

There are 150 active loans, and 15 applications were being processed as of April 2004. Although \$40,000 is the loan limit now, the County is working to increase this limit, since it is not high enough. At one point, much of the loan money went to the 1997 flood victims who had not received assistance from FEMA to fix up their homes. However, there is no longer a priority for flood victims.

If an applicant is elderly, on a fixed income, or meets other criteria, the loans are deferred for 30 years, or until the home is sold, or title transferred. For other program participants, the loans bear an interest rate of between three and five percent.

The Housing Authority of Yuba County

The Yuba County Housing Authority administers the federal Section 8 rental assistance program for the entire County. As of March 2004, 399 households received assistance. Of these 327 recipients were female-headed households, and 78 recipient-households were over the age of 60. Seventeen households in Wheatland receive Section 8 assistance. Finally, there were 356 households on the waiting list as of March, 2004. Of these, 12 live in Wheatland. The majority of the Wheatland applicants are female-headed households (11 out of 12), and two applications are seniors.

3. Private Organizations

Aside from the CDBG Rehabilitation Program and the Housing Authority's Section 8 program, housing assistance available to Wheatland residents is provided by private, non-profit organizations.

Mercy Housing California

Mercy Housing California is a non-profit developer that develops affordable housing for families, seniors, farmworkers, formerly homeless persons, individuals with HIV/AIDS and persons with chronic mental illnesses and physical impairments. With the assistance of public and private funding, MHC builds or rehabilitates housing to meet community needs. The types of housing developed include multifamily and single family homes, single room occupancy apartments for formerly homeless adults, and accessible units for individuals with physical disabilities. Mercy Housing merged with the former Rural California Housing Corporation in the 1990s, adding their focus of developing homeownership opportunities for low-income households using the self-help development process. Forest Glen, a 33-unit single family detached subdivision located on the north side of the city, is a good example of a self-help ownership project developed by Mercy Housing.

First-Time Homebuyer Program

Although Yuba County does not operate a first-time homebuyer program, local lenders, such as Central Pacific Mortgage Company, offer two types of loans that can benefit first-time

homebuyers if the buyers meet certain income restrictions and can locate housing that is priced below the upper sales price limit.⁷

One loan type is available through the California Housing Finance Agency (CalHFA), and the second type of loan is available through the Federal Housing Administration (FHA).⁸ If a home's sales price is at or below \$215,600, then a FHA loan is a preferred option. If a home is between this amount and \$247,500, then CalHFA is used. Both loans are sold on the secondary market and have strict underwriting criteria that are used by the lender. If the lender is able to submit a loan application using the electronic underwriting provided by FHA and CalHFA, then the lender will not be asked to take back the loan in the event that FHA or CalHFA decide that the loan was not sound. Furthermore, the electronic underwriting may allow higher debt ratios than manual underwriting. This is because the program is designed to examine a variety of factors in deciding how credit-worthy an applicant is.

The income categories used to decide who qualifies for these loans are not the same as those used by HCD or HUD. For example, if a household is one or two persons, the gross income in Sutter and Yuba Counties that is allowable is \$62,500, and for households of three or more the limit is \$71,875.

The CalHFA loan is for 97 percent of value. Then, an additional three percent is provided as a silent second through CHFA at a three percent interest rate. Buyers can also finance closing costs and prepaid expenses. Homeownership counseling for these loans is not required. Potential applicants learn about these loan options through word of mouth or from their realtors.

Although homeownership counseling is not required for these loans, counseling is helpful for buyers, particularly for those buyers who lack direct experience with homeownership. A HUD-sponsored counseling office will open in Marysville in 2004. This office will provide one workshop per month that includes first time homebuyer education with financial management training. A training session lasts about five hours. This training covers the process of purchasing a home, foreclosure prevention, and help with financial management. Wheatland residents are eligible for this service.

California Rural Legal Assistance (CRLA)

A CRLA office is located in Marysville. Although this office deals with a number of legal issues, (e.g., education and labor law, civil rights, health access issues, family law, and benefits law), over half of its work has been housing. During the past several years, CRLA has been holding weekly tenant/landlord clinics. The office developed the clinic approach to be able to handle more clients. People call in about fair housing issues, and then they are referred to the clinic.

⁷ Other first time homebuyer programs had included the Mortgage Credit Certificate Program (MCC) and Rural Gold. Although there are some owners that still benefit from the MCC program in Yuba County, very few new mortgage credit certificates are being issued in California, and none in Yuba County. The Rural Gold program is no longer in operation.

⁸ The following program regulations are current as of May 2004.

Services provided at the Marysville office are available to residents of Colusa, Sutter, and Yuba Counties. On average, about 20 people attend. About half of those attending are from Yuba County, followed by Sutter County. The smallest percent come from Colusa County. The clinic lasts for two hours. After the clinic, if staff decides it is appropriate, staff may refer a complainant to the legal clinic (conducted only in English), or a staff attorney may provide additional help. CRLA advertises its services through a monthly calendar sent to public offices, such as Wheatland City Hall and the Wheatland City Council.

4. Assisted Housing Projects in Wheatland

Wheatland has three subsidized rental projects, and one affordable homeownership project. Table 4-29 below shows information on these projects. The Donner Trail and Bear River Apartments are the most affordable, since tenants only pay 30 percent of their incomes for rent. In comparison, the Sunset Valley Duplexes charge tax credit rents, which may require that more than 30 percent of household income be paid for rent.⁹

- The Donner Trail Apartments provides 44 units for seniors and disabled persons. It is the oldest subsidized project in Wheatland built in 1980 under the USDA 515 Program. The owner manages the development. It is no longer at risk, since the owner worked with the Rural Development Agency of USDA to refinance the development. (See the at-risk discussion below.)
- The Bear River Apartments, built in 1990, provides 24 family units for very low- and low-income tenants. A realty company manages these privately owned apartments.
- The Sunset Valley Duplexes were acquired by Mercy Housing in 1993, and rehabilitated over the next three years. This duplex development provides 88 affordable family units. A part time community and resident initiatives coordinator works at Sunset Valley. The coordinator works one-to-one with residents in providing support and referrals to social services, as well as on a community and property level to organize community programs. In addition, a Head Start child care center is included in the development.

