CITY OF WHEATLAND

DRAFT HOUSING ELEMENT UPDATE

2013 - 2021

DRAFTED May 2017

PREPARED BY

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1.0 INTRODUCTION

Meeting the housing needs established by the State of California continues to be an important goal for the City of Wheatland. As the population of the State continues to grow and scarce resources decline, creating adequate housing opportunities while maintaining a high standard of living for the community becomes more difficult for local agencies.

State Housing Element law (Government Code Section 65583) requires each local government entity to adopt a comprehensive long-term general plan for the physical development of their City or County. The Housing Element is one of the seven mandated elements composing the General Plan. State law, through the Housing Element, addresses the existing and projected housing needs within all economic segments of the State's various communities, including the City of Wheatland. The legal mandate recognizes that in order for the private sector to adequately address housing needs, local governments must adopt land use plans and other planning programs to create opportunities that do not constrain development of affordable housing. Housing policy in the State is dependent on the effective development and implementation of local general plans and particularly housing elements. For this analysis and consistent with the U.S. Department of Housing and Urban Development (HUD), "affordable" is defined as housing that costs no more than 30 percent of a household's monthly income. Specifically, rent and utilities in an apartment or the monthly mortgage payment and housing expenses for a homeowner should be less than 30 percent of a household's monthly income to be considered affordable.

The City's 2013-2021 Housing Element is based on the following six goals that provide direction and guidance for meeting the City's housing needs over the next eight years:

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

The Housing Element (2013-2021) was created in compliance with State General Plan law pertaining to Housing Elements and was adopted by the Wheatland City Council on June 27, 2017.

1.1 Purpose

The State of California has declared that "…the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." In addition, government and the private sector should cooperate to provide a diversity of housing opportunity and accommodate regional housing needs. At the same time, housing policy must recognize economic, environmental, and fiscal factors as well as community goals within the General Plan.
Further, State Housing Element law requires:

- An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs
- An analysis of population and employment trends
- An analysis of the City's fair share of the regional housing needs
- An analysis of household characteristics
- An inventory of suitable land for residential development
- An analysis of the governmental and non-governmental constraints on the improvement, maintenance and development of housing
- An analysis of special housing needs
- An analysis of opportunities for energy conservation
- An analysis of publicly-assisted housing developments that may convert to non-assisted housing developments
- Identification of regulatory provisions for emergency shelters
- An analysis residential energy conservation
- An analysis of "at-risk" assisted housing developments

The purpose of the requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and schedules which promote preservation, improvement, and development of diverse types and costs of housing throughout the City of Wheatland.

1.2 Organization

The City of Wheatland's Housing Element is organized into four primary sections:

- *Review of the Previous Housing Element:* includes an evaluation of the effectiveness and progress of the implementation of the 2004 Wheatland Housing Element, as well as an examination of the appropriateness of housing goals.
- *Summary of Existing Conditions:* includes current demographic information, an inventory of resources, housing cost and affordability, at-risk units, suitable land for development.
- *Constraints, Efforts and Opportunities:* includes a discussion of governmental and non-governmental constraints on the production of affordable housing, the City's efforts to remove constraints, and opportunities for energy conservation.

- *Housing Program:* identifies housing goals, policies and objectives. Funding sources are identified and schedules for implementation are set forth. In addition, a quantified objectives summary is provided.

1.3 General Plan Consistency

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.

1.4 Public Participation

State law requires a diligent effort be made to achieve public participation during the update of the Housing Element. 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 incoming segments of the community. It should be noted that the City of Wheatland's effort to encourage community participation in developing its housing policies and programs is an on-going process. Public outreach efforts in conjunction with the Housing Element Update are described below:

1.4.1 Public Meetings and Hearings

The City of Wheatland held two public workshops (prior to completing the Draft Housing Element Update) on August 24, 2016 and on September 21, 2016 to solicit public input and encourage public participation in the Housing Element Update process. Notice of the workshops was sent to local stakeholders as well as posted publicly on the City of Wheatland website and in the local newspaper to ensure that a variety of residents attended.

An Ad-Hoc Committee made up of Planning Commission and City Council members was previously developed to create the City of Wheatland Bikeway Master Plan, so this committee assisted in the preparation of the Draft Housing Element Update as well.

The first workshop on August 24th was attended by Wheatland Community Development Department staff, three Planning Commission/City Councilmembers, and one member of the public. City staff gave a brief presentation on the Housing Element requirements, the City's share of the regional housing needs, and the update process. Members of the public were asked if they had, or knew of, any housing-related needs or concerns that the City should consider in its upcoming draft Housing Element Update. This presentation was followed by an informal question and answer session about the City's housing need requirements.

The second workshop was attended by Wheatland Community Development Department staff, four Planning Commission/City Councilmembers, and seven members of the public. This workshop began with a review of the first workshop and then covered the programs, goals, and implementation measures proposed in the Draft Housing Element Update.

Key discussion points and public input from the workshops were recorded in notes prepared by staff to be considered in the drafting of the Housing Element. Attendees at the workshop were told they could fill out a written comment form in addition to providing a verbal comment at the workshop. They were also given the opportunity to provide their contact information on the sign-in sheet which included a request to receive future notices regarding the Housing Element Update process.

Copies of the Draft Housing Element were made available for public review during normal business hours at City Hall, as well as online on the City's website at http://www.wheatland.ca.gov/.

1.4.2 Public Comments

The City of Wheatland received a public comment letter from the California Rural Legal Assistance (CRLA), which requested additional clarification for State law requirements for Housing Elements related to the analysis of the 2004 City of Wheatland Housing Element, the housing needs assessment, and proposed goals, policies, and programs. Staff revised the draft Housing Element pursuant the CRLA comments received and prior to City Council adoption. In addition, after coordination with the California Department of Fish and Wildlife (CDFW), the City of Wheatland incorporated additional clarification in the environmental review document prepared for the Housing Element. Please see Appendix D for a summary of the public comments on the Public Review Draft, which was available for comments from February 27, 2017 to March 28, 2017.

1.5 Review of Previous Housing Element

State law requires the City of Wheatland to review the previous Housing Element in order to evaluate:

- "The effectiveness of the Housing Element in attainment of the community's housing goals and objectives."
- "The progress of the City, County, or City and County in implementation of the Housing Element."
- "The appropriateness of the housing goals, objectives and policies in contributing to the attainment of the state housing goal."

1.5.1 Evaluation of 2004 Housing Element

The following section examines goals, policies, implementation measures and specific programs included in the 2004 Housing Element to determine their effectiveness.

City of Wheatland staff has determined that a majority of the goals, policies, and implementation measures in the 2004 Housing Element are appropriate and effective in providing sound housing and community development planning on a regional basis and for the City of Wheatland. These goals, policies, and implementation measures will continue to be utilized by the City in an effective and efficient manner during the 2013-2021 Housing Element planning period. In a select few occasions, goals, policies, and implementation measures provided in the 2004 Housing Element were deemed irrelevant for the 2013-2021 Housing Element Update.

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.

1.5.2 Effectiveness of Previous Element

The following section reviews and evaluates Wheatland's progress in implementing the previous Housing Element. It reviews the results and effectiveness of programs for the previous Housing Element planning period. It also analyzes the difference between projected housing need and actual housing production.

The 2004 Housing Element was intended to serve a planning period from 2004 to 2007. However, a recertified document has not been prepared until this Housing Element Update.

1.5.3 2004 Wheatland Housing Element Implementation Review

Goal A: Provide for the City's Regional Share of New Housing for All Income Groups.

Program 1: The City shall re-designate and re-zone 4.1 acres of land for multi-family use at 18 units per acre in order to accommodate at least an additional 73 multi-family units needed to provide adequate sites for affordable housing. The re-designated and re-zoned land shall be suitable for multi-family development and shall be available for development during the Housing Element planning period.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
City Council	2005	Complete	Remove

The re-designation and rezone of 4.1 acres of land for multi-family use in order to accommodate the additional unites needed in 2004 is no longer necessary. The City of Wheatland currently has a sufficient acres of land for multi-family use. Therefore, the 2004 Program #1 is not included in this Housing Element Update.

Program 2: The City shall amend its Zoning Ordinance to provide for affordable housing density bonuses consistent with State law.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
Planning Commission / City Council	2005/06	Not Complete	Include

The City of Wheatland has not yet amended its Zoning Ordinance to provide for affordable housing density bonuses consistent with State Law. The City of Wheatland did not experience development during the previous planning periods, and therefore, did not have the funds to amend its Zoning Ordinance. The City of Wheatland is expecting an increase in development during the current planning period, and plans a comprehensive update to its currently out of date Zoning Code. As a result, the 2004 Program #2 is included in this Housing Element Update.

Program 3: The City shall revise its Zoning Ordinance to permit second dwelling units. The new second unit ordinance shall be consistent with State law.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
Planning Commission / City Council	2005/06	Not Complete	Include

The City of Wheatland has not yet amended its Zoning Ordinance to permit second dwelling units consistent with State Law. The City of Wheatland did not experience development during the previous planning periods, and therefore, did not have the funds to amend its Zoning Ordinance. The City of Wheatland is expecting an increase in development during the current planning period, and plans a comprehensive update to its currently out of date Zoning Code. As a result, the 2004 Program #3 is included in this Housing Element Update.

Program 4: The City shall allow partial fee waivers to affordable housing developers on a case-by-case basis, to the extent that the partial fee waivers are not cost-prohibitive to the City.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
Planning Commission / City Council	Ongoing	Continue	Include

The City shall continue to work with affordable housing developers on a case-by-case basis to allow partial fee waivers for affordable housing development throughout the planning period. As a result, the 2004 Program #4 is included in this Housing Element Update.

Program 5: The City shall expedite (fast track) processing of affordable housing developments, to the extent that it does not result in higher costs to either the City or the applicant.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
Planning Commission / City Council	Ongoing	Continue	Include

Development in the City of Wheatland has been limited enough to allow staff to expedite (fast track) the processing of all development projects throughout the City. In the event of increased development, City staff shall continue to expedite (fast track) the processing of affordable housing

developments throughout the planning period. As a result, the 2004 Program #5 is included in this Housing Element Update.

Program 6: The City shall evaluate the parking requirements in its Zoning Ordinance for multi-family and single-family housing to determine whether a reduction in the number of spaces for affordable multi-family housing and/or requirements for covered parking in affordable single-family housing can be waived or reduced to encourage the production of such housing. If such a determination is made, the City shall amend its Zoning Ordinance accordingly.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
City Staff	2004/05	Complete	Remove

City staff has evaluated the City's parking requirements for multi-family and single-family housing, and determined not to pursue the reduction in current parking requirements. As a result, the 2004 Program #6 is not included in this Housing Element Update.

Program 7: The City shall research inclusionary housing programs and recommend a policy.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
City Staff	2004	No longer allowed for Multi-family development	Remove

Inclusionary housing programs are no longer allowed for multi-family development. As a result, the 2004 Program #7 is not included in this Housing Element Update.

Program 8: The City shall consider whether to adopt the Sacramento Regional Compact for the production of affordable housing as proposed by the Sacramento Area Council of Governments (SACOG). According to this Compact, at least ten percent of all new housing construction in participating jurisdictions would meet an affordability standard. The ten percent goal would be guided by the following rules:

- At least four percent of all new housing construction will be affordable to Very Low Income families.
- At least four percent of all new housing construction will be affordable to Low Income families.
- If necessary, up to two percent of the ten percent goal could be met by housing affordable to Moderate Income families.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
City Staff	2004	Complete	Remove

City staff considered the adoption of the ten percent affordable housing Compact goal, proposed by SACOG, and determined not to pursue adoption of this Compact. As a result, the 2004 Program #8 is not included in this Housing Element Update.

Program 9: The City shall encourage the development of self-help housing within the City to create affordable homeownership opportunities for Low- and Very Low Income families. The City shall accomplish this by assisting interested housing organizations and providing incentives as feasible.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
Planning Commission / City Council	Ongoing	Continue	Include

The City shall continue to be a proponent for self-help housing to create affordable homeownership opportunities for Low- and Very Low Income families. As a result, the 2004 Program #9 is included in this Housing Element Update.

Program 10: The City shall continue working with developers of affordable housing by identifying potential building sites and by providing support to funding applications.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
City Staff / City Council	Ongoing	Continue	Modify

City staff shall continue working with developers of affordable housing by identifying potential building sites when contacted and processing potential affordable housing projects/application with high importance and priority. As a result, the 2004 Program #10 has been modified and included in this Housing Element Update.

Program 11: During the remaining three-year planning period, the City shall monitor the progress in meeting the affordable housing objectives presented in this Housing Element. The City Administrator shall prepare an annual status report of the City's progress in meeting its Housing Element goals. City 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).

Responsibility	Timeframe	Progress and Evaluation	Action for Update
City Administrator	Ongoing	Continue	Modify

The City of Wheatland did not experience development during the previous planning periods, and therefore, annual reports of meeting the affordable housing objectives was not beneficial. As a result, the 2004 Program #11 has been modified and included in this Housing Element Update.

Program 12: Site Development Standards: In its review of tentative maps, the City shall encourage site development features that encourage energy conservation, including narrower streets, the use of landscaping to reduce energy use, the orientation and configuration of buildings on a site, and other site design factors affecting energy use, such as provision of adequate structural support for solar collectors.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
City Administrator & California Energy Commission	2006	Continue	Modify

The City is in the process of preparing and adopting the Community Residential Design Standards that will establish citywide design goals and policies determining the level of architectural design that is required throughout the City. As a result, the 2004 Program #12 has been modified and included in this Housing Element Update.

Program 13: The City shall ensure that the final zoning applied to the Heritage Oaks Estates and Jones Ranch projects provide for at least the amount of R-2 and R-3 zoned land that was approved in the "pre-zoning" for the sites and inventoried in Table 26 of the Housing Element Background Report (Heritage Oaks Estates: 7 acres of R-2, and 6 acres of R-3 land; Jones Ranch: 9 acres of R-2, and 5 acres of R-3 land).

Responsibility	Timeframe	Progress and Evaluation	Action for Update
Planning Commission / City Council	2005	Complete	Remove

The Jones Ranch and Heritage Oaks projects have been approved with Planned Development zoning. Heritage Oaks Estates includes a total of 663 single-family units and 108 multi-family units. The Jones Ranch Project, currently known as Caliterra Ranch includes 552 units consisting of varying lot sizes ranging from 4,050 square feet to 7,875 square feet, providing a broad range of housing product spanning first time home buyer to larger move-up lots. As a result, the 2004 Program #13 is not included in this Housing Element Update.

Goal B: Improve/Conserve the Supply of Existing Housing.

Program 14: The City shall work with a local housing organization to apply for a CDBG Rehabilitation Grant to fund a housing rehabilitation program to be operated by the housing organization. The recent housing conditions survey, conducted for this Housing Element update, will facilitate the completion of this application for funding. If this application is funded, the City shall support the new program in an advisory capacity.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
City Administrator / City Council	2004/05	Complete; 5 units rehabilitated for Programs 14 and 15 combined; 5 units conserved for Programs 14 and 15 combined.	Modify

Program 15: The City shall apply for HOME funds to support rehabilitation of renter- and owner-occupied, affordable housing. If the City is successful in obtaining these funds, it shall contract with either a non-profit local housing organization or Yuba County to administer these funds.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
City Administrator / City Council	2005	See Program 14	Modify

Program 16: 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.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
Building Inspection	Considered in 2005	Continue	Continue

The City of Wheatland has not yet amended its Zoning Ordinance to include an Abatement Ordinance. The City of Wheatland did not experience development during the previous planning periods, and therefore, did not have the funds to amend its Zoning Ordinance. The City of Wheatland is expecting an increase in development during the current planning period, and plans a comprehensive update to its currently out of date Zoning Code. As a result, the 2004 Program #16 is included in this Housing Element Update.

Program 17: The City shall prepare a brochure of housing rehabilitation and conservation programs available for City residents.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
City Administrator	2005	Ongoing, with a plan to update a brochure and post in City Hall and on the City of Wheatland website	Modify

City staff shall continue the preparation of an online brochure for the City's website describing the rehabilitation and conservation programs available for City residents. As a result, the 2004 Program #17 has been modified and included in this Housing Element Update.

Goal C: Meet the Special Housing Needs of Homeless Persons, Seniors, Large Families, Disabled Persons and Farmworkers.

Program 18: The City shall advertise services available from public and non-profit organizations, such as FREED and In-House Supportive Services that assist disabled individuals and seniors.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
City Staff	2005	Continue	Modify

City staff shall continue to advertise services that assist disabled individuals and seniors on the City's website. As a result, the 2004 Program #18 has been modified and included in this Housing Element Update.

Program 19: The City shall amend its Zoning Ordinance to allow home child care facilities as a conditional use in R-1 areas. The City shall continue to allow home day care facilities within the other residential zones as a conditional use.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
Planning Commission / City Council	2005/06	Continue	Modify

The City of Wheatland has not yet amended its Zoning Ordinance to allow resident facilities (i.e., home child care and group homes) as a conditional use in R-1 areas. The City of Wheatland did not experience development during the previous planning periods, and therefore, did not have the funds to amend its Zoning Ordinance. The City of Wheatland is expecting an increase in development during the current planning period, and plans a comprehensive update to its currently out of date Zoning Code. As a result, the 2004 Program #19 has been modified and included in this Housing Element Update.

Program 20: The City shall work with the Yuba/Sutter Counties Child Care Coordinator to determine whether additional changes to the Zoning Ordinance are needed to promote child care centers as well as home child care facilities.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
Planning Commission / City Council	2005/06	Complete	Remove

City staff believes amending the Zoning Ordinance to allow resident facilities (i.e., home child care and group homes) as a conditional use in R-1 areas is appropriate to promote child care centers as well as home child care facilities. As a result, the 2004 Program # has been modified and included in this Housing Element Update.

Program 21: The City shall amend its Zoning Ordinance to allow group homes serving six or fewer individuals by right in all residential zones, consistent with State Law; and to allow group homes serving six or more individuals by conditional use permit in selected zones.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
Planning Commission / City Council	2005	Not Complete	Modify

The City of Wheatland has not yet amended its Zoning Ordinance to allow group homes permitted by right in all residential zones. The City of Wheatland did not experience development during the previous planning periods, and therefore, did not have the funds to amend its Zoning Ordinance. The City of Wheatland is expecting an increase in development during the current planning period, and plans a comprehensive update to its currently out of date Zoning Code. As a result, the 2004 Program #21 has been modified and included in this Housing Element Update.

