, SACOG, and other partners engaged in housing and infrastructure development will continue to collaborate on efforts moving forward. The City of Wheatland recognizes the benefits of working together to achieve an enduring quality of life among the region's people, sectors, and interests. This ongoing collaboration will include learning from each other and sharing possible tools, policies and actions that can allow the collective region to move towards our regional goals.

**APPENDIX A
VACANT LAND INVENTORY MAP**