⁹ Households that earn at the lower end of an eligible income category could pay more than 30 percent of income for rent in subsidized projects. The affordable rents presented earlier in the housing element are based on the highest income for each affordability group. So, a lower-income rent for a household of four is calculated on the highest eligible income, which in this case is \$39,300. However, a household of four earning \$30,000 would also be classified as low-income and could be expected to pay up to \$983 for monthly rent. In contrast, 30 percent of income for rent for this same household earning \$30,000 translates into a rent of \$750 per month.

**TABLE 4-29
SUBSIDIZED RENTAL AND OWNERSHIP UNITS, CITY OF WHEATLAND**

Project Name	Address	Number of Units/ Site Size	Funding Sources	Target Group	Rents	Year Built	Waiting List
Rental Housing							
Bear River Apartments	115 Hooper Street	24 units (6 one-bdrm, 14 two-bdrm & 4 three-bdrm) on 1.86 acres; 12.9 du/ac	USDA 515 loan, Tax Credits, Rental Assist.	Very low- and low-income families (one-bdrm units can be for seniors). Very low-income households have priority.	30% of income	1990	8 households
Donner Trail Apartments	431 North C. Street	44 units (six two-bdrm & 38 one-bdrm) on 5.4 acres; 8.1 du/ac	USDA 515 loan	Very low- and low-income seniors or disabled	30% of income	1980	20 households
Sunset Valley Duplexes	512 Spruce Avenue, (Manager's Office)	88 units (14-one-bdrm, 29 two-bdrm, 43 three-bdrm, 1 four-bdrm & 1 five-bdrm)	State CHRP & Tax Credits	Very low- and low-income families	Tax credit rents, @ 40%, 50% and 60% AMI	Built in 1962. Rehabilitated bet. 1993-96	87 households
For-Sale Housing							
Forest Glen	Various addresses on Lofton Road, Keyser Drive, and Redwood Avenue	20 self-help homes (three-, four-, and five-bdrm units)	USDA 502	Very low- and low-income. Initial sales price approximately \$135,000.	n/a	1997	n/a

Source: Vernazza Wolfe Associates, Inc.

5. Funding Programs

There are several local, State, and federal funding programs that can be used to assist first-time homebuyers, build affordable housing, and help special needs groups, such as seniors and large households. In most cases other entities, including for-profit and non-profit developers, apply for funds or other program benefits. For example, developers apply directly to USDA for Section 515 loans or to HUD for Section 202 and Section 811 loans or to the California Tax Credit Allocation Committee (TCAC) for low-income tax credits.

The City can help sponsor grant and loan applications, provide matching funds, or furnish land at below-market cost. City financial support of private sector applications for funding to outside agencies is very important. Local funding is important for leverage. City support of private sector applications enhances the competitive advantage of each application for funds. Since the City does not currently have the resources to support private sector applications, it should consider the establishment of a housing impact mitigation fee to be imposed on new developments. These fees can then be used to support affordable housing initiatives.

CDBG and HOME grants are the primary sources of housing funds currently available to Wheatland on a competitive basis. Additional funding sources used by local developers include the following:

- Low Income Housing Tax Credits (LIHTC) were used by Mercy Housing to acquire and rehabilitate Wheatland Meadows, now called Sunset Valley.
- RD 502 loans (available to very low- and low-income households to buy, build or repair a home) were used in Mercy Housing's 20-unit Self-Help Project (Forest Glen).
- RD Section 515 loans (available for construction or substantial rehabilitation of rental and cooperative housing for very low- and low-income families, elderly, or disabled persons) were used to construct Bear River Apartments.

6. Preserving At-Risk Units

As discussed above, there are three assisted rental housing developments located in Wheatland. Table 4-30 below provides information on the earliest termination of affordability restrictions. The only at-risk project had been Donner Trail. Donner Trail's owner initiated a prepayment process with USDA Rural Development (RD) in June 2000, in order to convert the project to market rate housing. RD determined that subsidized rental housing for seniors was still needed in Wheatland, so the agency offered incentive financing to avert prepayment. Incentive financing entails the issuance of an equity loan secured by the project and re-amortization of the existing project loan. The equity loan advances additional funds to the owner. Re-amortization of the existing loan lowers the monthly debt service providing more affordable rents. In return for this incentive financing, the owner agrees to another 20 years of restricted use. In addition, RD will continue to subsidize rents for tenants, so that tenants pay only 30 percent of their income for rent. The RD subsidy pays the difference between the project's "basic" rents and 30 percent of tenants' incomes.¹⁰

¹⁰ Basic rents are defined by the necessary cash flow required to provide return to the owner and cover debt service on the new loan. So, basic rents can vary from project to project.

Incentive financing includes an “interest credit” whereby the owner only pays one percent for debt service. “Interest credit” is a monthly credit for the difference between the project’s note rate of interest and one percent.

In summary, under incentive financing, the owner receives the following advantages:

- A cash loan to the owner repaid by the rental project.
- Rental assistance to tenants. This assistance bridges the gap between 30 percent of income and basic rents.

Once the incentive financing was agreed to, Donner Trail was placed on a waiting list for limited funding allocations for this purpose from the Section 515 program. Funding was finally provided in 2003, but due to elapsed time, the owner wanted a reappraisal to evaluate any possible increase in equity. The reappraisal was completed as of early 2004, and now Donner Trail has been approved for incentive funding.

If these units had converted to market rate, a recent “as is” appraisal, based on conventional market rate rents, placed a value of \$2.2 million for the Donner Trail Apartments. Thus, \$2.2 million is a good estimate of acquisition costs. Based on information provided by Mercy Housing, replacement costs of these 44 units are estimated at \$5.5 million.

HCD maintains a list of Qualified Entities who are interested in purchasing government-subsidized multifamily housing projects. The current list of Qualified Entities, HPD 00-01 (Adobe PDF), is periodically updated. It is available on HCD’s website at:
<http://www.hcd.ca.gov/hpd/hrc/tech/presrv/>

According to the list, there are two qualified entities in Yuba County: Christian Church Homes of Northern California, Inc. and Rural California Housing Corp. (now Mercy Housing).

Project Name	Number of Units	Funding Sources	Expiration
Bear River Apartments	24	USDA 515 loan, Tax Credits, Rental Assist.	The USDA financing expires by 2010, but tax credits continue until 2040. Tax Credit rents would be higher than Section 515 rents. Whether the owner will increase rents to tax credit levels in 2010 will depend on the contract that is offered at that time by USDA. Even if rents are increased to tax credit levels, they will still be affordable.
Donner Trail Apartments	44	USDA 515 loan	Affordability restrictions have been extended until 2020.
Sunset Valley Duplexes	88	State CHRP & Tax Credits	Tax Credit project. Affordability covenants until 2039.