Program 22: The City shall amend its Zoning Ordinance provisions regarding group homes to directly reference transitional housing and emergency shelters.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
Planning Commission / City Council	2005	Not Complete	Modify

The City of Wheatland has not yet amended its Zoning Ordinance regarding group homes to directly reference transitional housing and emergency shelters. The City of Wheatland did not experience development during the previous planning periods, and therefore, did not have the funds to amend its Zoning Ordinance. The City of Wheatland is expecting an increase in development during the current planning period, and plans a comprehensive update to its currently out of date Zoning Code. As a result, the 2004 Program #22 has been modified and included in this Housing Element Update.

Program 23: The City shall evaluate the setback requirements in its Zoning Ordinance for single-family housing to determine whether they make housing less accessible for the disabled population. If this determination is made, the City shall establish an exception process for disabled accessibility to permit development within the setback when it can be determined that such features will not be detrimental to the public welfare, injurious to other property, and that special circumstances exist that would deprive the property owner of privileges enjoyed by other properties in the vicinity. The intent of this process to make it easier to construct necessary features for disabled accessibility.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
City Staff / Planning Commission / City Council	2006	Complete	Remove

City staff previously reviewed the setback requirements for single-family housing and determined the existing setbacks do not make housing less accessible for the disabled population. As a result, the 2004 Program #23 has been removed from in this Housing Element Update.

Program 24: The City shall consider funding a program to make accessibility improvements to rental units to be occupied by persons with disabilities. The City could use a portion of future CDBG Grant funds for this purpose. The City would contract with a public agency or non-profit housing organization to administer the program.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
City Staff	2006	Continue	Modify

City staff shall continue to consider all available funding options for the City. As a result, the 2004 Program #24 has been modified and included in this Housing Element Update.

Program 25: The City shall amend its municipal code to provide individuals with disabilities reasonable accommodation through rules, policies, practices, and procedures that may be necessary to ensure equal access to housing. The purpose of this is to provide a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief

from the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the City.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
City Staff / Planning Commission / City Council	2006	Continue	Modify

The City of Wheatland has not yet amended its Zoning Ordinance regarding individuals with disabilities. The City of Wheatland did not experience development during the previous planning periods, and therefore, did not have the funds to amend its Zoning Ordinance. The City of Wheatland is expecting an increase in development during the current planning period, and plans a comprehensive update to its currently out of date Zoning Code. As a result, the 2004 Program #25 has been modified and included in this Housing Element Update.

Program 26: The City shall distribute literature on universal design, disabled accessibility, and the City's reasonable accommodation procedures (see Program 25) through the Building Department.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
City Staff	2005/06	Continue	Modify

City staff shall continue to prepare and distribute literature on universal design, disabled accessibility, and the City's reasonable accommodation procedures through the City's website and Building Department. As a result, the 2004 Program #26 has been modified and included in this Housing Element Update.

Program 27: The City will support and assist with applications for farmworker housing funding should the need arise.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
City Staff	Ongoing as needed	Continue	Continue

City staff shall continue to support and assist with applications for farmworker housing funding. As a result, the 2004 Program #27 has been included in this Housing Element Update.

Goal D: Ensure Equal Housing Opportunity.

Program 28: The City shall display multi-lingual fair housing posters in prominent locations in City buildings and facilities, and throughout the City, and shall distribute informational materials about fair housing laws to social service and other public agencies within the City.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
City Staff	2005 and ongoing thereafter	Continue	Modify

City staff shall display multi-lingual fair housing posters in prominent locations in City buildings and facilities throughout the City throughout the planning period. As a result, the 2004 Program #28 has been modified and included in this Housing Element Update.

Program 29: The City shall develop working agreements with local fair housing organizations to expedite referrals to fair housing enforcement agencies, and ensure that complainants receive assistance in filing charges with enforcement agencies.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
City Staff	2005 and ongoing thereafter	Continue	Modify

City staff shall expedite referrals to fair housing enforcement agencies, and ensure that complainants receive assistance in filing charges with enforcement agencies throughout the planning period. As a result, the 2004 Program #29 has been modified and included in this Housing Element Update.

Program 30: The City shall meet annually with the building industry and provide industry representatives with information from the State Department of Fair Employment and Housing regarding Fair Housing laws, and shall encourage local builders to include equal housing opportunity references in their advertising.

Responsibility	Timeframe	Progress and Evaluation	Action for Update
City Staff	2005 and ongoing thereafter	Infeasible – Not required	Remove

City staff has determined meeting annually with the building industry is infeasible, and the 2004 Program #30 has been removed from this Housing Element Update.

1.5.4 Appropriateness of Goals, Objectives, and Policies

The City of Wheatland has struggled to meet and maintain many of the goals set from the previous Housing Element because of a lack of funding for local housing programs. Additionally, some goals and objectives are no longer relevant to the City of Wheatland, and these goals have been removed from the 2013-2021 document.

A few areas remain in which the City of Wheatland will strive to improve on over the current Housing Element period. These areas include the remaining Zoning Ordinance updates, the wider use of Federal and State grant funding for affordable housing construction and rehabilitation, as well as the development and distribution of housing information via City Hall and the City of Wheatland website.

1.6 Community Profile

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 about 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.

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 part of the City. Ten homes were built in the first project that led to 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 and has a current estimated population of 3,514 (see Figure 1-2).

1.6.1 Regional Growth Pressures

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.

Figure 1-1
Vicinity Map

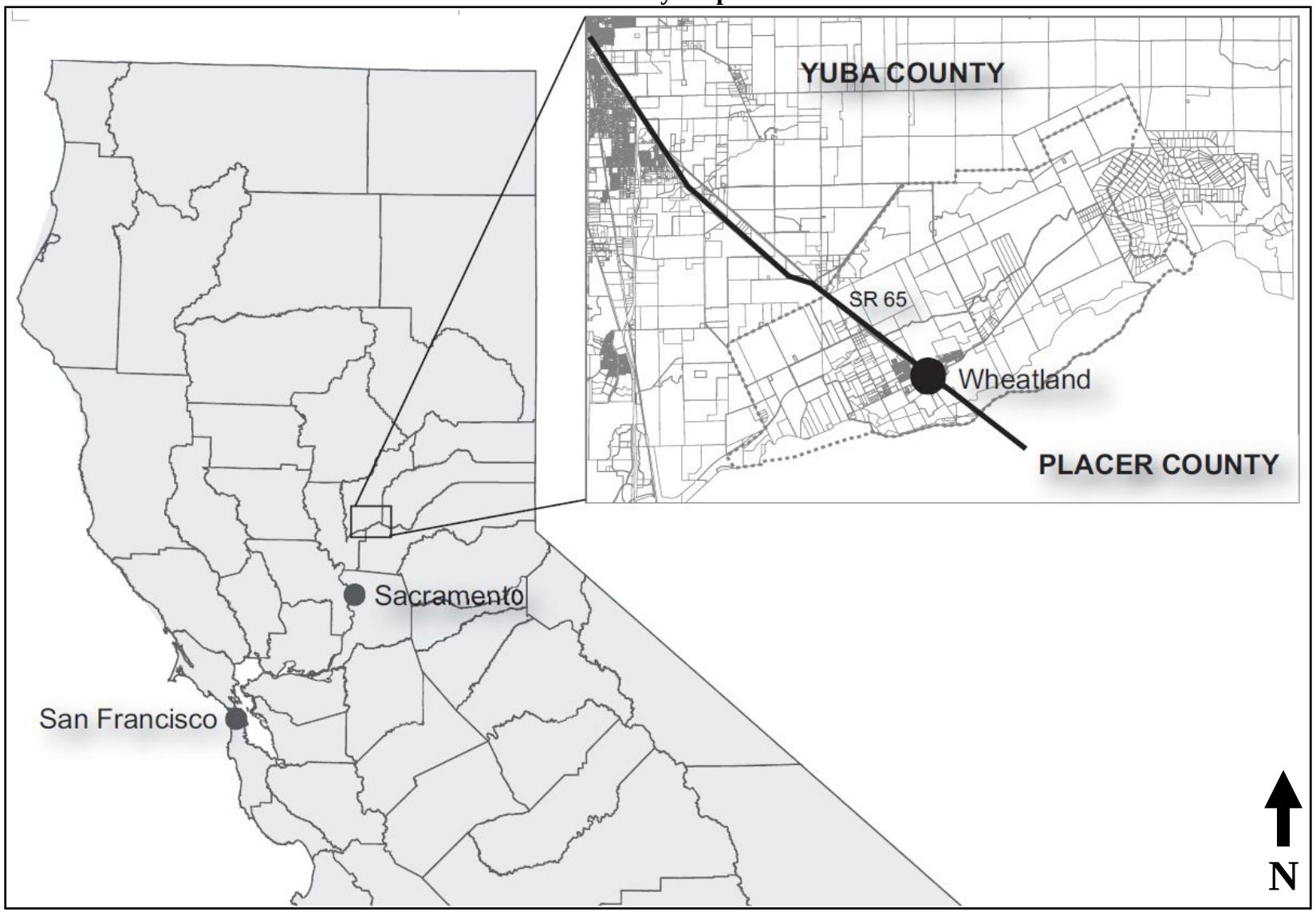
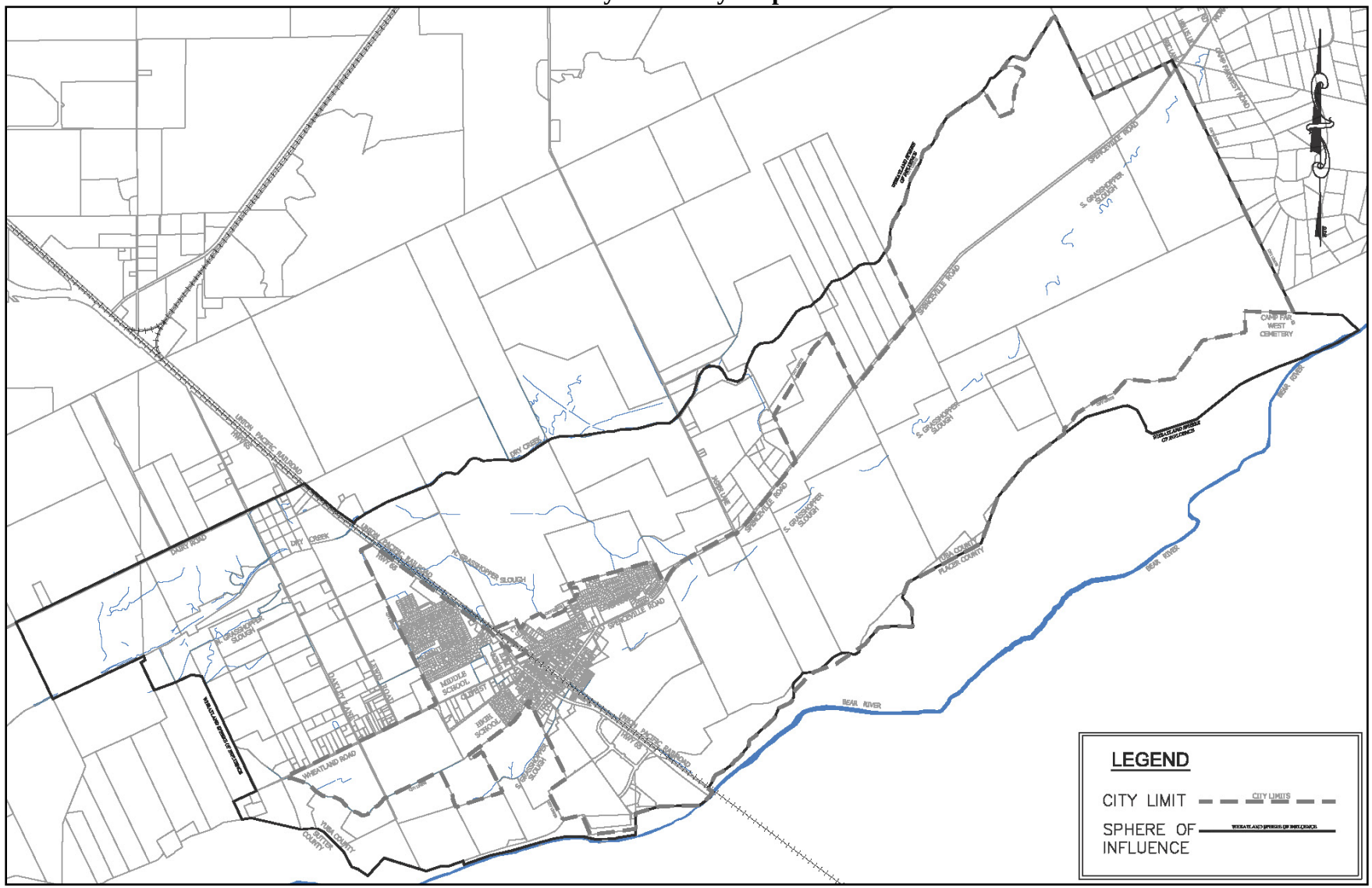


Figure 1-2
City Boundary Map



1.6.2 Community Form and Character

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.

2.0 EXISTING CONDITIONS AND DEMOGRAPHIC DATA

2.1 Summary of Existing Conditions

The purpose of this chapter is to summarize and analyze the existing housing conditions in the City of Wheatland. This chapter consists of three major sections: Section 2.1 Summary of Existing Conditions - an analysis of population trends, employment trends, household trends, and special needs groups; Section 2.2 Housing Needs - the Regional Housing Needs Allocation (RHNA) determined by the Sacramento Area Council of Governments (SACOG); Section 2.3 Inventory of Resources - an analysis of existing housing characteristics, housing conditions, vacancy trends, housing costs and availability, "at-risk housing", and suitable lands for future development.

In order to assess the present and future housing needs of the City of Wheatland demographic variables, such as population, employment, and households were analyzed. Sources used in the analysis include, but are not limited to, the 2000 and 2010 U.S. Census, State Department of Finance (Demographic Research Unit), SACOG, and ESRI, a demographic data provider. See Appendix A for a complete list of data sources.

2.1.1 Population Trends

SACOG is comprised of six counties and 22 cities, including the City of Wheatland. As shown in Table 2-1 between 2000 and 2010, Yuba County's population increased by 19.8 percent or 11,936 persons. In 2016, the County had an estimated population of 75,726, which represents an increase of 3,571 persons since 2010. Six counties surround Yuba County: Sutter, Butte, Plumas, Sierra, Nevada, and Placer. Of these counties, Yuba County is the fifth most populated.

Table 2-1
Population Trends – Yuba and Neighboring Counties

County	2000	2010	Change 2000-2010	Percent Change	2016	Change 2010-2016	Percent Change[1]
Yuba	60,219	72,155	11,936	19.8%	75,726	3,571	4.9%
Sutter	78,930	94,737	15,807	20.0%	96,263	1,526	1.6%
Butte	203,171	220,000	16,829	8.28%	227,414	7,414	3.3%
Plumas	20,824	20,007	-817	-3.92%	20,229	222	1.1%
Sierra	3,555	3,240	-315	-8.8%	3,150	-90	-2.7%
Nevada	92,033	98,764	6,731	7.31%	100,967	2,203	2.2%
Placer	248,399	348,432	100,033	40.3%	376,223	27,791	7.9%

Notes:
1. Percentage change was calculated using the following equation: [y(2010)- x(2000)]/x(2000)*100.

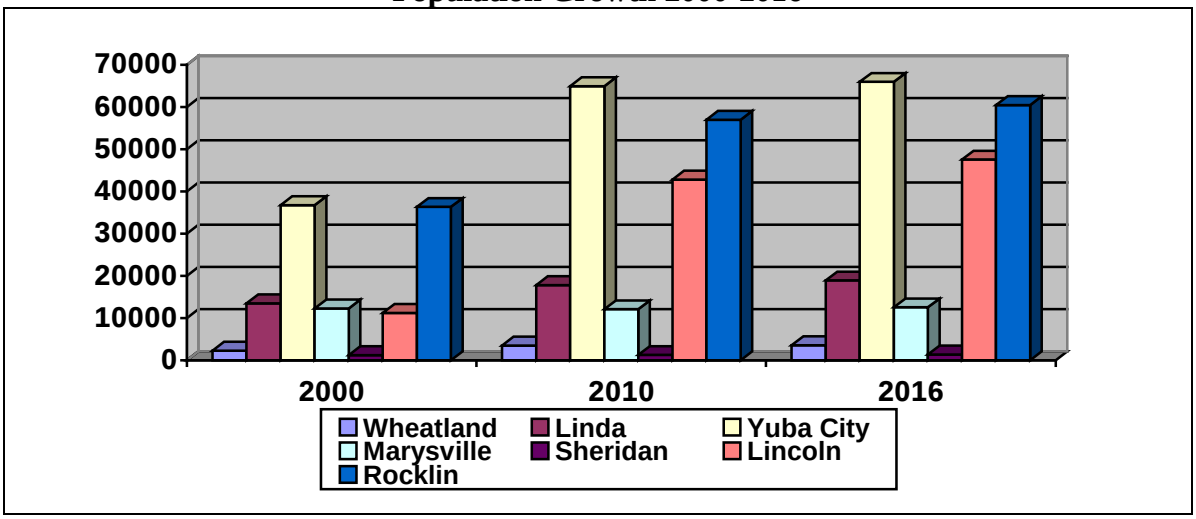
Source: ESRI 2016

Population trends in the City of Wheatland and surrounding cities and communities are shown in Table 2-2 and illustrated in Figure 2-1. The City of Wheatland was fourth in population growth of the six surrounding cities between 2000 and 2010, with an estimated 52.92 percent growth rate. Population growth between 2010 and 2016, in the City of Wheatland and most of the other surrounding cities, has declined, with Wheatland's population growth rate at 3.0 percent, Marysville's growth rate at 3.8 percent, and Yuba City's population growth rate at just 1.6 percent. Only Sheridan and Lincoln have experienced a substantial increase in population between 2010 and 2016.

Table 2-2
Population by City (2000-2016)

Year	Number	Change	Percent Change	Simple Annual Percent Change
Wheatland				
2000	2,260			
2010	3,456	1,196	52.9%	5.3%
2016	3,559	103	3.0%	0.5%
Linda				
2000	13,474			
2010	17,773	4,299	31.9%	3.2%
2016	18,899	1,126	6.3%	1.1%
Yuba City				
2000	36,758			
2010	64,925	28,167	76.6%	7.7%
2016	65,963	1,038	1.6%	0.3%
Marysville				
2000	12,268			
2010	12,072	-196	-1.6%	-0.2%
2016	12,529	457	3.8%	0.6%
Sheridan				
2000	1,175			
2010	1,238	63	5.4%	0.5%
2016	1,364	126	10.2%	1.7%
Lincoln				
2000	11,205			
2010	42,819	31,614	282.1%	28.2%
2016	47,556	4,737	11.1%	1.8%
Rocklin				
2000	36,330			
2010	56,974	20,644	56.8%	5.7%
2016	60,490	3,516	6.2%	1.0%

Figure 2-1
Population Growth 2000-2016



As shown in Table 2-3, between 2010 and 2016, the median age in the City of Wheatland increased from 33.4 to 35.7 years of age. The 0-14 age group represents the largest population at 21.7 percent, a decrease from 24.2 percent in 2010. The senior population (65+) is overall expected to see growth from 2010 to 2021.

Table 2-3
Population by Age – City of Wheatland

Age Group	2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0-14	845	24.2%	772	21.7%	806	22.1%
15-19	286	8.2%	228	6.4%	244	6.7%
20-24	220	6.3%	169	4.7%	182	5.0%
25-34	468	13.4%	554	15.6%	554	15.2%
35-44	513	14.7%	463	13.0%	485	13.3%
45-54	482	13.8%	427	12.0%	448	12.3%
55-64	307	8.8%	450	12.6%	437	12.0%
65-74	192	5.5%	303	8.5%	292	8.0%
75-84	129	3.7%	140	3.9%	142	3.9%
85+	49	1.4%	54	1.5%	55	1.5%
Total	**3,492**	**100.0%**	**3,559**	**100.0%**	**3,645**	**100.0%**
Median Age	33.4	-	35.7	-	35.8	-
Under 65	3,122	89.4%	3,062	86.0%	3,157	86.6%
Over 65	370	10.6%	497	14.0%	489	13.4%

Source: ESRI 2016

According to the 2010-2014 American Community Survey, persons who categorized themselves as White represented 52.9 percent of the Wheatland population and 60.1 percent of the Yuba County population (see Table 2-4). In the City, 18.5 percent of the population is of Hispanic origin.

Table 2-4 Population by Race and Ethnicity 2014				
Category	City of Wheatland		Yuba County	
	Number	Percent	Number	Percent
White	2,088	52.9%	41,919	60.1%
Black	76	1.9%	2,261	3.2%
American Indian and Alaska Native	5	11.6%	762	1.1%
Asian	399	10.1%	5,109	7.3%
Native Hawaiian and Other Pacific Islander	0	0.0%	251	0.3%
Other	196	5.0%	315	0.5%
Hispanic Origin	730	18.5%	19,181	27.5%
Total	**3,949**	**100.0%**	**69,798**	**100.0%**

Source: American Community Survey 2010-2014.

2.1.2 Employment Trends

In the City of Wheatland, the largest industry type for the year 2010 was Services, which represented 38.9 percent of all major industries (see Table 2-5). Since 2010, the service industry has grown by more than 10 percent of total employment.

Table 2-5 Employment by Industry – City of Wheatland				
Major Industries	2010		2016	
	Number	Percent	Number	Percent
Agriculture /Mining	55	6.2%	56	3.8%
Construction	78	8.8%	117	8.0%
Manufacturing	86	9.7%	42	2.9%
Wholesale Trade	29	3.3%	35	2.4%
Retail Trade	145	16.3%	204	14.0%
Transportation / Utilities	55	6.2%	101	6.9%
Information	14	1.6%	0	0.0%
Finance / Insurance / Real Estate	40	4.5%	43	2.9%
Services	345	39.8%	726	49.7%
Public Administration	40	4.5%	137	9.4%
Total	**887**	**100.0%**	**1,461**	**100.0%**

Sources:
- *2010-2014 American Community Survey Estimate.*
- *ESRI, 2016.*

As shown in Table 2-6, the top employer in the City of Wheatland is a pumpkin farm. One of the major twenty-five employers in Yuba County is located in the City of Wheatland.

Table 2-6
Major Employers – Yuba County

Employer Name	Location	Industry	# of Employees
Abraham Lincoln High School	Marysville	Schools	50-99
Appeal Democrat	Marysville	Newspapers (publishers/mfrs)	100-249
Aramark Sports & Entertainment	Yuba County	Concessionaires	100-249
Beale Air Force Base	Beale AFB	Military Bases	500-999
Bishop's Pumpkin Farm	**Wheatland**	**Fruits & Vegetables & Produce-Retail**	**250-499**
Haycart Custom Farming Inc	Plumas Lake	Farming Service	100-249
Linda Elementary School	Marysville	Schools	50-99
Lindhurst High School	Olivehurst	Schools	100-249
Lone Tree School Kitchen	Beale AFB	Schools	100-249
Marysville Care & Rehab Center	Marysville	Nursing & Convalescent Homes	100-249
Marysville School District	Marysville	Schools	1,000-4,999
Recology Yuba-Sutter	Marysville	Garbage Collection	100-249
Richard R Wilbur Ranch	Marysville	Ranches	50-99
Rideout Memorial Hospital	Marysville	Hospitals	1,000-4,999
Rideout Outpatient Radiology	Marysville	Physicians & Surgeons	100-249
Shoei Foods USA Inc	Olivehurst	Importers (whls)	100-249
South Lindhurst High School	Olivehrst	Schools	50-99
Sleep Train Amphitheatre	Yuba County	Concert Venues	250-499
Transportation Departments	Marysville	Government Offices-State	100-249
Transportation Dept-Equipment	Marysville	State Government-Transportation Programs	50-99
U.S. Post Office	Marysville	Post Offices	100-249
Veolia Transportation	Marysville	Transportation Services	50-99
Walmart Supercenter	Marysville	Department Stores	250-499
Yuba College	Marysville	Schools-Universities & Colleges Academic	100-249
Yuba County Health & Human Services	Marysville	Clinics	250-499

Source: California Employment Development Department, 2016.

As shown in Table 2-7, approximately 24.1 percent of the City of Wheatland residents travel less than 20 minutes to work; however, 25.3 percent travel more than 35 minutes.

Table 2-7
Travel Time to Work – City of Wheatland

Travel Time	Percent
Less than 5 minutes	2.8%
5-9 minutes	4.5%
10-19 minutes	16.8%
20-34 minutes	50.5%
35-59 minutes	8.0%
More than one hour	17.3%

Source: ESRI, 2016.

According to the California Employment Development Department as shown in Table 2-8, the City of Wheatland labor force contained 1,500 persons in June 2016. Currently, the unemployment rate is 8.4 percent, a steady decrease since its high in 2010.

Table 2-8
Civilian Labor Force – City of Wheatland

Year	Civilian Labor Force	Employment	Unemployment	Unemployment Rate
2010	1,700	1,300	300	19.2%
2011	1,600	1,300	300	18.4%
2012	1,600	1,400	300	16.7%
2013	1,600	1,400	200	14.3%
2014	1,600	1,400	200	12.2%
2015	1,600	1,400	200	10.1%
2016	1,500	1,400	100	8.4%

Source: United States Census Bureau. American Fact Finder. Accessed June 28, 2016.

2.1.3 Household Trends

Household formation is influenced by a variety of factors. The aging population, young adults leaving home, and divorce are factors that can cause household growth even in relatively static periods of population growth.

As shown in Table 2-9, the City of Wheatland had a total of 1,233 households in 2010; by 2016 the number increased by 1.5 percent to 1,251 households. The number of households in the City is projected to increase to 1,276 households by 2021. Yuba County had a total of 24,307 households in 2010, which increased to a current total of 25,341; the number of households is projected to increase to 26,277 by 2021.

Table 2-9
Households

Year	Number	Change	Percent Change	Simple Annual Percent Change
City of Wheatland				
2010	1,233			
2016	1,251	18	1.5%	0.2%
2021	1,276	25	2.0%	0.4%
Yuba County				
2010	24,307			
2016	25,341	1,034	4.3%	0.7%
2021	26,277	936	3.7%	0.7%

Source: ESRI, 2016.

Household size is also an important factor in determining the size of housing units needed within a jurisdiction. In the City of Wheatland, “large” households containing four or more persons represented 36 percent of all households in 2014; “small” households with two persons represented 23.4 percent (see Table 2-10). Four or more person households were the fastest

growing household size between 2000 and 2014, increasing from 31.8 percent in 2000 to 36 percent in 2014, which may indicate a growing demand for larger sized housing units with three or more bedrooms.

Table 2-10
Household Size Trends

Household Size	2000		2010		2014	
	Number	Percent	Number	Percent	Number	Percent
City of Wheatland						
1 person	169	21.5%	245	20.3%	227	19.1%
2 Person	232	29.6%	348	28.5%	278	23.4%
3 Person	134	17.1%	250	20.5%	255	21.5%
4+ Person	250	31.8%	376	30.8%	428	36.0%
Yuba County						
1 person	4,456	21.7%	5,089	21.4%	5,140	20.8%
2 Person	6,494	31.6%	6,515	27.4%	7,463	30.2%
3 Person	3,515	17.1%	2,748	18.5%	4,423	17.9%
4+ Person	6,070	29.5%	4046	32.7%	7,710	31.2%

Source: United States Census Bureau. American Fact Finder. August 10, 2016.

Tenure, defined as the ratio between homeowner and renter households, can be affected by many factors, such as: housing cost (interest rates, economics, land supply, and development constraints), housing type, housing availability, job availability, and consumer preference.

As shown in Table 2-11, between 2010 and 2016, the proportion of owner households in Wheatland decreased 0.3 percent while renter households increased by 0.3 percent. Between 2016 and 2021, renter households are projected to increase by 0.8 percent. In Yuba County, the proportion of owner households decreased by 1.9 percent between 2010 and 2016, and another 0.3 percent decrease is expected between 2016 and 2021. Renter households in Yuba County have increased from 40.5 percent to 42.4 percent from 2010 to 2016.

Table 2-11
Tenure by Households

Tenure	2010		2016		2021[1]	
	Number	Percent	Number	Percent	Number	Percent
City of Wheatland						
Owners	773	62.7%	780	62.4%	786	61.6%
Renters	460	37.3%	471	37.6%	490	38.4%
Yuba County						
Owners	14,468	59.5%	14,604	57.6%	15,054	57.3%
Renters	9,839	40.5%	10,737	42.4%	11,223	42.7%

Notes:
1. Numbers are projected by ESRI.
Source: ESRI, 2016.

According to the 2010 Census, the City of Wheatland's median household income was higher than four surrounding communities, whereas nearby cities of Sheridan, Lincoln, and Rocklin held among the highest ranges of median income (see Table 2-12). More than half of the

communities in Yuba County experienced a rise in average median incomes; however, Wheatland decreased by $417.

Table 2-12
Median Household Income Trends – Surrounding Areas

City	Median Household Income	
	2010	2016
Wheatland	$60,123	$59,706
Linda	$34,710	$37,395
Yuba City	$49,500	$50,661
Marysville	$37,858	$35,561
Sheridan	$64,083	$60,401
Lincoln	$73,375	$77,301
Rocklin	$80,379	$83,081

Source: ESRI, 2016.

As shown in Table 2-13, in 2010, 30.2 percent of the City of Wheatland households were estimated to have incomes below $35,000, while 61.2 percent had incomes greater than $50,000. In 2016, 30.6 percent of the City of Wheatland households are estimated to have incomes below $35,000, while 61.8 percent have incomes greater than $50,000.

Table 2-13
Households by Income – City of Wheatland

Income Range	2010		2016		2021[1]	
	Number	Percent	Number	Percent	Number	Percent
Less Than $15,000	163	13.2	188	15.0	188	14.7
$15,000-$24,999	118	9.6	104	8.3	108	8.5
$25,000-$34,999	91	7.4	91	7.3	93	7.3
$35,000-$49,999	106	8.6	96	7.6	100	7.8
$50,000-$74,999	279	22.6	155	12.4	180	14.1
$75,000-$99,999	245	19.9	309	24.7	305	23.9
$100,000+	231	18.7	309	24.7	302	23.7
Total	**1,233**	**100.0**	**1,251**	**100.0**	**1,276**	**100.0**

Notes:
1. Numbers are projected by ESRI.

Source: ESRI, 2016.

HUD estimates area median incomes (AMI) for all counties in the State annually. The AMI is utilized in many housing programs, such as Community Development Block Grant (CDBG) Program, Home Investments Partnerships Program (HOME), and Low Income Housing Tax Credit (LIHTC). The 2016 Yuba County AMI is $58,900.

In addition to an estimated annual income, HUD has established standard income groups. They are defined as: (1) Extremely Low, which are households earning less than 30 percent of AMI; (2) Very Low income, which are households earning between 30 and 50 percent of the AMI; (3) Low income, for households earning between 50 percent and 80 percent of the AMI; (4)

Moderate income, for households earning between 80 percent and 120 percent of the AMI, and (5) Above Moderate income are households earning over 120 percent of the AMI. Generally, these categories are used to determine household eligibility for federal and State housing programs.

The AMI for four persons in the City of Wheatland is $58,900. For Extremely Low income households, this results in an income of $17,670 or less for a four-person household. Extremely Low income households have a variety of housing situations and needs. For example, most families and individuals receiving public assistance, such as social security insurance or disability insurance, are considered Extremely Low income households. At the same time, a minimum wage worker could be considered an Extremely Low income household. Table 2-14 identifies examples of occupations with wages that could qualify as Extremely Low income households.

Table 2-14
Possible Extremely Low Income Occupations

Occupation	Median Hourly Wage
Hotel and Resort Clerk	$9.72
Childcare Worker	$9.51
Housekeeper	$8.62
Manicurist/Pedicurist	$8.33
Hosts and Hostesses	$8.21
Education, Training and Library Workers	$8.16
Agricultural Graders and Sorters	$8.10
Waiters and Waitresses	$8.05
Food Preparation and Serving Related Workers	$8.05

Source: California Employment Development Department. Occupational Employment Projections, 2017.

Based on the 2016 Yuba County AMI and Table 2-15, the proportion of households in the Extremely Low, Very Low, and Low income groups is fewer than those in the Moderate and Above Moderate categories. For example, approximately 37.1 percent of Wheatland households make less than 80 percent of the Yuba County AMI. In comparison, 62.9 percent of households are in the Moderate and Above Moderate categories.

Table 2-15
Households by Income Categories
2016 Area Median Income (4-Person Household) - $58,900

Income Category	Income Range	Number	Percent
Extremely Low	Less than $17,670	198	15.8%
Very Low	$17,671 – $29,450	129	10.3%
Low	$29,451 – $47,120	138	11.0%
Moderate	$47,121 – $70,680	255	20.4%
Above Moderate	Greater than $70,680	532	42.5%

Source: TCAC Maximum Income Levels, 2016.

To calculate the projected housing needs, the City assumed 50 percent of its Very Low income regional housing need are Extremely Low income households. As a result, from the Very Low income need of 466 units (200-2021), the City of Wheatland has a projected need of 233 units for Extremely Low income households (2000-2013). Many Extremely Low income households will be seeking rental housing and most likely facing overpayment, overcrowding or substandard housing conditions. Some Extremely Low income households could consist of persons with mental or other disabilities and special needs. To address the range of needs for Extremely Low income households, the County employs a range of housing strategies including promoting a variety of housing types, expedited processing, and funding sources. For example, the Wheatland Housing Element includes programs, such as Programs 6-9 and 12, which would assist developers in identifying potential development sites, expedite permit processing, and assist available funding sources for Extremely Low income households.

2.1.4 Overpayment

Overpayment is an important measure of the affordability of housing within a city. Overpayment for housing is based on the total cost of shelter compared to a household's ability to pay. Specifically, overpayment is defined as a household paying more than 30 percent of their gross household income for shelter. According to the U.S. Census, shelter cost is the monthly owner costs (mortgages, deeds of trust, contracts to purchase or similar debts on the property, taxes, and insurance) or the gross rent (contract rent plus the estimated average monthly cost of utilities).

As shown in Table 2-16, a total of 275 owner households (39.3 percent) were paying in excess of 30 percent of their income for housing in 2014; 76.6 percent of those overpaying have annual incomes of $50,000 or more. In contrast, 46.9 percent of the renter households were paying in excess of 30 percent of their income for housing. The majority of the renter households overpaying, 54.7 percent, have annual incomes less than $35,000. In addition, of all renter occupied households within the City, 30 (6.8 percent) are considered to be in the Extremely Low income category and for 66.7 percent of those households, the cost of housing is greater than half of the gross household income. Similarly, of all owner occupied households within the City, 20 (5.1 percent) are considered to be in the Extremely Low income category and for 50.0 percent of those households, the cost of housing is greater than half of their household incomes. Table 2-17, shows housing overpayment for Low income households.

Table 2-16
Tenure by Housing Costs (2014)

Income Range	Total Households	Percent of Total Households	0-20 Percent of Household Income	20-29 Percent of Household Income	30 + Percent of Household Income
Owner Occupied Units					
$0-$20,000	57	8.2%	12	13	32
$20,000-$34,999	41	5.9%	5	17	19
$35,000-$49,999	65	9.3%	14	6	45
$50,000 +	536	76.6%	197	160	179
Subtotal	699	100.0%	228	196	275

(Continued on next page)

Renter Occupied Units					
$0-$20,000	198	40.4%	0	94	104
$20,000-$34,999	70	14.3%	0	22	48
$35,000-$49,999	76	15.5%	4	44	28
$50,000 +	139	28.4%	43	46	50
Subtotal	490	100.0%	47	206	230
Total	**1,189**		**275**	**402**	**505**

Note:
Some households are not accounted for; therefore, figures may slightly differ for other U.S. Census estimates for Total Households.

Source: 2010-2014 American Community Survey Estimate.

Table 2-17
Housing Overpayment for Low Income Households

Income Level	Total Owners	Total Renters	Total Households
Household Income <=30% AMI	20	30	50
% Cost Burden 30%-50%	50.0%	33.3%	
% Cost Burden >50%	50.0%	66.7%	
Household Income >30% to <=50% MFI	30	35	65
% Cost Burden 30%-50%	50.0%	28.6%	
% Cost Burden >50%	50.0%	71.4%	
Household Income >50% to <=80% MFI	25	30	55
% Cost Burden 30%-50%	60.0%	66.7%	
% Cost Burden >50%	40.0%	33.3%	

Source: Comprehensive Housing Affordability Strategy Data Query Tool, Data 2008-2012.