Source: Vernazza Wolfe Associates, Inc.

C. ENERGY CONSERVATION OPPORTUNITIES

State Housing Element Law requires an analysis of the opportunities for energy conservation in residential development. Energy efficiency has direct application to affordable housing because the more money spent on energy, the less available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and must choose between basic needs such as shelter, food, and energy. In addition, energy price increases since 2001 combined with rolling electricity blackouts have led to a renewed interest in energy conservation.

All new buildings in California must meet the standards contained in Title 24, Part 6 of the California Code of Regulations (Energy Efficiency Standards for Residential and Nonresidential Buildings). These regulations were established in 1978 and most recently updated in 1998 (effective date of July 1, 1999). Local governments through the building permit process enforce energy efficiency requirements. All new construction must comply with the standards in effect on the date a building permit application is made. As of now, Wheatland does not have any additional energy conservation programs in place.

4.4 | SECTION III: POTENTIAL HOUSING CONSTRAINTS

A. POTENTIAL GOVERNMENTAL CONSTRAINTS

There are a number of local regulatory requirements and incentives that affect the production of housing in Wheatland, including parking requirements, residential densities, heights and setbacks, standards for second units, and other standards. This section defines these standards and assesses whether any serves as a constraint to affordable housing development.

Lack of City staff is an additional constraint that is not strictly a result of regulations, ordinances or practices. This problem was cited in the prior housing element and continues to be a problem. 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.

1. Land Use Controls

The City's General Plan Land Use Element and Zoning Ordinance provide the framework within which development may take place. There are four residential land use designations in the Land Use Element:

- Suburban: 0.5 to 3.0 dwelling units per acre (compatible with RE-1, RE-½, and R-1 zones)
- Low Density: 2.0 to 5.0 dwelling units per acre (compatible with R-1 zone)
- Medium Density: 5.0 to 10.0 dwelling units per acre (compatible with R-2 zone)
- High Density: 9.0 to 18.0 dwelling units per acre (compatible with R-3 zone)

Table 4-31 below shows the four major residential zones in the City of Wheatland’s Zoning Ordinance. The table shows the permitted and conditional residential uses, and intensity of use from the Zoning Ordinance.

TABLE 4-31 RESIDENTIAL ZONES IN THE WHEATLAND ZONING ORDINANCE				
Land Designation	Use	Primary Residential Uses (1)	Conditional Residential Uses (1)	Intensity of Use
Residential Estates	RE-1, RE-½	Single family dwellings	Group care, retarded (2)	The minimum lot size for RE-1 is one acre and for RE-½, the minimum lot size is 20,000 SF. Only one unit can be built on a lot.
Single-Family Residential	R-1	Single family dwellings	Group care, retarded (2)	The minimum lot size is 6,000 SF or 7,000 SF for a corner lot. Only one unit can be built on a lot.
Two-Family Residential	R-2	Single family dwellings; two-family dwellings; rooming and boarding of not more than two persons not employed on the premises	Rest homes, hospital and hospital offices; rooming and boarding of three or more persons; sheltered care facilities (3)	Minimum parcel size is 6,000 SF or 7,000 SF for a corner lot. 4,000 SF minimum per dwelling unit.
Multifamily Residential-Limited	R-3	All principal permitted uses in the R-2 zone. In addition, multifamily dwellings, triplexes, fourplexes, group dwellings, and multiple numbers of individual or combined dwelling units on a single parcel are permitted subject to density restrictions.	Hotels, motels, roominghouses and boardinghouses (4); mobile home parks; rest homes, hospital and hospital offices; sheltered care facilities (3)	Minimum parcel size is 6,000 SF. Maximum density of 18 du per net acre.
Planned Development Combining District	PD	All uses permitted in any residential district.	Not specified.	Not specified.

Source: Wheatland Zoning Ordinance.

Notes:

(1) Residential uses only; see Zoning Ordinance for full list of permitted uses.

(2) From the “Definitions” chapter (18.06) of the Wheatland Zoning Ordinance: “Retarded group care” means any home, state authorized, certified or licensed family care home, foster home, or group home serving six or fewer mentally disordered or otherwise handicapped persons or dependent and neglected children on a twenty-four-hour basis. Such homes are considered a residential use. Such homes are conditionally permitted uses in all residential zones, including, but not limited to, residential zones for single-family and estate dwellings, per Section 5116 or (sic) the Welfare and Institutions Code.

Based on the definition above though, these facilities would be conditional uses in all residential zones in Wheatland. However, note that Section 5116 (“Zoning Preemption”) of the Welfare and Institutions Code (Zoning of Homes or Facilities for Mentally Disordered, Handicapped Persons, or Dependent and Neglected Children) states “Pursuant to the policy stated in Section 5115, a state-authorized, certified, or licensed family care home, foster home, or group home serving six or fewer mentally disordered or otherwise handicapped persons or dependent and neglected children, shall be considered a residential use of property for the purposes of zoning if such homes provide care on a 24-hour-a-day basis. Such homes shall be a permitted use in all residential zones, including, but not limited to, residential zones for single-family dwelling.” Based on this zoning preemption, such facilities are a permitted use in all residential zones.

(3) From the “Definitions” chapter (18.06) of the Wheatland Zoning Ordinance: “Sheltered care home” means a facility other than a hospital or nursing home for two or more unrelated persons who are not acutely ill, which renders personal care and assistance with meals, dressing, medications prescribed by a physician or surgeon licensed in California, and other personal assistance of a similar type and includes homes for the aged and infirm who do not need skilled nursing care.

(4) From the “Definitions” chapter (18.06) of the Wheatland Zoning Ordinance: “Boardinghouse” means a dwelling in which there is no more than one dwelling unit and more than two but not exceeding five rooming units or guest rooms. Meals may or may not be provided to the occupants thereof. A boardinghouse shall not include homes for persons not members of the family requiring professional or semiprofessional care by reason of physical or mental infirmity or disease or by reason of age.

Table 4-32 below lists the allowable residential uses for the RE-1/RE-½, R-1, R-2, and R-3 zones as well as the non-residential zones that permit housing in Wheatland. In the table, “CUP” means a

Conditional Use Permit is required. All conditional uses require site plan review as delineated in Chapter 18.67 of the Zoning Ordinance (“Architectural Review”).

As shown in the table, single family housing in the R-1, R-2 and R-3 zones, and multifamily housing in the R-3 zone does not require design review (Architectural Review) unless there is an overlay zoning.

Chapter 18.67 of the Zoning Ordinance outlines the application requirements for Architectural Review, including site plan, building elevations as well as “Principals of Compliance” (Section 18.67.040) that list items such as: identification of ingress, egress, internal traffic circulation, off-street parking and pedestrian ways; landscaping; preservation of existing trees; building diversity such as design, size, and massing; exterior buildings should be compatible with the neighborhood and should reinforce or improve the visual character of the environment surrounding the proposed building; building color should be subdued; architectural consistency between all elevations of the building including a consistent use of colors, materials and details; the range of acceptable building materials is quite broad since Wheatland favors the use of natural appearing materials such as wood, brick, stone or stucco treated with subdued colors; appurtenant facilities and energy conservation.

The processing of an Architectural Review application is outlined in the Wheatland Administrative Procedures Manual dated June 1993. The City policy is full cost recovery for processing applications therefore the financial amount for an Architectural Review application is difficult to estimate because of unknown location, size, issues and applicant’s submittal of materials. The City has not processed a Architectural Review application of an R-3 project in the last 6 years.

In conclusion, since the primary residential uses are allowed by right in the residential zones, the design review process is not applicable and therefore does not significantly impact housing availability and affordability.

**TABLE 4-32
ALLOWABLE RESIDENTIAL USES
WHEATLAND RE, RE-½, R-1, R-2, R-3, C-1, C-2, AND C-3 ZONES**

	Zone						
	RE/ RE-½	R-1	R-2	R-3	C-1 (1)	C-2 (1)	C-3 (1)
Single family dwellings	Yes	Yes	Yes	Yes	CUP	CUP	CUP
Duplex or zero lot line single family dwelling (half-plex)	No	No	Yes	Yes	CUP	CUP	CUP
Multifamily dwellings, triplexes, fourplexes	No	No	No	Yes	CUP	CUP	CUP
Group care, retarded (2)	Yes	Yes	Yes	Yes	No	No	No
Rooming and boarding of not more than two persons not employed on the premises	No	No	Yes	Yes	No	No	No
Rooming and boarding of three or more persons	No	No	CUP	CUP	No	No	No
Hotels, motels, roominghouses and boardinghouses	No	No	No	CUP	No	No	No
Sheltered care facilities	No	No	CUP	CUP	No	No	No
Rest homes, hospital and hospital offices	No	No	CUP	CUP	No	No	No
Mobile home parks	No	No	No	CUP	No	CUP	No
Recreational vehicle parks	No	No	No	No	No	No	CUP

Source: Wheatland Zoning Ordinance

Notes: CUP = conditional use permit; Yes = permitted use (by right). All conditional uses require site plan review as delineated in Chapter 18.67 of the Zoning Ordinance ("Architectural Review"). This design review requires approval from the Planning Commission. The design review procedure is described in Section 18.67.030. Review criteria are described in Section 18.67.040 and include such themes as compatibility, traffic and circulation, landscaping, building diversity, visual character, architectural consistency, building materials, and energy conservation.

(1) The Zoning Ordinance states that "residential uses with the density and setback requirements of the R-3 zone" are allowed as a conditional use. We are interpreting the intent of the zoning ordinance narrowly to mean that single family, duplex, and multifamily uses are allowed by CUP as long as density and setback requirements of the R-3 zone are met; and that group homes are not be allowed in the commercial zones.

2. Growth Controls/Growth Management

Wheatland does not have a growth management plan or growth controls.

3. Site Development Standards

Table 4-33 below lists the minimum lot size and setbacks for the RE, R-1, R-2, and R-3 zones. The lowest density in the RE zone is one unit per acre, while the highest density in the R-3 district is up to 18 units per acre.

**TABLE 4-33
SITE DEVELOPMENT STANDARDS
CITY OF WHEATLAND RE, RE-1/2, R-1, R-2, AND R-3, ZONES**

	RE	RE-1/2	R-1	R-2	R-3
Parcel size (sq. ft.)	43,560 SF	20,000 SF	6,000 SF	6,000 SF	6,000 SF
Corner lot	n/a	n/a	7,000 SF	7,000 SF	not specified
Building site area per unit	same	same	same	3,000 SF	2,000 SF
Minimum Depth	140 feet	120 feet	60 feet	90 feet	90 feet
Minimum Width	150 feet	130 feet	60 feet	60 feet	60 feet
Maximum Ground Coverage	n/a	n/a	40%	45%	60%
Setbacks					
Minimum Front	40 feet	30 feet	20 feet	20 feet	20 feet
Minimum Side	20 feet	15 feet	5 feet	5 feet	5 feet
Minimum Rear	40 feet	30 feet	15 feet	15 feet	10 feet
Height Limits	30 feet	30 feet	30 feet	35 feet	40 feet

Source: Wheatland Zoning Ordinance and Ordinance 378 amending the Zoning Code Lot Standards for the R-1 Zone.

4. Building Codes and Enforcement

Through building codes and other land use requirements, local government influences the style, quality, size, and costs of residential development. Wheatland must, by state law, adopt and implement the requirements of various uniform construction codes, as amended by the state. Wheatland has adopted the 1997 Uniform Building Code (UBC) and 1998 California Building Code. No local amendments to these codes have been adopted.

Building and zoning code enforcement is initiated on a complaint basis and from informal observation by City officials. The city manager/ building official conducts code enforcement activities.

5. Processing and Permit Procedures

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 contract planning director 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. This 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 Planning Director. Planning Director 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 Planning Director will 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.
- Step 7: Planning Director prepares notice of public hearing, if required. Notice includes publishing in local newspaper, posting, and mailing notices to all surrounding property owners.
- Step 8: Planning Director prepares a staff report. Where action is recommended, the Planning Director or City Attorney will 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 (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 will 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 resolution, including findings and conditions, is inserted into meeting minutes.

Table 4-34 below 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.

TABLE 4-34 SCHEDULE OF APPLICATION PROCESSING TIMES, CITY OF WHEATLAND	
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	21
Negative Declaration Submitted to State Clearinghouse	30
Staff Report Provided to Applicant Prior to Planning Commission/City Council 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	Varies from 180 to 365
Source: City of Wheatland, Administrative Procedures Manual	

No specific subdivision approval process is described in the Administrative Procedures Manual at this time. Wheatland has not processed a residential subdivision since 1991 and has no records available to determine the average processing time frames for these.