2.1.5 Housing Units

As shown in Table 2-18, in 2010, 73.9 percent of the total housing units in City of Wheatland are estimated to be single-family homes, while 23.5 percent are multi-family (two or more units per structure). Between 2010 and 2016, single-family homes increased by 15 units (1.5 percent), while multi-family units remained the same. For this analysis, family households are those that consist of two or more related persons living together. Non-family households include either persons who live alone or groups composed of non-related individuals.

Table 2-18
Housing Units by Type – City of Wheatland

	2010		2016		Change	
Housing Units by Type	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Single-Family	978	73.9%	992	74.2%	15	1.5%
2 – 4 Units	248	18.7%	248	18.5%	0	0.0%
5 or more Units	63	4.8%	63	4.7%	0	0.0%
Mobile Homes or Other	34	2.6%	35	2.6%	1	2.9%
Total	1,323	100.0%	1,339	100.0%	16	1.2%

Source: California Department of Finance, 2016.

2.1.6 Special Needs

As noted in Government Code Section 65583 (a)(6), within the overall housing needs assessments there are segments of the population that require special consideration. Generally, people who are Low income and have less access to housing choices would be considered as special needs. Special needs housing needs groups also include the elderly, disabled, large families, farm workers, single-parent households, and homeless.

Elderly

Many elderly households live in housing that costs too much or live in housing that does not accommodate specific needs for assistance. Due to various circumstances, an elderly household may have difficulties staying in their home community or near family. The purpose of this section is to determine the housing needs for all characteristics of the elderly community, defined as persons over the age of 65 years.

As the population of seniors in the City increases, so do their collective needs. In 2000, there were 287 seniors in Wheatland, which represented 12 percent of the total population in the City (see Table 2-19). According to the 2000 Census, Wheatland had 148 owner-occupied senior households and 53 renter-occupied senior households. Between 2000 and 2010, the senior population increased by 28.9 percent. By 2016, the senior population increased by 127 persons, or 34.3 percent. By 2021, the senior population is estimated to decrease down to 490 persons, a 1.4 percent decrease over the 2016 number.

Table 2-19
Senior Population Trends (65+) City of Wheatland

Year	Number	Change	Percent Change
2000	287	-	-
2010	370	83	28.9%
2016	497	127	34.3%
2021	489	-8	-1.6%

Sources:
- *ESRI, 2016.*
- *2010-2014 American Community Survey Estimate.*

In 2010, 55.8 percent of all senior citizen households had incomes below $25,000 (see Table 2-20). By 2016, this percent has decreased to 30.6 percent. In 2010 there were 26 senior households with annual incomes over $50,000. In 2016, there are 122 senior households with incomes over $50,000 a year.

Table 2-20 Senior Households by Income – City of Wheatland						
Income Range	**2010**		**2016**		**2021[1]**	
	Number	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Less Than $15,000	64	35.7%	42	15.5%	55	18.3%
$15,000-$24,999	36	20.1%	41	15.1%	41	13.6%
$25,000-$34,999	36	20.1%	31	11.4%	34	11.3%
$35,000-$49,999	17	9.5%	35	12.9%	37	12.3%
$50,000-$74,999	22	12.3%	64	23.6%	64	21.3%
$75,000-$99,999	0	0.0%	33	12.2%	33	11.0%
$100,000+	4	2.3%	25	9.3%	37	12.2%
Total	**179**	**100.0%**	**271**	**100.0%**	**301**	**100.0%**

Notes:
1. Numbers are projected by ESRI.

Source: ESRI, 2016.

Based on the 2016 Yuba County AMI and senior household income tables, the proportion of households in the Extremely Low, Very Low and Low income groups is less than those in the Moderate and Above Moderate categories. For example, approximately 44.4 percent of Wheatland senior households make less than 80 percent of the Yuba County AMI. In comparison, 55.6 percent of households are in the Moderate and Above Moderate categories (see Table 2-21).

Table 2-21 Senior Households by Income Categories 2016 Area Median Income (2-Person Household) - $47,200			
Income Category	**Income Range**	**Number**	**Percent**
Extremely Low	Less than $14,160	40	14.6%
Very Low	$14,161 – $23,600	38	13.9%
Low	$23,601 – $37,760	43	15.9%
Moderate	$37,761 – $56,640	45	16.8%
Above Moderate	Greater than $56,640	105	38.8%

Source: TCAC Maximum Income Levels, 2016.

Senior Amenities

Dedicated senior amenities do not exist in the City of Wheatland. As stated in the previous Housing Element, services are available in the City of Marysville, which is located approximately 16 miles to the north.

Disabled Persons

The physically, mentally, and developmentally disabled are considered to have special housing needs. Each type is unique and requires specific attention in terms of access to housing, employment, social services, medical services, and accessibility within housing. According to

the Department of Developmental Services, 840 persons experienced some type of disability in Wheatland (see Table 2-22) and 39 persons with development disabilities within the City of Wheatland receive services from the State Department of Development Services (see Table 2-23).

Table 2-22
Age by Types of Disability – City of Wheatland

Type of Disability	Number of Persons	Percent
5-15 years		
Sensory Disability	4	10.0%
Physical Disability	2	5.0%
Mental Disability	29	72.5%
Self-care Disability	5	12.5%
Total	**40**	**100.0%**
16-64 Years		
Sensory Disability	34	7.0%
Physical Disability	121	24.8%
Mental Disability	69	14.2%
Self-Care Disability	23	4.7%
Go-Outside-Home Disability	113	23.2%
Employment Disability	127	26.1%
Total	**487**	**100.0%**
65 Years and Over		
Sensory Disability	54	17.3%
Physical Disability	105	33.5%
Mental Disability	35	11.2%
Self-Care Disability	41	13.1%
Go-Outside-Home Disability	78	24.9%
Total	**313**	**100.0%**

Source: California Department of Developmental Services, October 2016.

Table 2-23
Persons Receiving State Disability Services – City of Wheatland

Age	Number of Persons
0-17	27
18 and older	12
Total	**39**

Source: California Department of Developmental Services, October 2016.

Dedicated facilities that offer services for the disabled do not exist in the City of Wheatland. Several facilities in Yuba County assist persons with disabilities. The Alta California Regional Center, with a field office in Yuba City, is a coordinating agency for group homes assisting the developmentally disabled population. The regional center supervises a network of 21 residential care facilities in northern and central California, serving an estimated 12,000 persons. Eight adult residential care facilities are located in the County, providing capacity for 52 individuals. Adult residential facilities typically provide 24-hour nonmedical care for persons age 18-59 who are

unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, or mentally disabled.

In addition, the County contains five facilities for adult day care, which provide capacity for 100 individuals. Adult day care facilities typically provide programs for frail elderly, developmentally disabled, and or mentally disabled clients. Sutter-Yuba Mental Health Services assists persons with mental disabilities. Established in 1968 as a joint powers agency, Sutter-Yuba Mental Health Services is the only joint county mental health program in California and serves the residents of Sutter and Yuba Counties.

Large Families

For the purposes of this section, a large family is defined as a household consisting of five or more persons. In some cases, the needs of larger families are not targeted in the housing market, especially in the multi-family market. This sub-section explores the availability of larger housing units in the City of Wheatland.

According to the 2010-2014 American Community Survey, a majority of the City's owner housing stock is comprised of three and four bedroom units, while the rental units are a comprised mostly of two and three bedroom units. Three and four bedroom units comprise 91.5 percent of the owner households, and two and three bedroom units comprise 70.8 percent of the renter households (see Table 2-24), which indicate a more than adequate number of larger housing units based upon the household sizes below.

Table 2-24
Households by Tenure by Bedroom Type (2014)

Bedroom Type	Owner Households		Renter Households	
	Number	Percent	Number	Percent
0 BR	0	0.0%	9	1.9%
1 BR	24	3.4%	90	18.4%
2 BR	14	2.0%	122	24.9%
3 BR	420	60.0%	225	45.9%
4 BR	220	31.5%	44	8.9%
5+ BR	21	3.0%	0	0.0%
Total	**699**	**100.0%**	**490**	**100.0%**

Source: 2010-2014 American Community Survey Estimate.

According to the 2010-2014 American Community Survey, 11.4 percent of the households were considered large households (5 or persons) in 2010. As shown in Table 2-25, the large household percentage decreased to 10.8 percent in 2014.

Table 2-25 Household Size Distribution						
	2010			2014		
Household Size	Owner	Renter	Percent	Owner	Renter	Percent
1 Person	96	131	19.1%	97	151	20.3%
2 Persons	174	104	23.3%	262	132	32.3%
3 Persons	160	96	21.5%	214	81	24.2%
4 Persons	201	91	24.6%	106	44	12.3%
5 Persons	45	22	5.6%	9	41	4.1%
6 Persons	5	46	4.3%	26	36	5.1%
7 + Persons	18	0	1.5%	20	0	1.6%
Total	**699**	**490**	**100.0%**	**734**	**485**	**100.0%**

Source: 2010-2014 American Community Survey Estimate.

Farmworkers

Estimating farmworkers and those households associated with farm work within the State is extremely difficult. Generally, the farmworker population contains two segments of workers: permanent and migratory (seasonal). The permanent population consists of farmworkers who have settled in the region, maintain local residence and are employed most of the year. The migratory farmworker population consists of those who typically migrate to the region during seasonal periods in search of farm labor employment. Traditional sources of population estimates, including the 2010 Census, have tended to significantly underestimate the farmworker population. Moreover, different employment estimation techniques result in diverse estimates of local agricultural employment. Nonetheless, a range of estimates of farmworkers in the State can be derived. Further, by applying assumptions derived from surveys specifically targeted to farmworkers, an aggregate population (both workers and households) can be estimated. These estimates indicate that average annual employment of farmworkers in California is about 350,000, with peak period employment of about 450,000 within the State. This employment demand is filled by between 650,000 and 850,000 farmworkers within the State. Total population (including family members) associated with these workers is between 900,000 and 1.35 million persons. According to the 2012 USDA Census of Agriculture, 2,910 farmworkers reside in Yuba County, and according to the 2017 ESRI, 61 persons in the agriculture, forestry, fishing and hunting, and mining industry live in Wheatland.

Single-Parent Households

Single-parent households have special housing needs such as reasonable day care, health care, and affordable housing. The most significant portion of this group is the female-headed household. Female-headed households with children often have lower incomes, limiting their access to available housing. Many housing experts believe these households are especially at risk of housing cost burden or homelessness. As shown in Table 2-26, the 2010-2014 American Community Survey determined the City of Wheatland to have 909 total family households. Of those households, 94 or 10.3 percent were single parent households. In addition, in 2014,

approximately 124 households of the total family households in the City of Wheatland were below the poverty level. Of these households, 60.5 percent (75 households) were female-headed households (see Table 2-27).

Table 2-26
Presence of Unmarried Partner of Householder by Household Type for Children Under 18 Years in Households – City of Wheatland (2014)

Household Type	Number	Percent
Married-Couple Family Households	**718**	**79.0%**
With Children Under 18 Years Old	379	41.7%
With No Children	339	47.2%
Female Householders Only	**111**	**12.2%**
Female Householder With Children	71	7.8%
Female Householder With No Children	40	4.4%
Male Householders Only	**80**	**8.8%**
Male Householder With Children	23	2.5%
Male Householder With No Children	57	6.3%
Total Households	**909**	**100.0%**

Source: 2010-2014 American Community Survey Estimate.

Table 2-27
Family Households by Poverty Level – City of Wheatland (2014)

Household Type	Number	Percent
Total Families with Income below the Poverty Level	**124**	**100.0%**
Female Single Parent Households with Children Under 18 years below the Poverty Level	75	60.5%

Source: 2010-2014 American Community Survey Estimate.

Homeless Persons (Persons in Need of Emergency Shelter)

Homelessness continues as a regional and national issue. Factors contributing to the rise in homelessness include the general lack of housing affordable to lower income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidies to the poor, alcohol and substance abuses, and the de-institutionalization of the mentally ill. Homeless people, victims of abuse, and other individuals require housing that is not being met by the traditional housing stock. These people require temporary housing and assistance at little or no cost to the recipient.

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.

Special Needs Resources/Emergency Shelters/SRO Units

State law requires that emergency shelters are allowed by right in at least one zoning designation. Currently, the City of Wheatland's Zoning Ordinance allows for emergency shelters as a conditional use. Therefore, as part of this Housing Element Update, the City of Wheatland has included a program (Program No. 4) stating the City shall amend its current Zoning Ordinance to create an overlay district 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. The emergency shelter overlay district would permit the development of emergency shelters by right in accordance with SB 745.

Residential occupancy or single room occupancy hotels can be an important component of the special needs housing picture. SRO's can provide low cost housing for those in the Extremely Low and Very Low income categories, and can also play a role in the transitioning process from homelessness to more permanent housing.

According to the Wheatland Police Department, they are not aware of a homeless problem in Wheatland. Although the police sporadically encounter homeless persons, these persons are generally passing through Wheatland on SR 65. Based on Yuba County information and local police encounters, the incidence of homelessness in Wheatland is minimal.

Additional services provided in Marysville for the homeless include the following:

- Salvation Army Family Service Center operates an emergency shelter program for both Sutter and Yuba County residents. The program provides short-term shelter for three days in a local motel. In addition to the shelter program, this Center also provides drug and alcohol rehabilitation, groceries, and other services.

- The Salvation Army Depot Family Crisis Center, Marysville, provides longer-term housing. Residents take part in a homeless prevention program. Transitional housing is also provided through the Depot Family Crisis Center.

- Twin Cities Rescue Mission is also located in Marysville, and provides 52 beds for homeless persons and families. The mission provides meals and housing for up to three days.

Manufactured Homes

Mobile homes or house trailers may be located on individual lots and used for residences or offices only under the following regulations:

A. Trailer Sales. One mobile home may be used as an office appurtenant and accessory to, and in conjunction with the operation of a mobile home sales area.
B. Temporary Uses. One mobile home may be permitted, with a special permit issued by the building department, as a temporary office or residence, after obtaining a permit for the construction of a permanent building of the same lot, or prior to obtaining such a building

permit so long as the permit is obtained within ninety days from the installation of the mobile home. Such use of the mobile home shall be limited to six months from the date of issuance of the building permit and shall automatically terminate upon the expiration or voidance of the building permit or of the issuance of a certificate of occupancy for the permanent building. The building department may renew such special permit for one additional period of six months if substantial progress has been made in the construction of the permanent building and it is reasonable and probable that the permanent building will be completed within such additional period.

C. Contractors. Mobile homes may be used, with a use permit, as a temporary office by construction contractors; or as temporary living quarters on the construction site for their employees for a single six-month period in any zone.

D. Mobile Home Parks. Mobile homes may be placed in mobile home parks as regulated by this title and the California Division of Codes and Standards. (Ord. 367 § 3, 1997; Ord. 337 Exh. A, 1991)

Manufactured homes are subject to the National Manufactured Housing Construction and Safety Act of 1974 and are required to conform to foundational regulations as per Government Code Sect. 65852.3. It should be noted that the City of Wheatland identifies and defines manufactured or pre-fabricated homes, not resting on wheels, as a single-family residence in all zones.

2.1.7 Indicators of Substandard Living

An overcrowded unit is defined by the Census as having 1.01 persons or more per room, excluding kitchens and bathrooms. A severely overcrowded unit has 1.5 or more persons per room. Generally, a room is defined as a living room, dining room, bedroom, or finished recreation room.

While family size and tenure are critical determinants in overcrowding, household income also plays a strong role in the incidence of overcrowding. As a general rule, overcrowding levels tend to decrease as income rises, especially for renter households. The rate of overcrowding for lower-income households, including Extremely Low and Very Low income households is generally nearly three times greater than households over 95 percent of the area median income. As with renters, owner households with higher incomes have lower rates of overcrowding. According to the 2000 Census, the City of Wheatland has 95 renter-occupied overcrowded households and 14 owner-occupied overcrowded households, four of which are considered severely overcrowded owner-occupied households.

Substandard housing indices, without physical inspection, can generally be judged as overcrowding, units lacking complete plumbing, and units constructed before 1940 without diligent maintenance. As shown in Table 2-28, the percentage of overcrowded units was 6.0 percent in Wheatland in 2014. Approximately 6.2 percent of the total housing was built before 1940 and 0.0 percent of the units lacked complete plumbing facilities. In Yuba County, 8.0 percent of the total housing units were overcrowded, and 5.2 percent were built before 1940.

Table 2-28 Indicators of Substandard Housing - 2014		
Indicators	**Number**	**Percent**
City of Wheatland		
Overcrowded	71	6.0%
Lacking Complete Plumbing Facilities	0	0.0%
Built 1939 or Earlier	74	6.2%
Yuba County		
Overcrowded	1,968	8.0%
Lacking Complete Plumbing Facilities	73	0.3%
Built 1939 or Earlier	1,283	5.2%
Source: 2010-2014 American Community Survey Estimate.		

According to the 2008-2012 American Community Survey approximately 15.3 percent of the renter households are in potential overcrowding situations in the City of Wheatland (see Table 2-29).

Table 2-29 Renter Households Overcrowding - City of Wheatland (2012)				
Occupants Per Room	**Owner**	**Percentage**	**Renter**	**Percentage**
1.00 or less occupants	671	94.8%	398	84.7%
1.01 to 1.05 occupants	37	5.2%	61	13.0%
1.51 or more occupants	0	0.0%	11	2.3%
Total	**708**	**100.0%**	**470**	**100.0%**
Source: 2010-2012 American Community Survey Estimate.				

According to the 2015 American Community Survey, 32.2 percent of the renter households were overpaying, 35 percent or more, for shelter in the City of Wheatland (see Table 2-30). Of these households, those earning the least experienced the most rent burden. For example, of the renter households earning less than $10,000, 100.0 percent were overpaying for shelter, while those earning over $50,000, 5.0 percent were overpaying.

Table 2-30 Renter Households Overpaying - 2015			
Income Group	**Total in Income Group**	**Number Overpaying**	**Percent**
Less than $10,000	46	46	100.0%
$10,000 - $19,999	147	43	29.2%
$20,000 - $34,999	61	41	67.2%
$35,000 - $49,999	112	37	33.0%
$50,000 or more	180	9	5.0%
Overall Total	**546**	**176**	**32.2%**
Source: 2010-2016 American Community Survey Estimate.			

2.2 Housing Needs

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

Construction needs are derived from SACOG population and household growth projections. The income group proportions are then applied toward the construction need, which results in a goal for the number of housing units by income group within the City of Wheatland.

2000-2007 SACOG Regional Housing Needs Plan

As shown in Table 2-31, the 2000-2007 SACOG Regional Housing Needs Plan (RHNP) allocated 702 new housing units to Wheatland for the period 2000 to 2007. The time frame for this Regional Housing Needs process was January 1, 2000, through June 30, 2007, (a 7.5-year planning period). The allocation was equivalent to a yearly need of approximately 94 housing units for the 7.5-year time period. Of the 702 housing units, 436 units were to be affordable to moderate-income households and below, including 164 Very Low income units, 133 Low income units, and 139 Moderate income units.

Table 2-31
City of Wheatland Regional Housing Needs Allocation by Income (2000-2007)

Income Level	RHNA	Percent of Total
Very Low	164	23.4%
Low	133	18.9%
Moderate	139	19.8%
Above Moderate	266	37.9%
Total	**702**	**100.0%**

Source: City of Wheatland Housing Element Background Report, 2004.

According to the 2004 Housing Element, Wheatland's RHNP allocation of 702 housing units for the period from 2000 to 2007 represented an 8.9 percent annual average growth rate (AAGR) for the 7.5-year period. In contrast, the allocated AAGR for the Yuba-Sutter Market Area for 2000 through 2007 was 2.2 percent and the allocated AAGR for the El Dorado-Placer-Sacramento-Yolo Market Area was 2.0 percent.

Wheatland's total number of housing units listed in the RHNP for 2000 (783) represented 1.49 percent of the total Yuba-Sutter Market Area housing units (52,417) in 2000. However, Wheatland's allocation of new housing units from 2000 to 2007 (702) was 7.5 percent of the total housing unit allocation for the Market Area (9,330), a share that was over five times its share of the current regional housing stock. Lincoln was the only municipality out of the 22 jurisdictions in the region that has a higher projected housing unit growth rate for the 2000 to 2007 period based on the RHNP. Lincoln was also the only other municipality that had a higher ratio of RHNP allocated units (new units) to existing units in 2000.

These figures indicated that Wheatland was assigned a RHNP that is far out of proportion to its size relative to the Sutter-Yuba Market Area and the SACOG region as a whole. If Wheatland had been given an RHNP allocation proportionate with its relative size in 2000 compared to the Yuba-Sutter Market Area, Wheatland would have been assigned approximately 139 new units. However, since Wheatland was projected to experience a relatively high rate of growth in SACOG's officially adopted housing projections from 2000 to 2025, it was also assigned a high rate of growth for housing for 2000 to 2007 in the RHNP.

2006-2013 SACOG Regional Housing Needs Plan

As shown in Table 2-32, the 2006-2013 SACOG RHNP allocated 916 new housing units to Wheatland for the period 2006 to 2013. Of the 916 housing units, 537 units were to be affordable to moderate-income households and below, including 192 Very Low income units, 151 Low income units, and 194 Moderate income units.

Table 2-32
City of Wheatland Regional Housing Needs Allocation by Income (2006-2013)

Income Level	RHNA	Percent of Total
Very Low	192	21.0%
Low	151	16.5%
Moderate	194	21.2%
Above Moderate	379	41.3%
Total	**916**	**100.0%**

Source: SACOG, 2007.

Similar to the 2000-2007 RHNP, SACOG projected a large increase in growth for the City of Wheatland.

Unaccommodated Need

The City of Wheatland had a 2000-2007 RHNA of 702 units. The 2004 Housing Element contained a rezone program to accommodate the 73-unit remaining need for lower-income households. By the time of the next housing-element update, the City had not completed the rezoning as described in Program No. 1 of the 2004 Wheatland Housing Element. Although the rezoning program was not completed using sites described in the 2004 Housing Element, the City was able to annex two projects (Heritage Oaks Estates and Caliterra Ranch) into the City, which could accommodate 1,215 Moderate and Above Moderate income units. In addition, during the 2000-2007 planning period, 481 Moderate and Above Moderate housing units were constructed. Furthermore, the City of Wheatland had a 2006-2013 RHNA of 916 units, and constructed 93 Moderate and Above Moderate housing units. Although the City of Wheatland was unable to prepare a Housing Element update for the 2006-2013 planning period, the City was able to annex approximately 4,150 acres into the City, which could accommodate 1,010 Low income and 13,252 Moderate and Above Moderate housing units. During the 2006-2013 planning period, 89 Moderate and Above Moderate housing units were constructed. As a result, this Housing Element Update has included both the 2000-2007 and 2006-2013 planning periods

for the unaccommodated need analysis required for the current 2013-2021 planning period (see Table 2-33).

Table 2-33
City of Wheatland Unaccommodated Need

	Very	Low	Moderate	Above
2000-2007 RHNA	164	133	139	266
2006-2013 RHNA	192	151	194	379
Total RHNA (2000-2013)	**356**	**284**	**333**	**645**
Units constructed (2000-2007)	0	0	240	241
Units constructed (2006-2013)	0	0	44	45
Previously identified sites currently available (capacity)	32	38	0	0
Sites rezoned pursuant to housing element program	0	0	0	0
Sites rezoned (annexation) 2000-2007	0	0	747	468
Sites rezoned (annexation) 2006-2013	500	510	8,252	5,000
2000-2013 Remaining Need (excess need)	**0 (176)**	**0 (264)**	**0 (8,952)**	**0 (5,109)**
2000-2013 Total Remaining Need (excess need)	**0 (14,501)**			

As seen in Table 2-33, the City of Wheatland does not have an unaccommodated need for housing in the City as a result of annexation. In addition, Program 11 has been included to ensure the sites rezoned as a result of annexation will be sufficient to meet the unaccommodated need requirements.

2013-2021 SACOG Regional Housing Needs Plan

As shown in Table 2-34, the SACOG RHNP allocated 483 new housing units to Wheatland for the period 2013 to 2021. Of the 483 housing units, 55 units are to be for Extremely Low income households, 55 units for Very Low income households, 76 for Low income households, 90 units for Moderate income households, and 208 for Above Moderate income households.

Table 2-34
City of Wheatland Regional Housing Needs Determination by Income (2013-2021)

Income Level	RHNA	Percent of Total
Extremely Low	55	11.3%
Very Low	55	11.3%
Low	76	15.7%
Moderate	90	18.6%
Above Moderate	208	43.1%
Total	**483**	**100.0%**

Source: SACOG, 2013.

The core of the RHNP is a series of tables that indicate for each jurisdiction the distribution of housing needs for each of five household income groups. The tables also indicate the projected new housing unit targets by income group for the ending date of the plan. These measures of units define the basic new construction that needs to be addressed by individual city and county housing elements. The allocations are intended to be used by jurisdictions when updating their

housing elements as the basis for assuring that adequate sites and zoning are available to accommodate at least the number of units allocated.

2.3 Inventory of Resources

The following section describes the City of Wheatland current housing inventory.

2.3.1 Existing Housing Characteristics

As shown in Table 2-35, the proportion of single-family units has increased by 1.5 percent since 2010.

Table 2-35
Total Housing Units by Type - City of Wheatland

Unit Type	2010		2016		Change	
	Number	Percent	Number	Percent	Number	Percent
Single-Family	978	73.9%	993	74.2%	15	1.5%
2-4 Units	248	18.7%	248	18.5%	0	0.0%
5+ Units	63	4.8%	63	4.7%	0	0.0%
Mobile Home	34	2.6%	35	2.6%	1	2.9%
Total	**1,323**	**100.0%**	**1,339**	**100.0%**	**16**	**1.2%**

Source: California Department of Finance, Table E-5.

2.3.2 Housing Conditions

Approximately, 17.6 percent of the Wheatland housing stock (occupied and vacant units) was built before 1960 and may be in need of some degree of rehabilitation. According to SACOG, the number of households by HUD Income Category that has one or more of four housing unit problems, including lacks kitchen or plumbing, more than one person per room, or cost burden greater than 30 percent, in the City of Wheatland is 245 total rental-occupied households and 280 owner-occupied households. As shown in Table 2-36, new housing in the City has been minimal since 2010; only 89 units have been built in the last five years. The City of Wheatland Code Enforcement has identified less than five residential units in the City of Wheatland are in need of rehabilitation and/or replacement.

2.3.3 Residential Construction Trends

According to the 2004 Housing Element, the rate of housing unit growth in Wheatland required to meet the 2000-2007 RHNP projections exceeded that of all other jurisdictions in the SACOG region except for one. Wheatland's housing units would have needed to increase by approximately 90 percent in a 7.5-year period to meet the regional housing needs as defined by SACOG. According to the 2004 Housing Element, Wheatland experienced a net change of 279 units housing units from April 1, 2000 to January 1, 2004. In comparison, SACOG projected 502 unit increase for Wheatland from 2000 to 2005.

Table 2-36 Housing Units by Year Built – City of Wheatland		
Year	**Number of Housing Units Built**	**Percent**
1939 or earlier	74	5.3%
1940 – 1949	79	5.6%
1950 - 1959	94	6.7%
1960 – 1969	107	7.6%
1970 - 1979	209	14.9%
1980 - 1989	84	6.0%
1990 - 1999	178	12.7%
2000 - 2010	481	34.4%
2011 - 2016	89	6.3%
Total	**1,395**	**100.0%**
Source: 2016 SOCDS Building Permits Database		

As shown in Table 2-37, a total of 266 housing units were constructed in the City of Wheatland since 2004, which were all single-family units. The limited amount of development that occurred within the City of Wheatland can be attributed to the economic recession that started in 2007. The recession created a large negative impact on the ability for the City of Wheatland to provide affordable housing. The 2016 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) prepared by SACOG identified short term economic growth impacts have occurred due to the recession; although, SACOG projects economic trends will recover by 2020. The MTP/SCS projections are based on observed data that while the region is recovering as a whole, the housing recovery is happening at a much slower rate than the employment recovery. This statement is especially relevant to the City of Wheatland, where the population has experienced little growth, and only been 266 single-family residential units and zero multi-family units have been constructed in the City of Wheatland since 2001.

Table 2-37 New Construction Building Permits by Year – City of Wheatland			
Year	**Single-Family Units**	**Multi-Family Units**	**Total**
2004	151	0	151
2005	0	0	0
2006	12	0	12
2007	5	0	5
2008	4	0	4
2009	3	0	3
2010	2	0	2
2011	1	0	1
2012	0	0	0
2013	0	0	0
2014	88	0	88
2015	0	0	0
2016	0	0	0
Total	266	0	266
Source: SOCDS Building Permit Database, 2016.			

2.3.4 Vacancy Trends

Vacancy trends in housing are analyzed using a "vacancy rate" which establishes the relationship between housing supply and demand. For example, if the demand for housing is greater than the available supply, then the vacancy rate is low, and the price of housing would most likely increase. In addition, the vacancy rate indicates whether or not the City has an adequate housing supply to provide choice and mobility. HUD standards indicate that a vacancy rate of five percent is sufficient to provide choice and mobility. As shown in Table 2-38, the City of Wheatland vacancy rate was 13.7 percent in 2014.

Table 2-38
City of Wheatland Occupancy Status of Housing Stock

Type	Number
Occupied	**1,189**
Vacant	**87**
Vacancy Rate	**13.7%**
For Rent	13
For Sale Only	24
Rented / Sold, Not occupied	0
For Seasonal Recreational or Occasional Use	0
For Migrant Workers	0
Other Vacant	50

Source: 2010-2014 American Community Survey Estimate.

2.3.5 Housing Costs and Affordability

In order to provide housing to all economic levels in a community, a wide variety of housing opportunities at various prices should be made available. Table 2-39 shows the acceptable monthly payment for households in the five major income groups, based upon Yuba County's 2016 median income for a family of four.

Table 2-39
Affordable Housing Payments by Income Group Yuba County
2016 Median Income - $58,900 (Four-Person Household)

Income Group	Income Range	Ideal Monthly Payment[1]
Extremely Low	$17,670	$459
Very Low	$17,671 - $29,450	$460 - $766
Low	$29,451 – $47,120	$767 - $1,225
Moderate	$47,121 – $70,680	$1,226 - $1,838

Notes:
1. Gross rent includes utilities.

Source: California Tax Credit Allocation Committee 2016

Single-Family Median Sales Prices

As shown in Table 2-40, the 2016 median sales price for homes in Wheatland was $259,600. During the following four years, home prices increased dramatically, by almost 70 percent.

Table 2-40
2016 Median Home Prices in Yuba County

Jurisdiction	Median Sales Price
Wheatland	$259,600
Yuba City	$244,000
Marysville	$201,100
Lincoln	$400,300
Rocklin	$419,900

Source: Zillow. Available at: http://www.zillow.com/. Accessed on June 28, 2016.

Current Single-Family Listings

As of November 2016, 13 single-family units were listed for sale in Wheatland, ranging in price from a $155,000 foreclosed three-bedroom/two bath manufactured home to a four-bedroom home located on 10 acres listed for $619,000 (see Table 2-41). Of the 13 homes listed, 46 percent were in some state of foreclosure.

Table 2-41
Wheatland Sales Listings for Single-Family Homes

Price Range	Number of Houses
Below $100,000	0
$100,000 - $200,000	1
$200,000 - $300,000	7
$300,000 - $400,000	2
$400,000 - $500,000	2
Over $500,000	1
Total	13

Source: Zillow. Available at: http://www.zillow.com/. Accessed on June 28, 2016.

Rental Units

According to the 2010-2014 American Community Survey, the asking rent price in the City of Wheatland was $1,380, compared to $1,001 for Yuba County.

Affordability

Affordability is defined as a household spending 30 percent or less of household income for shelter. Shelter is defined as gross rent or gross monthly owner costs. Gross rent is the contract rent, plus utilities. In most cases, the contract rent includes payment for water, sewer and garbage. "Gross monthly owner costs" includes mortgage payments, taxes, insurance, utilities (including gas and electric), condominium fees, and site rent for mobile homes.

While shelter costs for rental units are generally figured to be affordable at 30 percent of gross income, households are able to obtain a mortgage loan based on 35 percent of gross income. This is subject to individual credit and budgeting conditions, and those with less revolving loan-type debt can generally find financing for a more expensive home.

2.3.6 At - Risk Housing

California Housing Element Law requires all jurisdictions to include a study of all Low income housing units which may at some future time be lost to the affordable inventory by the expiration of some type of affordability restrictions. The law requires that the analysis and study cover a five-year and a ten-year period, coinciding with updates of the Housing Element. Three general cases can result in the conversion of public assisted units; the prepayment of HUD mortgages, opt-outs and expirations of project-based Section 8 contracts, and the expiration of the low income use period of various funding sources, such as Low Income Housing Tax Credits, bond financing, and others.

Opt-outs and expirations of project-based Section 8 contracts – Section 8 is a federally funded program that provides for subsidies to the owner of a pre-qualified project for the difference between the tenant's ability to pay and the contract rent. Opt-outs occur when the owner of the project decides to cancel the contract with HUD by pre-paying the remainder of the mortgage. Usually, the likelihood of opt-outs increases as the market rents exceed the contract rents. According to SACOG, zero at-risk housing projects exist in the City of Wheatland.

2.3.7 Strategies to Retain Affordable Units

The following is a list of potential financial resources considered a part of the City's overall financial plan to deal with retaining affordable units. The number and availability of programs to assist cities and counties in increasing and improving their affordable housing stock is limited, and public funding for new projects is unpredictable. The list includes local, State, and federal programs.

- HOME Program: 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.

- Community Development Block Grant (CDBG) Funds: 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.

2.3.8 City of Wheatland – Residential Development Potential

The following section describes the City of Wheatland's residential development buildout potential within the City limits.

Available Multi-Family Sites

The 2004 Wheatland Housing Element identified two vacant residential sites within the Wheatland City limits with General Plan land use designations of high density residential and zoned multi-family. In addition, the 2004 Housing Element identified two residential sites outside the City limits, which were assumed to allow potential development of units affordable to Very Low and Low income households. Both vacant sites have since been annexed into the City of Wheatland; however, one of the identified sites no longer includes potential multi-family development that could result in units affordable to Very Low and Low income households. The three remaining multi-family sites previously identified in the 2004 Housing Element that could provide affordable housing units have still not yet been developed and currently remain vacant. The three vacant multi-family sites within the existing Wheatland City limits are described in more detail below (see Figure 2-2).

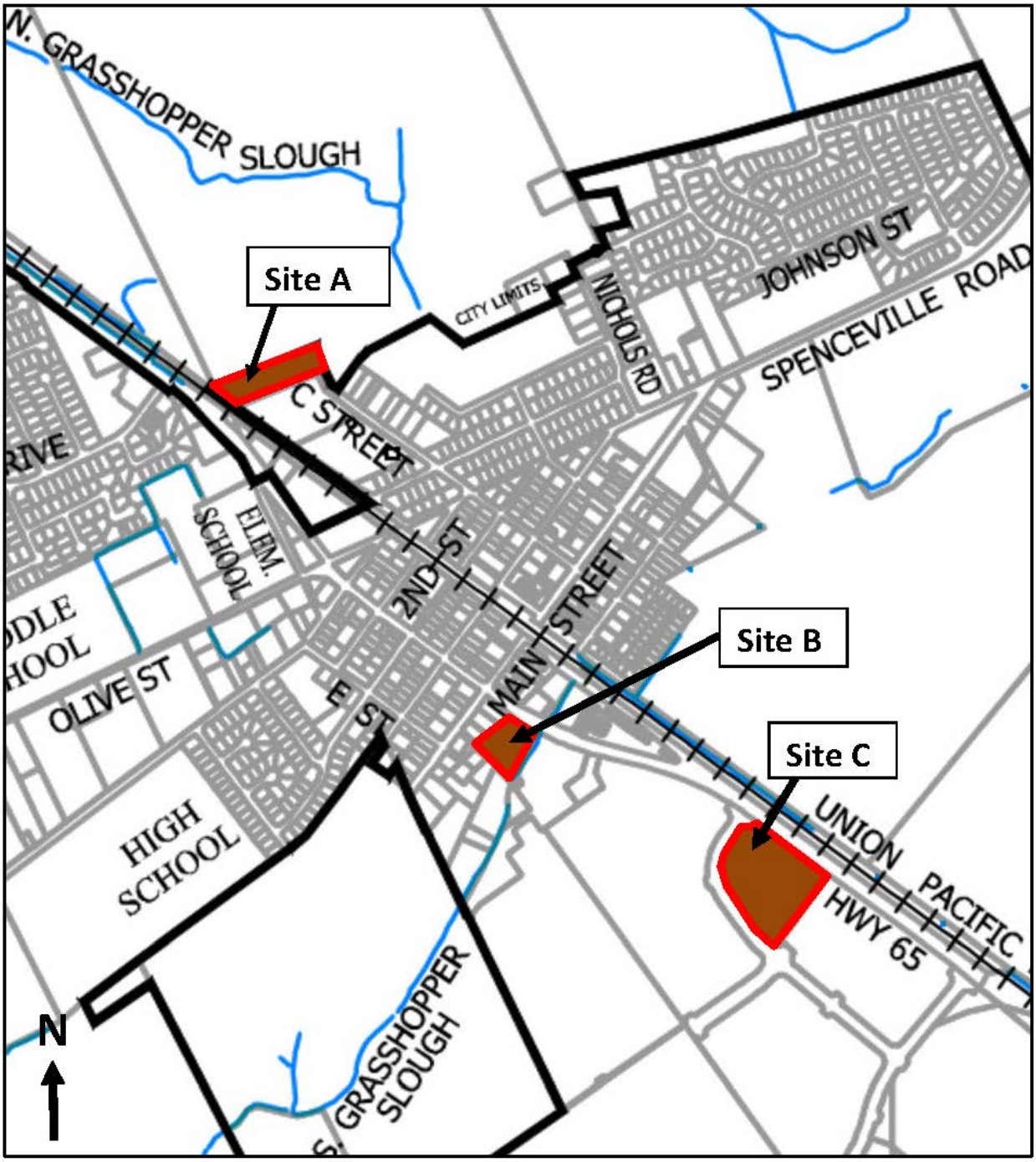
<u>Site A</u>

Site A is a 2.24-acre vacant site, identified as APN 015-500-018-000, currently zoned R-3 (Multi-family) and located at the northern end of C Street. Using a reasonable buildout density potential of 17 dwelling units per acre (du/ac), based on approximately 80 percent of up zoning, Site A could potentially provide up to 38 multi-family units. Known environmental constraints can be mitigated for the site as described in the City of Wheatland Housing Element Mitigated Negative Declaration and Errata Sheet (see Appendix C).