In summary, 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. This is especially true of the environmental review component of the process, yet Wheatland has little flexibility to change this, since CEQA specifies procedures that local jurisdictions must observe in reviewing the impacts of development projects.

6. Development Fees and Exactions

The most recent resolution establishing fees was adopted in 1990. The resolution adopted the following fees:

- Environmental Fees
 - Filing for determination of initial environmental assessment: \$250 (initial fee covers first four hours of staff time only; any additional time that is required will be based on hourly rates.)
 - Cost of preparing an EIR, if found to be required: no exact amount specified.
- Subdivisions
 - Tentative map filing: \$360 plus \$4 per lot.
 - Final map checking: \$360 plus \$5 per lot.
- Parcel Splits (Minor Land Division)

- Filing tentative map: \$360.
- Check final map: \$360.
- Check Improvement Plans: 1.5% of estimated cost of construction.
- Inspect Construction Improvements
 - Four percent of first \$50,000 estimated cost of construction.
 - Three percent of estimated cost of construction between \$50,000 and \$100,000.
 - Two percent of all costs over \$100,000.
- Design Review Processing: 0.25% of estimated costs of construction, provided that such design review costs are not applied to single family dwelling construction.
- Zone Change Application: \$180.
- Variance: \$120.
- Use Permit: \$180.
- Lot Line Adjustment: \$120.
- City Council Appeal: \$50.
- Special Meeting of Planning Commission or City Council: \$150.
- General Plan Amendment: \$300 for initial application (all preparation costs are to be borne by applicant.)
- Encroachment Permit: \$120.

All fees listed above are base fees. The total fee is the actual administrative cost to the City. The City Council annually establishes an hourly rate of cost for City staff.

7. On/Off-Site Improvement Requirements

Previous subsections in this Housing Element discussed the extension of infrastructure, such as roads, sewers, water and drainage to accommodate new development. Since Wheatland lacks financial resources with which to help developers provide infrastructure to new developments, it is the developers' responsibility to connect to and augment existing systems.

Potentially problematic infrastructure areas were discussed in Section II.A.3 and include the need for a new wastewater treatment plant and drainage to accommodate expanded residential development. Other on-site improvements, such as curbs, gutters, and sidewalks, reflect typical urban standards and are not particularly onerous for new development. These regulations are less stringent than many communities across California, and as such do not represent an undue constraint on the development of affordable housing.

The City's site improvement standards were adopted as the "Public Works Construction Standards" in 1992. This document discusses design criteria for the following topic areas: general, streets, underground, water system, sanitary sewer, and storm drains.

The following is a summary of Wheatland's improvement standards as found in the "Public Works Construction Standards" document and other sources:

Parking

The off-street parking requirement is listed in Section 18.63.040 of the Zoning Ordinance (top of page 81). Multiple-family dwellings are required least two parking space per unit (need not be enclosed), with a minimum size of nine feet wide and twenty feet long.

Streets

The current street standards are located on pages 5-6 of the Wheatland General Plan Transportation and Circulation Element (dated August 1986). The City's standards for Arterial Residential streets are: right-of-way - 74 feet; minimum width back to back curbs - 66 feet; and a 3-foot utility easement on the lot line on each side of the street right-of-way. The City's standard for Collector streets are: minimum right-of-way - 60 feet; and minimum width back to back curbs - 46 feet. The City's standard for Local streets are: minimum right-of-way - 52 feet; and minimum width back to back curb - 38 feet.

Other

Other site improvements for residential construction include the following items (source: Chapter 17.05 of the Zoning Ordinance, entitled "Tentative Map Application Materials"):

- Identification of existing trees (note the Zoning Ordinance makes reference to a Tree Preservation Ordinance but the City Clerk had not been able to find the Tree Preservation Ordinance);
- Identification of easements and existing utilities;
- Preparation of drainage study to ensure that the site is not within the 100 year floodplain,;
- Preparation of soils report, grading and drainage plan to ensure that the development of the site allows runoff to designed direction(s);
- Elevation of existing sewer lines at points of proposed connections;
- Identification of the source of water supply;
- Identification of the location of existing and proposed fire hydrants;
- Proposed phasing of the development.

Summary

These regulations are, if anything, less stringent than many communities across California, and as such do not represent an undue constraint on the development of affordable housing.

8. Open Space and Park Requirements

Wheatland does not place park and recreation requirements or fees on new development.

9. Parking Standards

Since the need for more required parking spaces directly affects land utilization, parking requirements are one of the development standards that impact the cost of new housing. Wheatland's parking standards are as follows:

- Single family homes require two garage spaces.
- For multifamily units, two covered parking spaces are required. Carports are acceptable.
- For mobile homes, two spaces are required as well as one space for every five mobile homes to accommodate visitors.

There are some elements of the parking standards for multifamily housing that increase the cost of housing development. For example, in reviewing existing parking requirements, the City may wish to give consideration to reducing the requirement for studio units. In addition, the City may wish to consider creating a reduced standard for affordable housing, since such units generally have a lower parking demand than market-rate units. In addition, consideration should be given to reducing or eliminating the covered parking requirement for affordable units.

10. Secondary Dwelling Unit Policies

Requirements for secondary units are not included in the Zoning Ordinance. This has not been a constraint in the development of affordable housing thus far. However, since second units cannot be required to go through the conditional use process under State of California law, modifying Wheatland's Zoning Ordinance to include secondary unit regulations is included as one of the Housing Element's implementation programs.

11. Inclusionary Requirements

There are no inclusionary housing requirements at present.

12. Density Bonus

Requirements for density bonuses are not included in the Zoning Ordinance. This has not been a constraint in the development of affordable housing thus far. However, since density bonuses are permitted under State of California law, modifying Wheatland's Zoning Ordinance to include density bonus regulations is included as one of the Housing Element's implementation programs.

13. State of California, Article 34

Article 34 of the State Constitution requires voter approval for specified "low rent" housing projects that involve certain types of public agency participation. Generally, a project is subject to Article 34 if more than 49 percent of its units will be rented to low-income persons. If a project is subject to Article 34, it will require an approval from the local electorate. This can constrain the production of affordable housing, since the process to seek ballot approval for affordable housing projects can be costly and time consuming, with no guarantee of success.

The provisions of Article 34 allow local jurisdictions to seek voter approval for “general authority” to develop low-income housing without identifying specific projects or sites. If the electorate approves general parameters for certain types of affordable housing development, the local jurisdiction will be able to move more quickly in response to housing opportunities that fall within those parameters.

Thus far, Wheatland has not built housing itself. Thus, it has not needed Article 34 authorization. The lack of Article 34 authorization has not served as a constraint to the development of affordable housing.

14. Development, Maintenance, and Improvement of Housing for Persons with Disabilities

The following text describes Wheatland’s current (2004) regulations and practices for accommodating persons with disabilities. Wheatland has reviewed its zoning laws, policies and practices for compliance with fair housing laws.

Wheatland does not have a formal process for individuals with disabilities to make requests for reasonable accommodation with respect to zoning, permit processing, or building laws.

Wheatland has made efforts to remove constraints on housing for persons with disabilities as follows. Both single family and multifamily housing in Wheatland may accommodate persons with disabilities. State laws and building codes mandate accessibility provisions for certain types and sizes of housing developments.

On a local level, the city’s Zoning Ordinance allows, as a conditional use, “group care, retarded” (this outdated description refers to the same type of housing as described in Section 5116 of the California Welfare and Institutions Code: a state-authorized, certified, or licensed family care home, foster home, or group home serving six or fewer mentally disordered or otherwise handicapped persons or dependent and neglected children that provides care on a 24-hour-a-day basis. However, this is restriction superceded by Section 5116, which states that all such facilities are permitted in all residential zones (see discussion in the notes to Table 4-28 of this document). Sheltered care facilities and rest homes for more than six residents are conditional uses in the R-2 and R-3 zones.

Wheatland does not restrict the siting of group homes and does not have occupancy standards in its Zoning Ordinance that apply specifically to unrelated adults and not to families. The community input process for the approval of group homes does not differ from that of other types of approvals under the conditional use process. Wheatland does not have specific requirements for group homes that provide services on-site. The Land Use Element does not regulate the siting of special needs housing in relationship to one another.

Wheatland has adopted the California Building Code, including Title 24 regulations of the code dealing with accessibility for disabled persons. The City has not adopted any additional universal design elements in its building code beyond Title 24 requirements.

Finally, one potential constraint to addressing access for persons with disabilities could be setback and other physical standards specified by the Zoning Ordinance. Front or side yard setback standards for example, could potentially conflict with retrofitting a building with a wheelchair ramp. These setbacks are generally established to ensure that visibility is maintained for vehicles on city roads and driveways. The city will consider establishing variance procedures to permit development within the setback when it can be determined that such variance 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.

15. Other Standards

At this time, no other standards have been identified that serve as constraints to affordable housing development.

16. Local Efforts to Remove Barriers

Based on the foregoing discussion of governmental constraints, four potential constraints to the construction of affordable housing have been identified. These include:

- Multifamily housing parking requirements;
- Lack of secondary unit and density bonus regulations;
- Parking and setback requirements that can make housing for the disabled more expensive and less accessible; and
- Infrastructure inadequacies.

The Policy Document of the Housing Element will address the first three of these constraints as follows:

- The City will evaluate parking requirements for affordable multifamily and single family housing to see whether a reduction in the number of spaces for multifamily housing and/or requirement for covered parking in single family housing can be waived.
- The City will include regulations for secondary units in its Zoning Ordinance that conform to State law.
- The City will include density bonus regulations for affordable housing in its Zoning Ordinance that conform to State law.
- The City will examine its setback requirements to assess whether they make housing less accessible for the disabled population.

Since the City lacks funds to address infrastructure inadequacies, it will rely on private development to expand wastewater treatment facilities and provide drainage for future residential developments.

B. POTENTIAL NON-GOVERNMENTAL CONSTRAINTS

Cost factors, such as financing, land, and construction costs are the principal non-governmental constraints to the development of affordable housing. Since the last Housing Element, the costs of

new development have doubled in Wheatland. All cost factors have increased, with the exception of mortgage interest rates, which have declined. Although interest rates are relatively low, the financing cost component increased as well, since costlier new housing construction requires additional financing.

The typical new subdivision house built today in Wheatland is about 2,200 square feet, has three-bedrooms, two bathrooms, and a three-car garage, and is built on a 6,000 sq. ft. lot. According to the 1992 Housing Element, new homes constructed in the early 1990's were smaller at 1,200 sq. ft.

In the past, lots in Wheatland may have been larger, but now land prices are going up. One builder stated that the cost of land has doubled or tripled in the last few years in Wheatland. Since the housing market in Wheatland is price sensitive, as land costs are increasing, it is likely that land will be used more intensively. For example, Wheatland builders are building between 5.5 to 6 units to the acre. If Wheatland's land prices continue to increase, similar to the Sacramento market, future projects could be duplexes, townhouses, or single family detached units on lots at about 3,500 sq. ft. /unit.

1. Land Costs

Land costs are a major factor in the cost to build housing in Wheatland. According to local builders, typical land costs for residential lots approximately 6,000 square feet in size are estimated at approximately \$67,000 per lot. For this price, a developer would obtain unimproved residential land with full entitlements.

The main way that a jurisdiction can decrease the land cost component is by increasing the number of units that can be built on a given piece of land.

2. Availability of Financing

For credit-worthy projects, residential construction loan rates are relatively low. However, since interest rates reflect deliberate monetary policy selected by the Federal Reserve Board, it is not possible to forecast what will happen to interest rates during the upcoming Housing Element planning period. Rates have risen slightly during 2004, and it is possible that future interest rate increases will occur. If interest rates rise, not only will it make new construction more costly (since construction period loans are short term and bear a higher interest rate than amortized mortgages), but it will also lower the sales price that buyers who can afford to pay. In the affordability examples presented earlier in the Housing Element, a seven percent interest rate was used to accommodate the potential increase in interest rates in the next five years.

3. Development Costs

Required Site Improvement Costs

Upon securing the raw land, a residential developer would have to make certain site improvements to "finish" the lot before a home could actually be built on the property. Such improvements would include connections to existing utility systems, rough grading, construction of streets, installation of

water, and sewer lines, and construction of curbs, gutters, and sidewalks. According to a local developer, typical site improvement costs for single-family lots are estimated at \$15,000. This does not include cost for utilities not maintained by the City such as PG&E, telephone, and CATV.