<u>Site B</u>

Site B is a 1.85-acre vacant site, identified as APN 015-490-018-000, currently zoned R-3 and located on State Route (SR) 65 south of the SR 65 and Main Street intersection. Using a reasonable buildout density potential of 17 du/ac, based on approximately 80 percent of up zoning, Site B could potentially provide up to 32 multi-family units. Known environmental constraints can be mitigated for the site as described in the City of Wheatland Housing Element Mitigated Negative Declaration and Errata Sheet (see Appendix C).

Figure 2-2
Available Multi-Family Sites



Site C

Site C is a 6.3-acre vacant multi-family site, currently zoned R-3, and located on SR 65 near the City of Wheatland's southern boundary. Site C is a portion of the approved Heritage Oaks Estates East subdivision. Using a reasonable buildout density potential of 17 du/ac, based on approximately 80 percent of up zoning, Site C could potentially provide up to 108 multi-family units. Site C was previously analyzed as part of the Heritage Oaks Estates Project Environmental Impact Report and the Heritage Oaks Estates – East Tentative Map Mitigated Negative Declaration; known environmental constraints can be mitigated for the site as described in the City of Wheatland Housing Element Mitigated Negative Declaration and Errata Sheet (see Appendix C).

Johnson Rancho Potential

On August 13, 2014, the City of Wheatland annexed 4,149.4 acres into the City of Wheatland, known as the Johnson Rancho and Hop Farm Annexation Project. The Johnson Rancho properties include approved General Plan land uses, prezoning of Planned Development (PD), and Stage One design guidelines, which contains 30 acres of multi-family designated lands (density consistent with High-Density Residential land use designation) and 500 mixed-use units (see Figure 2-3). Using a reasonable buildout density potential of 17 du/ac, based on approximately 80 percent of up zoning, Johnson Rancho could potentially provide up to 510 multi-family units with 500 more mixed-use units, totaling 1,010 units. Although the Johnson Rancho properties still require Stage Two Zoning, development is expected to begin during the 2013-2021 RHNP time period. Stage Two Zoning will consist of specific development standards and the approval procedures by housing type for the Johnson Rancho PD zoning district. Potential multi-family development sites will range from two to ten acres. The PD zoning district, including the permitting process and development standards, would not be considered a constraint on housing. The Johnson Rancho and Hop Farm Annexation Project Environmental Impact report previously analyzed the potential environmental impacts resulting from Johnson Rancho multi-family development; known environmental constraints can be mitigated for the site as described in the City of Wheatland Housing Element Mitigated Negative Declaration and Errata Sheet (see Appendix C).

As seen in Table 2-42, and discussed above, the RHNA determined by SACOG for the 2000 to 2007, 2006 to 2013, and the 2013 to 2021 time periods combine for a total of 826 affordable housing units. As seen in Table 2-43, the City of Wheatland currently has more than enough vacant residential land to meet SACOG's affordable housing allocation for the City.

Available Single-Family Sites

The City of Wheatland recognizes the importance of identifying the City's need for all income levels. Therefore, as seen in Table 2-44, the RHNA determined by SACOG for the 2000 to 2007, 2006 to 2013, and the 2013 to 2021 planning periods combine for a total of 1,276 market rate housing units.

Figure 2-3
Johnson Rancho Multi-Family Potential

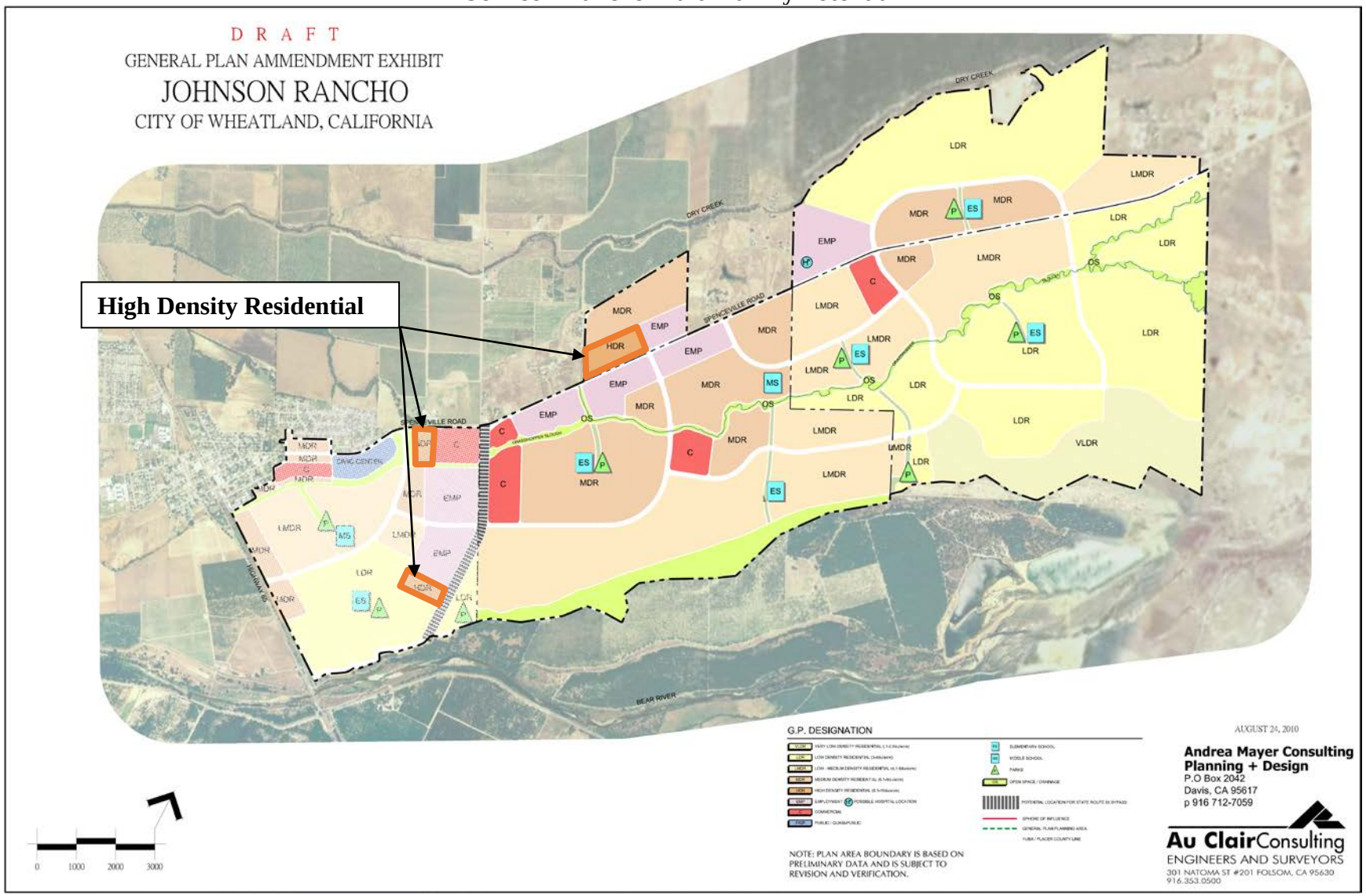


Table 2-42 City of Wheatland Regional Housing Needs Allocation (Affordable)	
Income Level	**RHNA**
2000-2007 Planning Period	
Very Low	164
Low	133
2000-2007 Affordable Housing Subtotal	**297**
2006-2013 Planning Period	
Very Low Income	192
Low Income	151
2006-2013 Affordable Housing Subtotal	**343**
2003-2021 Planning Period	
Extremely Low Income	55
Very Low Income	55
Low Income	76
2013-2021 Affordable Housing Subtotal	**186**
Affordable Housing Total	**826**

Sources:
- *SACOG, 2007.*
- *SACOG, 2013.*

Table 2-43
Wheatland Affordable Housing Buildout Potential

Site	Assessor Parcel Number	Zone	Allowable Density	General Plan Designation	Acres	Realistic Unit Capacity[3]	Existing Use	Infrastructure Capacity	On-Site Constraints
Site A	015-500-018-000	R-3	18 du/ac[1]	High Density	2.24	38	Vacant	Wastewater Treatment – Max Capacity	Cultural and biological resources can be mitigated
Site B	015-490-018-000	R-3	18 du/ac[1]	High Density	1.85	32	Vacant	Wastewater Treatment – Max Capacity	Cultural and biological resources can be mitigated
Site C	016-660-12	PD	18 du/ac[1]	High Density	6.3	108	Vacant	Wastewater Treatment – Max Capacity	All impacts can be mitigated.
Johnson Rancho	*Multiple*[2]	PD	18 du/ac[1]	High Density	30.0	1,010	Vacant and Agricultural Production	Wastewater Treatment – Max Capacity	Additional CEQA review required.
				Total	**40.39**	**1,188**	-	-	-
				2000-2021 RHNA	-	**826**	-	-	-
				Excess Potential	-	**362**	-	-	-

Notes:
1. The City of Wheatland has included Program No. 3 requiring the City to amend its Zoning Ordinance to allow a maximum du/ac increase from 18 du/ac to a maximum of 24 du/ac in the R-3 District.
2. Johnson Rancho APNs: 015-160-029 (540.6 acres), 015-160-098 (266.5 acres), 015-036-024 (70.2 acres), 015-036-025 (14.2 acres), 015-037-001 (576.3 acres), 015-080-020 (581.7 acres), 015-360-038 (353.5 acres), 015-160-095 (40 acres), 015-160-096 (44 acres), 015-360-026 (50 acres), 015-360-028 (125.2 acres), 015-360-029 (101.4 acres), 015-360-030 (404.7 acres), 015-360-031 (134 acres), 015-360-032 (21.2 acres), 015-057-006 (13.7 acres), 015-056-005 (95.6 acres), 015-360-033 (22.5 acres), 015-360-052 (159 acres), 015-360-053 (2695 acres), and 015-360-051 (146.6 acres). 4,031 total acres.
3. The realistic unit capacity is based on the current density allowed in R-3 zoning district (18 du/ac), as result of Program No. 3 and Program No. 11, the realistic unit capacity will increase based on a minimum of 20 du/ac. Therefore, the realistic unit capacity is based on approximately 80 percent of up zoning.

Table 2-44 City of Wheatland Regional Housing Needs Allocation (Market Rate)	
Income Level	**RHNA**
2000-2007 Planning Period	
Moderate	139
Above Moderate	266
2000-2007 Single-Family Housing Subtotal	**405**
2006-2013 Planning Period	
Moderate	194
Above Moderate	379
2006-2013 Single-Family Subtotal	**573**
2003-2021 Planning Period	
Moderate	90
Above Moderate	208
2013-2021 Single-Family Housing Subtotal	**298**
Single-Family Housing Total	**1,276**

Sources:
- *SACOG, 2007.*
- *SACOG, 2013.*

The City of Wheatland includes the following five vacant properties with single-family housing potential:

- Heritage Oaks Estates – East;
- Heritage Oaks Estates – West
- Caliterra Ranch (formerly known as Jones Ranch)
- Hop Farm Properties; and
- Johnson Rancho Properties.

The Heritage Oaks Estates – East property consists of up to 490 low density residential unit potential. The Heritage Oaks Estates – West property consists of up to 173 low density residential unit potential. The Caliterra Ranch property consists of up to 552 low density residential unit potential. The Hop Farm property consists of up to 493 low density, 674 low-medium density, and 464 medium density residential unit potential. The Johnson Rancho properties consists of up to 367 very low density, 3,291 low density, 4,265 low-medium density, and 3,698 medium density residential unit potential. As seen in Table 2-45, the City of Wheatland currently has an excess amount of vacant residential land to meet SACOG's housing allocation for all income levels.

Table 2-45 Wheatland Single-Family Housing Buildout Potential	
Site Location	**Unit Potential**
Heritage Oaks Estates - East	490
Heritage Oaks Estates - West	173
Caliterra Ranch	552
Hop Farm	1,631
Johnson Rancho	11,621
Total	**14,467**
2000-2021 RHNA	**1,276**
Excess Potential	**15,743**

3.0 CONSTRAINTS, EFFORTS, AND OPPORTUNITIES

3.1 Governmental Constraints

The purpose of this chapter is to analyze potential and actual governmental and non-governmental constraints on the maintenance, improvement and development of housing in the City of Wheatland. A discussion of the City's efforts to remove constraints and to promote energy conservation is included.

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.

3.1.1 State and Federal Policy

Actions or policies of governmental agencies, whether involved directly or indirectly in the housing market, can impact the ability of the development community to provide adequate housing to meet consumer demands. For example, the impact of federal monetary policies and the budgeting and funding policies of a variety of departments can either stimulate or depress various aspects of the housing industry. Local or State government compliance or the enactment of sanctions (sewer connection or growth moratoriums) for noncompliance with the federal Clean Air and Water Pollution Control Acts could impact all types of development.

State agencies and local government compliance with State statutes could complicate the development of housing. Statutes such as the California Environmental Quality Act and sections of the Government Code relating to rezoning and General Plan amendment procedures could also act to prolong the review and approval of development proposals by local governments. In many instances, compliance with these mandates establishes time constraints that cannot be altered by local governments.

Local governments exercise a number of regulatory and approval powers which directly impact residential development within their respective jurisdictional boundaries. The regulatory and approval powers establish the location, intensity, and types of units that may or may not be developed. The City's General Plan, zoning regulations, project review and approval procedures, development and processing fees, utility infrastructure, public service capabilities, and development attitudes all play important roles in determining the cost and availability of housing opportunities in Wheatland.

Compliance with numerous governmental laws or regulations may have the capacity to add to the cost of housing. However, these laws and regulations are intended to serve the public welfare

and common good. In virtually every instance, cities implement such regulations in a uniform fashion to satisfy needed improvements and ancillary facilities, such as parking and open space. The provision of parking and open space requirements, and the observation of site development regulations within developments could indirectly increase costs by reducing the number of dwelling units which could occupy a given piece of land. Developers have the flexibility of deciding whether or not to build smaller units at the maximum allowable density or fewer larger units at a density less than the maximum. Either solution could have different impacts on the housing market.

Other development and construction standards could also impact housing costs. Such standards may include the incorporation of additional design treatment (architectural details or trim, special building materials, landscaping, and textured paving) to improve the appearance of the development. Other standards included in the Uniform Building Code require developers to address such issues as noise transmission and energy conservation, and could also result in higher construction costs. While some features (interior and exterior design treatments) are included by the developer as amenities to help sell the product in the competitive market, other features (i.e. those required to achieve compliance with energy conservation regulations) may actually reduce monthly living expenses and long-term costs of ownership in general. However, a drawback to all these benefits is that they may add to the initial sales price and an individual's ability to purchase.

3.1.2 Land Use Controls

The General Plan is the primary land use control document. 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 contains the following five residential land use designations:

- Very Low Density Residential: 0.1 to 2.9 dwelling units per acre (compatible with RE-1 and RE-½ zones)
- Low Density: 3.0 to 4.0 dwelling units per acre (compatible with R-1 zone)
- Low-Medium Density: 4.1 to 6.0 dwelling units per acre (compatible with R-1 zone)
- Medium Density: 6.1 to 8.0 dwelling units per acre (compatible with R-2 zone)
- High Density: 8.1 to 16.0 dwelling units per acre (compatible with R-3 zone)

Residential Development Standards

The Wheatland Municipal Code is a tool that implements the goals and policies within the General Plan. Table 3-1 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 3-1
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	30	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

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 3-2.

Table 3-2
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.

Parking Requirements

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. The required parking spaces for single family dwellings shall be enclosed within a garage and have a minimum dimension of nine feet wide, twenty feet long and seven feet high for each required parking space. For duplexes, such spaces can be within a garage or carport of similar dimensions as listed above for single family dwellings. For multi-family dwellings, parking spaces need not be enclosed. 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.

3.1.3 Local Entitlement Fees and Exactions

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. Table 3-3 below illustrates the average cost in planning fees charged by the City of Wheatland, compared to neighboring jurisdictions. In addition, pursuant to the Wheatland Municipal Code, all multi-family developments in Wheatland are be subject to site plan and architectural review. Therefore, in addition to the development impact fees discussed below, all multi-family development, even when permitted by right, would need to pay the design review processing fee of $2,740.00.

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 3-4 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 3-3
Planning Application Fees – Surrounding Jurisdictions

Jurisdiction	General Plan Amendment	Zone Change	Tentative Subdivision Map	Variance
City of Wheatland[1]	$20,550	$20,550	$20,550	$2,055
City of Marysville	$2,400	$1,900	$800[2]	$450
City of Roseville	$6,981[3]	$7,228[4]	$2,335[5]	$923
Yuba City	$2,548	$2,548	$3,827[6]	308
Yuba County	$5,000[6]	$5,000[7]	$3,320	$2,880[8]

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 15 units(additional $20 per unit for each unit exceeding 15 total units).
3. Varies from $6,981 (10 acres or less) to $13,036 (11+ acres).
4. Varies from $7,228 (10 acres or less) to $13,495 (11+ acres).
5. Varies from $2,335 (4 or fewer lots), $4,618 (5 through 99 lots), and $6,670 (100 through 499 lots) to $13,335 (500+ lots).
6. Base fee plus $29 per lot over 4.
7. Varies from $5,000 (200 dwelling units) to $6,000 + deposit (200+ dwelling units).
8. Varies from $2,880 (minor/parking) to $3,400 (major).

Sources: City and County Planning Departments September 2008
- *City of Wheatland. Current & Proposed Fees. FY 2006-2007.*
- *City of Marysville Fee Schedule. Available at http://www.marysville.ca.us. Accessed on May 28, 2015.*
- *City of Roseville. Planning Fee Schedule. July 1, 2013.*
- *Yuba City. 2013-2021 Housing Element Update. February 2014.*
- *Yuba County. 2008-2013 Housing Element. December 15, 2009.*

Table 3-4
Residential Development Impact Fees

Fee Description	Single-Family Fee Per DU	Multi-Family Fee Per DU
Law Enforcement Facilities	$1,027	$877
Fire Protection Facilities	$1.09[1]	$1.09[1]
Bridges, Signals, Thoroughfares	$8,174	$5,459
Highway 65 Expressway Acquis. & Construct	$3,962	$2,646
Storm Drainage Facilities	$9,342	$2,695
Water Distribution Facilities	$4,516	$2,709
Sewer Collection Facilities	$1,784	$892
Wastewater Treatment Facilities	$10,431	$5,214
General Government Facilities	$1,923	$1,920
Public Meeting Facilities	$2,728	$2,422
Parkland Facilities Development	$7,100	$6,309
Bear River North Levee Rehab. Project	$1,178	$524
Total Per Unit	**$52,165[2]**	**$31,667[2]**

Note:
1. $1.09 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 Development Impact Fees. January 1, 2014.

3.1.4 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.

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 / 4th Street intersection the delays to motorists on the eastbound 4th 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.

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 Class I bicycle lanes on Spenceville Road would be included in the Bicycle Master Plan that is currently being prepared for the City.

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 five designated stops exist on the Wheatland Route:

- Spruce Avenue / Evergreen Drive;
- SR 65 / 3rd 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:

- 2nd Street;
- 3rd Street;
- 4th 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 appreciable 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 / 2nd Street intersection.

The 2006 Wheatland General Plan includes the City's goals for future UPRR crossings. The 2006 General Plan indicates that additional grade-separated crossings will be constructed. One crossing would be located midway between the Bear River and downtown Wheatland in the area of the approved Heritage Oaks project. The other grade-separation would be on the north side of town, north of Evergreen Drive in the vicinity of the proposed Almond Estates subdivision. The General Plan also indicates that a new at-grade crossing would be constructed opposite the SR 65 / McDevitt Drive intersection. The General Plan indicates that the existing 2nd Street and 3rd Street crossings would eventually be closed. Funding for grade-separated crossings are currently accumulated as part of the City's Traffic Impact Fee Program.

3.1.5 Processing and Permit Procedures

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 3-4 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.

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:

- ***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.

Table 3-5 shows information on typical processing times for a various steps required for conditional use permits, subdivisions (tentative maps and parcel maps), variances, lot line adjustments, general plan and zoning ordinance amendments, and architectural (design) review.

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

Table 3-5 City of Wheatland - Schedule of Application Processing Times	
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 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 Planning Commission approval for 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.

3.1.6 Building Codes and Enforcement

Compliance with Building Code standards protects public health, safety and welfare and is a necessary cost of construction. Code enforcement is under the authority of the City of Wheatland Building Department.

Government Code Section 65583(c)(3) requires the housing element to provide a program to "address and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing for persons with disabilities. The program shall remove constraints to and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities."

On January 1, 2014, the State of California adopted the 2013 Edition of the California Building Standards Code. Implementation of these codes ensures structural integrity, and facilitates the City's efforts to maintain a safe housing supply.

3.1.7 Wastewater Treatment Plant

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 CH_2MHill 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 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.

3.1.8 On- and Off-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. As discussed above, the City of Wheatland is in need of a new WWTP or the existing WWTP would need to be improved. 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 at least two parking space per unit (need not be enclosed), 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. Sewer services are necessary for the sanitary disposal of wastewater.

According to Section 18.63.040 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 in 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.

3.1.9 Persons with Disabilities and/or Special Needs

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 the definition of '*family*,' 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.

3.1.10 Employee (Farmworker) Housing

The City plans to update the City Zoning Ordinance to explicitly define or provide standards for farmworker housing consistent with the Employee Housing Act.

3.1.11 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 plans to revise the City Zoning Ordinance, as required by SB 2, to recognize transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone without any discretionary action. SB 745, which took effect on January 1, 2014, generally amends Section 65582 of the Government Code to replace prior Health and Safety Code definitions of "supportive housing," "target population," and "transitional housing" with definitions now more specific to housing element law.

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.

3.1.12 Density Bonus

The City of Wheatland plans to update City ordinances to provide developers with a density bonus or other incentives for the production of lower income housing units within a development, compliant with changes in the Density Bonus Law enacted by SB 1818.

3.2 Non-Governmental Constraints

The ability to address the underserved needs of the citizens of the City of Wheatland is challenging, especially because so many of the impediments to providing services are beyond the scope of municipal governments. The responsibility for identifying, responding to, and mitigating these needs rests with the variety of agencies providing services. Funding limitations exist at all levels.

The private market influences the 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, actual construction of housing is dependent upon market forces and developers ability to construct.

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.

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 that amortized mortgages, if interest rates rise, new construction would be more

costly. In addition, an increase in interest rates would also lower the sales price of homes that buyers who can afford to pay.

3.3 Constraint Removal Efforts

The City of Wheatland is currently in the process of preparing City-wide Community Design Standards. The general purpose of the Community Design Standards is to establish an adopted and published set of design goals and policies that would assist developers and aid in City staff's evaluation process. The Community Design Standards include objective standards related to design and massing. The more information that is provided to the developer and designer early on in the process would streamline the process to aid in the development of affordable housing. The Community Development Director (or designated staff) handles the task of architectural review (establish consistency with the Community Design Standards) for projects that do not require Planning Commission approval. Because the Community Design Standards would streamline the design and approval process, architectural review would not be considered an added constraint on housing supply or affordability. In addition, the City of Wheatland is set to begin the preparation of updating the Zoning Ordinance, which would provide an opportunity for the City to further remove identified governmental constraints and streamline the development of affordable housing for Extremely Low, Very Low, Low, or Moderate income households.

3.4 Opportunities for Energy Conservation

Two basic and interrelated approaches to creating energy conservation opportunities in residences are conservation and development.

3.4.1 Conservation

Conservation can be accomplished by reducing the use of energy-consuming items, or by physically modifying existing structures and land uses. The California Energy Commission first adopted energy conservation standards for new construction in 1978. The standards enclosed in Title 24 of the California Administrative Code, contain specifications relating to insulation, glazing, heating and cooling systems, water heaters, swimming pool heaters, and several other items.

The California Energy Commission revised the standards for new residential buildings in 1981, which were delayed until AB 163 was passed in 1983. AB 163 provided options for complying with the standards.

Although the energy regulations establish a uniform standard of energy efficiency, they do not ensure that all available conservation features are incorporated into building design. Additional measures may further reduce heating, cooling, and lighting loads, and overall energy consumption. While including all potential conservation features in all development is not expected, a number of economically feasible measures that would exceed the minimum required by Title 24 are possible.

3.4.2 Development

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.

On January 1, 2014 the State of California adopted the 2013 Edition of the California Building Standards Code, which includes Title 24 of the California Code of Regulation regarding energy conservation.

3.4.3 California Green Building Standards Code

California's building codes (California Code of Regulations [CCR], Title 24) are published on a triennial basis, and contain standards that regulate the method of use, properties, performance, or types of materials used in the construction, alteration, improvement, repair, or rehabilitation of a building or other improvement to real property. The California Building Standards Commission (CBSC) is responsible for the administration and implementation of each code cycle, which includes the proposal, review, and adoption process. Supplements and errata are issued throughout the cycle to make necessary mid-term corrections. The 2016 code has been prepared and becomes effective January 1, 2017. The California building code standards apply State-wide; however, a local jurisdiction may amend a building code standard if the jurisdiction makes a finding that the amendment is reasonably necessary due to local climatic, geological, or topographical conditions.

California Green Building Standards Code

The 2016 California Green Building Standards Code, otherwise known as the CALGreen Code (CCR Title 24, Part 11), becomes effective January 1, 2017. The purpose of the CALGreen Code is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. The provisions of the code apply to the planning, design, operation, construction, use, and occupancy of every newly constructed building or structure throughout California.

The CALGreen Code encourages local governments to adopt more stringent voluntary provisions, known as Tier 1 and Tier 2 provisions, to further reduce emissions, improve energy efficiency, and conserve natural resources. If a local government adopts one of the tiers, the provisions become mandates for all new construction within that jurisdiction. The City of Wheatland has not adopted any voluntary provisions of the CALGreen Code to date.

The 2016 CALGreen Code expands upon energy efficiency measures from the 2013 Code resulting in a 28 percent reduction in energy consumption from the 2013 standards for residential structures. Energy reductions relative to previous CALGreen codes 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.

4.0 HOUSING PROGRAM

4.1 Purpose

The purpose of this chapter is to outline a housing program that will guide the City of Wheatland and all of its housing stakeholders toward the preservation, improvement and development of housing for all economic levels. The City's intent is to create a municipal climate that encourages quality, varied, and affordable housing development by both the public and private sectors.

4.2 Goals, Policies, and Programs

The following section includes goals, policies, and programs that would form the foundation for specific activities.

This Housing Element Policy Document includes four goal statements. Under each goal statement, the element sets out policies that amplify the goal statement. Implementation programs are listed at the end of each sub-section and describe briefly the proposed action, the timeframe for accomplishing the program, and funding source where it can be identified.

The following are definitions of terminology used in the Housing Element Policy Document:

- **Goal**: Ultimate purpose of an effort stated in a way that is general in nature.

- **Policy**: Specific statement guiding action and implying clear commitment.

- **Implementation Program**: An action, procedure, program, or technique that carries out policies. Implementation programs also specify primary responsibility for carrying out the action and an estimated timeframe for its accomplishment. The schedule for completion of the activity is presented in the timeframe and indicates the calendar year for completion. These timeframes are general guidelines and may be adjusted based on City staffing and budgetary considerations.

- **Quantified Objective**: The number of housing units that the City expects to be constructed, conserved, or rehabilitated or the number of households the City expects will be assisted through Housing Element programs and based on general market conditions during the 2013-2021 Housing Element planning period.

In this document, the term "affordable housing" means housing affordable to Extremely Low, Very Low, Low, or Moderate income households.

Goal 1 Provide for the City's regional share of new housing for all income groups.

Policies

1.1 The City shall continue to monitor residential land use designations and zoning annually to ensure that sufficient land is designated and zoned at various densities to meet the City's regional share of housing.

1.2 The City shall ensure that developers and residents are made aware of key housing programs and development opportunities with posting information on the City's website.

1.3 The City shall ensure that its Zoning Ordinance is consistent with State law.

1.4 The City shall work with other public agencies and private organizations to build affordable housing.

Programs

1) 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.

Responsibility:	Planning Commission/City Council
Timeframe:	October 31, 2018
Quantified Objective:	Estimated to contribute to approximately 20 additional affordable housing units constructed in the planning period.

2) 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 24 du/ac, an increase from 8.1 du/ac to a 16 du/ac.

Responsibility:	Planning Commission/City Council
Timeframe:	October 31, 2018
Quantified Objective:	Estimated to contribute to approximately 35 additional affordable housing units constructed in the planning period.

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 24 du/ac in the Multi-Family Residential Zoning District (R-3).

Responsibility:	Planning Commission/City Council
Timeframe:	October 31, 2018
Quantified Objective:	Estimated to contribute to approximately 35 additional affordable housing units constructed in the planning period.

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
Timeframe:	October 31, 2018
Quantified Objective:	Estimated to contribute to approximately 10 affordable housing units constructed in the planning period.

5) 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."*

Responsibility:	Planning Commission/City Council
Timeframe:	October 31, 2018
Quantified Objective:	Estimated to contribute to approximately four (4) additional affordable housing units constructed in the planning period.

6) 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 not cost-prohibitive to the City.

Responsibility:	Planning Commission/City Council
Timeframe:	2017-2021
Quantified Objective:	Estimated to contribute to approximately 35 affordable housing units constructed in the planning period.

7) 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.

Responsibility:	Planning Commission/City Council
Timeframe:	2017-2021
Quantified Objective:	Estimated to contribute to approximately 35 affordable housing units constructed in the planning period.

8) 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.

Responsibility:	Planning Commission/City Council
Timeframe:	2017-2021
Quantified Objective:	Estimated to contribute to approximately five (5) affordable housing units constructed in the planning period.

9) 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.

Responsibility:	Community Development Department Staff/City Council
Timeframe:	2017-2021
Quantified Objective:	Estimated to contribute to approximately 35 affordable housing units constructed in the planning period.

10) 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).

Responsibility:	Community Development Department Staff
Timeframe:	2017-2021
Quantified Objective:	Estimated to contribute to approximately 35 affordable housing units constructed in the planning period.

11) The City shall ensure that the final Stage Two zoning to be applied by the end of the 2018 calendar year, to the Johnson Rancho project shall provide for at least the amount of Medium Density Residential (384 acres) and High Density Residential (30 acres) acreage that was approved. At least 30 acres of High Density Residential shall have a ~~minimum~~ density of 20-24 du/ac, and 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 unaccommodated need of the previous planning periods.

Responsibility:	Planning Commission/City Council
Timeframe:	2017/2018

Quantified Objective: Estimated to contribute to approximately 35 affordable housing units constructed in the planning period.

Goal 2 Increase/conserve the supply of existing housing.

Policies

2-1 The City shall encourage the preservation of existing neighborhoods and the provision of safe and sanitary housing for all residents.

2-2 The City shall encourage the preservation and rehabilitation of the existing affordable housing stock.

2-3 The City shall support efforts to prevent substandard homes from becoming dilapidated structures.

2-4 The City shall inspect and identify code violations in residential buildings.

2-5 The City shall seek to preserve the fabric, amenities, yards (i.e. setbacks), and overall character and quality of life of established neighborhoods.

2-6 The City shall require the abatement or demolition of substandard housing that is not economically feasible to repair.

2-7 The City shall ensure that potential developers, landlords, and income-eligible homeowners are aware of available affordable rehabilitation programs provided by Yuba County.

2-8 The City shall seek to preserve historic homes and other types of historic residential buildings, districts and unique or landmark neighborhood features.

Programs

12) 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.

Responsibility: Community Development Department Staff /City Council
Funding: CDBG
Timeframe: 2017-2021
Quantified Objective: Estimated to contribute to approximately 20 affordable housing units constructed in the planning period.

13) 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.

Responsibility:	Community Development Department Staff
Timeframe:	October 31, 2018 and ongoing
Quantified Objective:	Estimated to contribute to 10 additional affordable housing units constructed in the planning period.

14) 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.

Responsibility:	Community Development Department Staff
Timeframe:	2018/19
Quantified Objective:	Estimated to contribute to approximately five (5) additional affordable housing units constructed in the planning period.

Goal 3 Meet the special housing needs of homeless persons, seniors, large families, female head of households, disabled persons, and farmworkers.

Policies

3-1 The City shall provide referrals for housing and services to homeless persons.

3-2 The City shall promote increased housing opportunities for seniors, large families, female head of households, and disabled persons.

3-3 The City shall encourage developers of rental units to build units for large families.

3-4 The City shall encourage the incorporation of child care in residential areas and employment-based land uses to help households with young children.

3-5 The City shall provide reasonable accommodation for individuals with disabilities to ensure equal access to housing.

Programs

15) 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.

Responsibility:	Community Development Department Staff
Timeframe:	October 31, 2018 and ongoing
Quantified Objective:	Estimated to contribute to 10 additional affordable housing units constructed in the planning period.

16) 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.

Responsibility:	Planning Commission/City Council
Timeframe:	October 31, 2018
Quantified Objective:	Estimated to contribute to approximately 10 additional affordable housing units constructed in the planning period.

17) 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, 2018.

Responsibility:	Community Development Department/Building Department Staff
Timeframe:	October 31, 2018 and ongoing
Quantified Objective:	Estimated to contribute to 10 additional affordable housing units constructed in the planning period.

18) 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.

Responsibility:	Community Development Department Staff
Timeframe:	October 31, 2018
Quantified Objective:	Estimated to contribute to 20 additional affordable housing units constructed in the planning period.

Goal 4 Ensure equal housing opportunity.

Policies

4-1 The City shall support equal housing opportunities to all without regard to race, color, religion, sex, national origin, citizenship, sex, age, marital status, gender identity or expression, disability, or status as a disabled veteran.

4-2 The City shall ensure employers within the City comply with the requirements of the Fair Employment and Housing Act.

4-3 The City will undertake educational efforts to ensure that all segments of the population are aware of their rights and responsibilities regarding fair housing.

4-4 The City shall ensure that fair housing practices are applied to all housing offered within the City.

4-5 The City shall encourage the housing industry to comply with fair housing laws and practices.

Programs

19) 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.

Responsibility:	Community Development Department Staff
Timeframe:	October 31, 2018 and ongoing
Quantified Objective:	Estimated to contribute to approximately five (5) affordable housing units constructed in the planning period.

20) 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.

Responsibility:	Community Development Department Staff
Timeframe:	2017-2021
Quantified Objective:	Estimated to contribute to approximately five (5) affordable housing units constructed in the planning period.

Goal 5 Provide safe, adequate shelter for all residents

Policies

5-1 The City shall assist those residents unable to obtain safe shelter on their own.

5-2 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.

Programs

21) 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.

Responsibility:	Community Development Department Staff
Timeframe:	2017-2021
Quantified Objective:	Estimated to contribute to approximately five (5) affordable housing units constructed in the planning period.

22) 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.

Responsibility:	Community Development Department Staff
Timeframe:	2018/19

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

Policies

6-1 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.

6-2 The City shall require that housing shall be sited to enhance safety along neighborhood streets and in other public and semi-public areas.