Construction Costs

Many factors can affect the cost to build a house, including type of construction, materials, site conditions, finishing details, amenities, and structure configuration. Construction costs presented below here are based on one local developer's residential prototype for Wheatland. These costs assume the following: a 2,192 square foot (living area) detached, single-family home that is average quality wood frame construction with an attached three-car garage (638 square feet). Construction costs are estimated at \$52.00 per square foot averaged over the main dwelling and garage. These costs include the following expenses: structural, electrical, plumbing, mechanical, interior finish, normal site preparation (excavation and backfill for building – not curbs, gutters, sewers, etc.), architectural and design fees, overhead and profit. Total construction costs are estimated at \$147,160 for the housing unit and garage.

4. Total Housing Development Costs

As shown in Table 4-35, the total of all housing development costs discussed above for a typical single-family home is \$254,160, including land, site improvements, construction costs, profit, fees and permits. According to the figures shown in Table 4-11, none of Wheatland's very low-, low- or moderate-income households could afford to purchase a new home of this size and quality.

Costs estimates have not been made for the construction of multifamily housing since there have been no recent multifamily developments in Wheatland on which to base an estimate.

Cost Component	Amount
Land Price	\$67,000
Site Improvement Costs	\$15,000
Total Permits/Fees (includes school fees)	\$25,000
Total Construction Cost	\$147,160
Total Housing Development Cost	\$254,160

Source: Vernazza Wolfe Associates, Inc., Mintier & Associates
Notes: Costs assume a 2,192 sq. ft. home with a 638sq. ft. garage. Assumed profit margin is built in.

4.5 | SECTION IV: EVALUATION

A. REVIEW OF EXISTING HOUSING 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 1992 Housing Element was intended to serve a planning period from 1989 to 1996. However, HCD subsequently extended the planning period through 1999.

Table 4-36 below shows the number of net new housing units in Wheatland from 1990 to 2000. These are the number of net new units and take into account demolitions and annexations; the City does not have yearly building permit data available for this time period. Wheatland had a net increase of 136 units from 1990 to 2000. As shown in Table 4-1 above, Wheatland's population grew by 644 from 1990 to 2000. The low rate of housing growth compared to population growth is related to an increased household size of 2.7 in 1990 to 2.9 in 2000.

	1990	2000	Net Change: 1990-2000
Single	505	566	61
Detached	431	531	100
Attached	74	35	-39
Multiple	174	249	75
2 to 4	98	155	57
5+	42	55	13
Mobile Homes	34	39	5
TOTAL	679	815	136

Source: DOF

Table 4-37 below shows a comparison of the SACOG-assigned regional fair share allocation of housing units for the January 1, 1989 to December 31, 1999 period for Wheatland to the housing produced between April 1990 and April 2000, by income group. This is the closest comparison that can be provided, given the lack of building permit date for this time period.

There were two affordable housing projects built in Wheatland during the last housing element period: Forest Glen (self-help ownership development) and Sunset Valley (acquisition/ rehabilitation project of a previously market rate development).

By the end of 1999, Wheatland had met 200 percent of its total housing production goals for the previous housing element planning period. The acquisition and substantial rehabilitation of the Sunset Valley duplexes in the early 1990s represents the only addition to the permanently affordable rental housing stock, and because of it, Wheatland was able to meet its very low-income and low-income housing needs. The percentage of housing goals achieved varies by income group. For example, 329 percent of the very low-income housing goal was achieved, 213 percent of the low-income goal was reached, and none of the moderate-income housing goals were met.

Year	Very Low-Income	Low-Income-	Moderate- Income	Above Moderate- Income	Total
SACOG allocation (1989-1996; extended through 1989)	21	23	8	60	112
Net New Units: 1990-2000 (1)	10	10	0	116	136
Rehabilitated Units: 1990-2000 (2)	59	39	0	0	88
Housing Production: 1990-2000	69	49	0	116	224
Percent Goals Achieved	329%	213%	0%	193%	200%

Notes:

(1) See Table 4-36. There were 136 net new units in Wheatland from 1990 to 2000. Forest Glen, a 20-unit, self-help project, was newly built in the 1990s and is affordable to very low- and low-income buyers. 10 units was allocated to each of these categories and 20 units were subtracted from the above moderate-income category.

(2) Sunset Valley Duplexes (88 total units) was not a new construction project and the units existed prior to 1990. However, since they were market rate units in disrepair, and were acquired, substantially rehabilitated, and have affordability restrictions, they are included as additions to the affordable market in this table. Since these units rent to 40%, 50%, and 60% AMI groups, they were allocated 2/3 to the very low- and 1/3 to the low-income categories.

Table 4-38 below provides an evaluation of existing City of Wheatland Housing Element (1992) goals and programs. Many of the 1992 Housing Element's goals are still applicable to Wheatland and will be retained in the 2004 Housing Element update. More changes are needed for implementation programs, and policies need to be defined (the existing element contains only goals and implementation programs). Some programs will be added, some will be made more specific, and a few will be deleted.

To some extent, Wheatland is limited in what it can accomplish through its housing strategy due to a lack of funds and staff. For example, Wheatland does not have a redevelopment project area and therefore does not have housing set-aside funds. The City does not have an inclusionary housing program, nor does it have a housing mitigation program. In the past, other organizations, such as Mercy Housing and the Yuba County Housing Authority, have provided housing assistance to residents in Wheatland. This situation is likely to change in Wheatland, since, according to SACOG's 2001 projections, the population is projected to grow by 5,762 residents by 2025 (3,178 estimated population as of Jan.1, 2004 (see Table 4-1) and 8,940 projected population in 2025 (see Table 4-5)). A larger Wheatland population and tax base should bring in more public revenues that could allow for more extensive affordable housing assistance.

Goal/ Program	Implementation Programs	Actual Accomplishment	Explanation of Difference between Program and Accomplishment	Recommendation to Delete, Retain or Modify in 2004 Housing Element Update
Goal IV.A	New Construction			
1	Re-zone 10 acres of land for multifamily use – seven acres to R-3, and three acres to R-2.	Rezoning have occurred over time. At this time, it is not known how many acres have been rezoned in	-	Retain.