6-3 The City shall discourage the creation of walled-off residential enclaves, or of separate unconnected tracts because physical separations prevent the formation of safe, walkable, and enjoyable neighborhoods.

6-4 The City shall encourage higher density housing to maintain high quality standards for unit design, privacy, security, on-site amenities, and public and private open space.

6-5 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.

6-6 The City shall encourage physical design of neighborhoods and dwellings that promote walking and bicycling and preserve open spaces and views.

6-7 The City shall encourage strategies and programs that increase long-term residency and stabilization in neighborhoods.

6-8 The City shall prioritize sewer and water rights for multi-family development.

Programs

23) 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.

Responsibility: Community Development Department Staff
Timeframe: 2017-2021

24) 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.

Responsibility: Community Development Department Staff
Timeframe: 2017-2021

Goal 7 Encourage housing that is resource-conserving, healthful, economical to live in, environmentally benign, and recyclable when demolished.

Policies

7-1 The City shall require that residential developments promote sustainability in their design, placement, and use.

7-2 The City shall require that residential developments promote water conservation through housing and site design.

7-3 The City shall require that residential developments promote energy conservation and a cleaner environment through the development of dwellings with energy-efficient designs, utilizing passive and active solar features, and the use of energy-saving techniques that meet State law minimums.

7-4 The City shall support programs that provide financing for sustainable home upgrade projects such as installation of solar panels, heating and cooling systems, water conservation and windows to improve the energy efficiency of the City's existing housing stock.

Programs

25) 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.

Responsibility: Community Development Department Staff
Timeframe: 2017-2021

26) 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
Timeframe: 2017-2021

27) 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
Timeframe: 2017-2021

28) 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.

Responsibility: Community Development Department Staff
Timeframe: 2017-2021
Quantified Objective: Estimated to contribute to 20 additional affordable housing units constructed in the planning period.

4.3 Quantified Objectives

Table 4-1 summarizes the City's quantified objectives for the 2013-2021 Housing Element planning period. The quantified objectives represent a reasonable expectation of the maximum number of new housing units that could potentially be constructed and households that the City expects could potentially be rehabbed or conserved.

Table 4-1 Quantified Objectives for Housing 2013-2021						
	Extremely Low	**Very Low**	**Low**	**Moderate**	**Above Moderate**	**Total**
RHNA	55	55	76	90	208	483
New Construction	25	27	81	92	203	**428**
Housing Rehabilitation			10			**10**
Conserve Existing Rentals			20			**20**
Total	**25**	**27**	**111**	**92**	**203**	**458**

APPENDIX A

LIST OF DATA SOURCES

- United States Census Bureau. American FactFinder. Available at: www.factfinder.census.gov. Accessed December 2016.
- Zillow. Available at: www.zillow.com. Accessed December 2016.
- Sacramento Area Council of Governments. Available at: http://www.sacog.org/. Accessed December 2016.
- State of California Department of Finance. Available at: www.dof.ca.gov. Accessed December 2016.
- State of California Housing and Community Development Department. Available at: www.hcd.ca.gov. Accessed December 2016.
- City of Wheatland. *General Plan Policy Document*. Adopted July 11, 2006.
- City of Wheatland. *Housing Element Update Background Report*. January 27, 2005.
- City of Wheatland. *Housing Element Update Policy Document*. January 27, 2005.
- Yuba County - www.co.yuba.ca.us
- Yuba County 1-Stop – www.yuba1stop.org
- ESRI – www.esri.com
- California Employment Development Department – www.edd.ca.gov
- Tax Credit Allocation Committee – www.treasurer.ca.gov/ctcac/
- Comprehensive Housing Affordability Strategy Data Query Tool
- State of the Cities Data Systems (SOCDS) – https://socds.huduser.gov/permits/
- City of Wheatland. *Wheatland Municipal Code*. Current through July 2016.
- City of Marysville Fee Schedule – www.marysville.ca.us
- Yuba City Housing Element Update – http://www.yubacity.net/
- City of Roseville Planning Fee Schedule – https://www.roseville.ca.us/
- 2016 California Green Building Standards Code - http://www.bsc.ca.gov/Home/CALGreen.aspx
- California Regional Water Quality Control Board Central Valley Region - http://www.swrcb.ca.gov/
- Personal Communication with Allyn Wightman, City of Wheatland Police Chief. August 22, 2017.
- Personal Communication with Joe Waggerhauser, Wheatland Fire Authority Chief. August 23, 2017.
- Sacramento Area Council of Governments. Main Data Tables Workbook. Available at: https://www.sacog.org/post/main-data-tables-workbook. Accessed on August 16, 2017.
- California Employment Development Department. Occupational Employment Projections. Available at: http://www.labormarketinfo.edd.ca.gov/data/employment-projections.html. Accessed on November 29, 2017.

APPENDIX B

LIST OF STAKEHOLDERS

- **Wayne Bishop**, Bishop's Pumpkin Farm
- **Sunny Dale**, Dale Investments, LLC
- **Sandy Gilbert**, Resident
- **Phil Rodriquez**, Lewis Operating Corp.
- **Raj Sharma**, Srihan Enterprise
- **Bob Shattuck**, Shattuck Community Planning
- **Dean Webb**, Resident

APPENDIX C

City of Wheatland 2013-2021 Housing Element Update
Initial Study/Mitigated Negative Declaration

Errata Sheet
June 27, 2017

Introduction

This Errata presents, in ~~strike-through~~ and double-underline format, the revisions to the City of Wheatland 2013-2021 Housing Element Update IS/MND needed for clarification in response to comment received from the California Department of Fish and Wildlife (CDFW). The revisions to the IS/MND reflected in this Errata do not affect the adequacy of the previous environmental analysis contained in the City of Wheatland 2013-2021 Housing Element Update IS/MND. Specifically, the changes provide clarification in the Biological Resources section with regard to the vacant sites identified as Site A and Site B in the IS/MND. Because the changes presented below would not result in any new significant impacts from what was identified in the IS/MND, recirculation of the City of Wheatland 2013-2021 Housing Element Update IS/MND is not required.

Changes to IS/MND

The Introduction section on page 3 of the City of Wheatland 2013-2021 Housing Element Update IS/MND is hereby revised as follows:

> The City of Wheatland is located in Northern California's Central Valley along State Route 65 (SR 65) in Yuba County, and has a land area of 8.19 square miles. SR 65 runs northwest to southeast and divides the City into eastern and western sections (see Figure 1). According to ~~the California Department of Finance (DOF)~~ SACOG, the City has ~~a~~ an approximate 2014 population of ~~11,200~~ 3,500 with ~~4,111~~ 1,320 housing units. The individual setting for each impact analysis area is described in the respective analysis section.

The above revisions do not alter the conclusions of the IS/MND.

The Biological Resources section on page 16 of the City of Wheatland 2013-2021 Housing Element Update IS/MND is hereby revised as follows:

a-d The 2013–2021 Housing Element Update is a policy-level document intended to assist the City of Wheatland in meeting the housing needs established by the State of California. The Housing Element Update does not include any specific development proposals, nor does the project grant any entitlements for development. Although implementation of a successful Housing Element could be expected to assist residential development in the City, new residential development would not impact local rivers or streams. Principles from the City of Wheatland's Community Vision document establish~~es~~ controls on creekside development which seek to preserve and enhance riparian vegetation and habitat. Residential development proposed near local rivers or streams, would be subject to Policies 8.C.2 and 8.D.3 from the General Plan which

establish controls on creekside development to preserve and enhance riparian vegetation and habitat. Consequently, the Housing Element Update would not interfere with fish or wildlife movement or adversely affect wildlife corridors.

However, s~~S~~uccessful implementation of the City of Wheatland Housing Element Update would require improvements in the area, which could adversely impact known and unknown biological resources in the area. Therefore, the potential biological resources impacts to the vacant multi-family sites identified in the 2013-2021 City of Wheatland Housing Element Update are discussed separately below.

Site A

A search of the California Department of Fish and Wildlife's (CDFW) Natural Diversity Database (CNDDB) was performed for the 2.24-acre vacant site, identified as Site A in the City of Wheatland 2013-2021 Housing Element Update, to determine the records of sensitive plant and wildlife species within the general vicinity of the site (see Appendix B). A total of 34 federally listed, State listed, or special-status plant and wildlife species were identified for Site A's quadrangle and the site's surrounding eight quadrangles (i.e., Wheatland, Camp Far West, Lincoln, Sheridan, Nicolaus, Olivehurst, Yuba City, Browns Valley, and Smartsville).[1]

Many of the plant and wildlife species occur in specialized habitats, such as riparian, wetlands, marshes, ponds, and other aquatic habitats, as well as valley and foothill grasslands, none of which occur on-site. Site A is currently vacant and consists of ruderal vegetation and bare soil on flat topography. The absence of suitable habitat and previous site disturbance precludes special-status species from occurring on-site with the possible exception of Swainson's hawks (*Buteo swainsoni*).

The Swainson's hawk is a raptor species currently listed as Threatened in California by the CDFW. The hawk typically nests in tall cottonwoods, valley oaks, or willows associated with riparian corridors, grassland, irrigated pasture, and other cropland with a high density of rodents. The Central Valley population of Swainson's hawk breeds and nests in late spring through early summer before migrating for the winter. Conservation efforts are focused on preserving existing nesting and foraging habitat and on re-vegetating levees to establish suitable nesting habitat.

Alfalfa, row crops, grain fields, and irrigated pastures are the Swainson's hawk's preferred foraging habitats, where they take advantage of the opportunities that harvesting and irrigating practices provide for the easy capture of small rodents. Swainson's hawks do not typically forage in vineyards, orchards, or flooded rice fields.

According to CNDDB, in 2004 a Swainson's hawk nest structure was observed in a willow tree with adults foraging for food north of Dry Creek, approximately 1.10 miles northwest of Site A (see Figure 3). The project site provides marginal foraging habitat for Swainson's hawks nesting within 10 miles of the property.

In addition, the few trees on-site could support nesting birds, protected under the Federal Migratory Bird Treaty Act. Therefore, any future affordable housing development could impact migratory birds if the on-site trees are removed.

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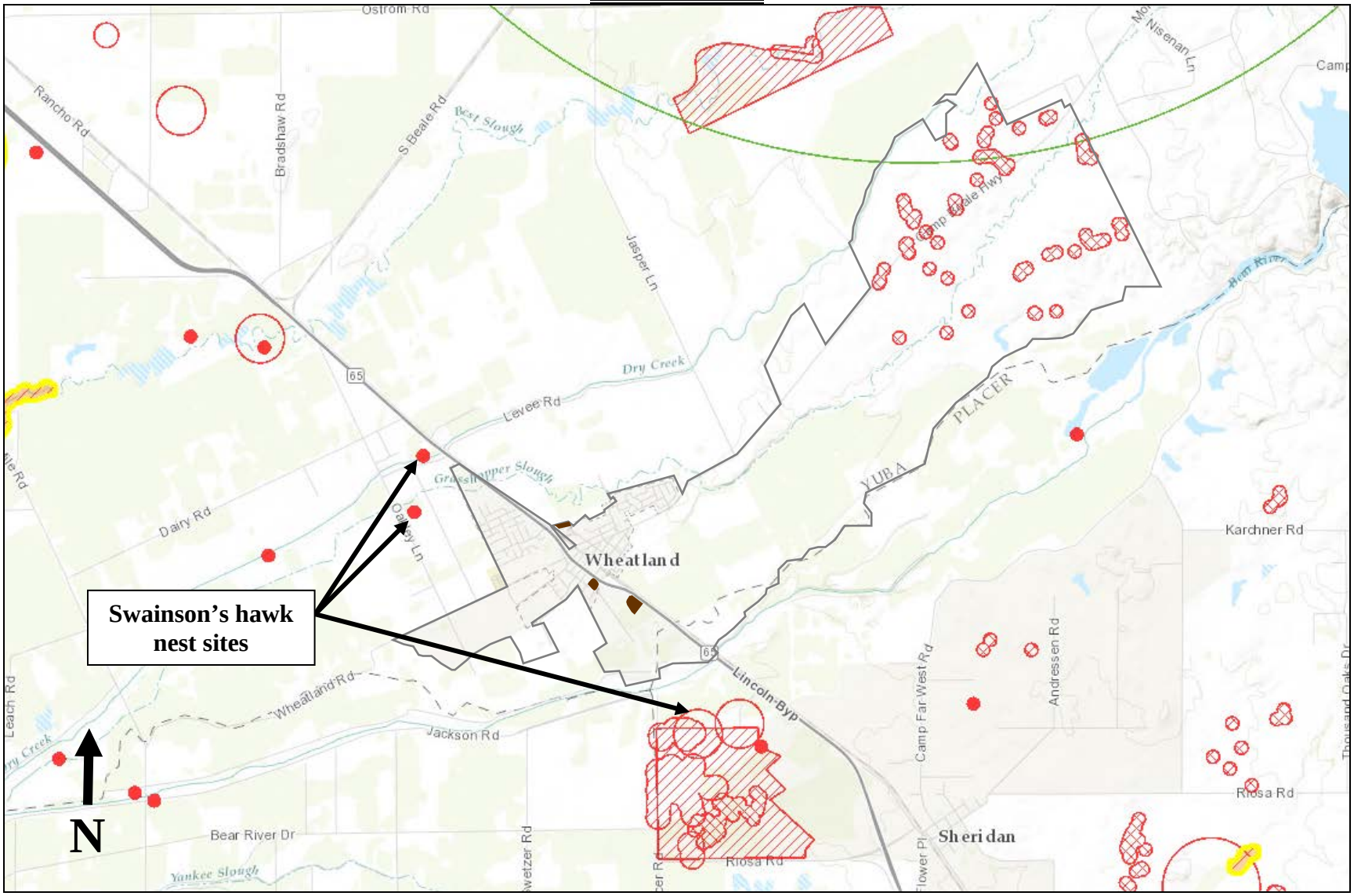
[1] California Department of Wildlife. *RareFind 5*. Available at: https://map.dfg.ca.gov/rarefind/view/RareFind.aspx. Accessed on March 15, 2017.

Figure 3
CNDDB Results



Source: California Department of Fish Wildlife, RareFind 5, March 2017.

Site B

The 1.85-acre vacant site, identified as Site B in the City of Wheatland 2013-2021 Housing Element Update, has been previously analyzed by the City in the adopted Webb Self-Storage Development IS/MND. The Webb Self-Storage Development IS/MND identified the potential for migratory birds protected under the Migratory Bird Treaty Act to nest within the single Valley oak (*Quercus lobata*) tree located on the southwest corner of the project site. In addition, the Webb Self-Storage Development IS/MND identified a portion of the open, dirt-lined seasonal drainage ditch south of Site B, as being within the site, and subject to impact during stormwater outfall installation. As a result, the Webb Self-Storage Development IS/MND requires the implementation of mitigation measures IV-4, IV-5(a), and IV-5(b) which would ensure biological resources impacts would be reduced to a less-than-significant level. The City would require any future affordable housing projects at Site A to comply with these mitigation measures.

Site C

The 6.3-acre vacant site, identified as Site C in the City of Wheatland 2013-2021 Housing Element Update, has been previously analyzed by the City in the certified Heritage Oaks Estates Project EIR. Detailed biological resources analyses conducted for the site, as part of the EIR, identified mitigation to ensure biological resources impacts would be reduced to a less-than-significant level. Implementation of the mitigation identified in the Heritage Oaks Estates Project EIR would be required for any future affordable housing development within Site C.

Johnson Rancho and Hop Farm Annexation Area

Future residential development identified within the Johnson Rancho and Hop Farm Annexation ~~have~~ area has been previously analyzed by the City in the certified Johnson Rancho and Hop Farm Annexation EIR. Detailed biological resources analyses conducted for the Johnson Rancho and Hop Farm Annexation area as part of the EIR, identified mitigation to ensure biological resources impacts would be reduced to a less-than-significant level. Implementation of the mitigation identified in the Johnson Rancho and Hop Farm Annexation EIR would be required for any future affordable housing development within the Johnson Rancho and Hop Farm Annexation area.

Conclusion

As described above, foraging habitat for Swainson's hawk is marginal within Site A, but on-site trees could support nesting migratory birds. Future development projects within Site B, Site C, and the Johnson Rancho and Hop Farm Annexation area would be subject to the mitigation measures previously imposed by the City for said sites as a result of the detailed biological resources analyses previously prepared for Site B, Site C, and the Johnson Rancho and Hop Farm Annexation area. In addition, future projects would be subject to federal, State, and local regulations, such as the Federal Endangered Species Act, the California Endangered Species Act, and Policies 8.C.2 and 8.D.3 found in the City of Wheatland General Plan. Nonetheless, ~~However, future residential development of Sites A and B could impact special-status species found on-site. Therefore, a~~ ***potentially significant*** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the construction-related impacts to a *less-than-significant* level.

Site~~s~~ A ~~and B~~

~~*IV-1. Prior to any ground disturbance related activities, a USFWS/CDFW approved biologist shall conduct a preconstruction survey of Site A and Site B, as identified in the City of Wheatland 2013-2021 Housing Element. The surveys shall establish the presence or absence of on-site special status species. Preconstruction surveys shall be conducted within 30 days of ground disturbance. The survey results shall be submitted to CDFW and the City of Wheatland Community Development Department.*~~

IV-1(a) If construction activity would commence between March 1st and September 15th, a qualified biologist shall be retained by the applicant to conduct a preconstruction survey for active nests in suitable habitat on and within 0.25-mile of the project site no more than 14 days and no less than seven days before commencement of construction. If this survey does not identify any nesting raptors within the project site that would be disturbed, and for Swainson's hawks only, within the 0.25-mile radius surrounding the project site, further mitigation would not be required.

IV-1(b) If an occupied nest is present, CDFW guidelines recommend implementation of a 0.25-mile buffer for Swainson's hawk (CDFG 1994) and 500 feet for other tree-nesting raptors, but the size of the buffer may be adjusted if a qualified biologist and CDFW determine that it would not be likely to adversely affect the nest. Project activity shall not commence within the buffer area until a qualified biologist confirms that the nest is no longer active or that the young have fully fledged. Monitoring of the nest by a qualified biologist shall be required if the activity has potential to adversely affect the nest. For Swainson's hawks, intensive new disturbances or other project-related activities that could cause nest abandonment or forced fledging, shall not be initiated within the ¼-mile (buffer zone) of an active nest between March 1 - September 15 (CDFG 1994).

The above revisions do not alter the conclusions of the IS/MND.