TABLE 4-38 1992 CITY OF WHEATLAND HOUSING ELEMENT IMPLEMENTATION PROGRAMS				
Goal/ Program	Implementation Programs	Actual Accomplishment	Explanation of Difference between Program and Accomplishment	Recommendation to Delete, Retain or Modify in 2004 Housing Element Update
		each of the land use categories.		
2	Allow density bonus according to state law.	Developers have not used density bonuses in Wheatland.	No zoning changes were made to facilitate bonus densities.	Recommend modifying the Zoning Ordinance to allow bonus densities that are consistent with State law.
3	Continue to allow child care facilities within the residential zones.	R-2 and R-3 allow as conditional use. No mention in R-1.	-	In addition to considering adding child care as a conditional use in R-1, the City will consider including an implementation program to work with the Yuba/Sutter Counties child care coordinator.
4	Revise zoning ordinance to permit second dwelling units with kitchen facilities, subject to a conditional use permit, within the residential zones.	Accessory buildings are allowed in R-1, R-2, and R-3. However, there is no mention of second units per se.	This has not been an issue in Wheatland.	Retain program and specify that the new second unit ordinance will be consistent with State law.
5	Approve submittal of a 1991 MCC application. Continue to cooperate with the Yuba County Housing Authority to apply for additional funding under this program.	According to the Housing Authority Director, there is no evidence that Wheatland worked directly with the Housing Authority.	Program is no longer issuing new MCCs.	Delete
6	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. Expedite (<u>fast track</u>) processing of affordable housing developers, to the extent that it does not incur higher costs.	This action was not undertaken.	-	Retain
7	The city shall modify/waive landscaped median dividers at subdivision entrances for affordable housing developers on a case-by-case basis.	At this time, it is not known whether any waivers or modifications to landscaping requirements were provided.	-	Since changing landscaping requirements is only one way to reduce housing costs, this program could be modified to include additional ways to reduce housing costs associated with development requirements.
8	Research inclusionary housing programs and recommend a policy.	No research was conducted.	Lack of staff.	Retain
9	Continue to allow planned unit developments in accordance with the established guidelines of the general plan and zoning ordinance.	This is city policy.	-	Delete, since this is not a program for the Housing Element.
10	Prepare brochure of affordable housing development programs and funding sources.	There is no evidence this was done.	Non-profit developers already know the funding sources and development programs.	Delete or reword

TABLE 4-38 1992 CITY OF WHEATLAND HOUSING ELEMENT IMPLEMENTATION PROGRAMS				
Goal/ Program	Implementation Programs	Actual Accomplishment	Explanation of Difference between Program and Accomplishment	Recommendation to Delete, Retain or Modify in 2004 Housing Element Update
11	Encourage the development of self-help housing within the city, thus creating affordable homeownership opportunities for low and very low income families	It is unknown whether applications were expedited in the one self-help project that was built.	-	Retain
12	The city council and planning commission will give priority in processing projects designed to serve low income and special needs groups, thereby reducing development time and costs by expediting processing	It is unknown whether applications were expedited in the affordable projects that were built.	-	Retain
Goal IV.B	Housing Rehabilitation/Energy Conservation			
13	Apply for a CDBG Planning and Technical Assistance Grant. If this application is funded, the city will then conduct a housing condition survey and prepare a CDBG application. If the planning grant is not funded, the City will apply again during a subsequent funding cycle or seek other sources of funding to apply for CDBG funds.	Rural Housing and Development Corporation (now Mercy Housing) submitted a successful CDBG application as a sub-recipient for Wheatland. Although the application was funded prior to 1999, the City decided to return the funds to the State, since it did not have the staff resources to help administer the grant program. A housing conditions survey was conducted as part of the 2004 Housing Element preparation.	Lack of City staff or citizen committee to provide oversight.	Retain
14	Apply for CHRP-O funding if funds become available and if CDBG funds are insufficient to meet the housing rehabilitation needs.	This action was not undertaken. The CHRP-O Program is no longer in operation.	In the future, CHRP-O funds cannot be used, since this program is no longer available from the state.	Although CHRP-O funds are not available, CDBG and HOME funds are available for rehabilitation.
15	Continue to provide assistance to experienced affordable housing developers in applying for funds for the Wheatland Meadows (if necessary) or other rental housing development within the city.	Mercy Housing acquired and rehabilitated Wheatland Meadows using CHRP-R funds and low-income tax credits. The project is now called Sunset Valley Duplexes.	In the future, CHRP-R funds cannot be used, since this program is no longer available from the state.	Although CHRP-R funds are not available, CDBG and HOME funds are available for rehabilitation.
16	Prepare a brochure of housing rehabilitation and conservation programs available for city residents.	This action was not undertaken.	There is no City staff to implement this program.	Retain
Goal IV.C	Fair Housing Policy			
17	Display multi-lingual fair housing	This action was not	There is no City staff	Retain

TABLE 4-38 1992 CITY OF WHEATLAND HOUSING ELEMENT IMPLEMENTATION PROGRAMS				
Goal/ Program	Implementation Programs	Actual Accomplishment	Explanation of Difference between Program and Accomplishment	Recommendation to Delete, Retain or Modify in 2004 Housing Element Update
	posters in prominent locations in city buildings and facilities.	undertaken.	to implement this program.	
18	Compile and make available to the public information materials from the State Department of Fair Employment and Housing on compliance with fair housing laws and how to obtain assistance in filing fair housing complaints	This action was not undertaken.	There is no City staff to implement this program.	Since a referral to CRLA will provide this same information, this program can be deleted from the Housing Element.
19	Compile a list of local and state organizations that provide counseling, enforcement, information and/or other services related to compliance with fair housing laws.	This action was not undertaken.	There is no City staff to implement this program.	Since a referral to CRLA will provide this same information, this program can be deleted from the Housing Element.
20	Distribute to social service agencies within the city informational materials about fair housing laws.	This action was not undertaken.	There is no City staff to implement this program.	Retain
21	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.	CRLA is the principal fair housing organization in Yuba County. CRLA notifies the City of the services they provide, and Wheatland residents attend tenant/landlord clinics conducted by CRLA.	There is no City staff to implement this program.	Retain
22	Distribute public service announcements regarding fair housing to local media. Include language on fair housing in all public notices regarding meetings for state and federal housing programs	This action was not undertaken.	There is no City staff to implement this program.	Since there is very limited local media, this program can be deleted from the Housing Element.
7	Meet annually with the building industry and provide industry representatives with information from the State Department of Fair Employment and Housing.	This action was not undertaken.	There is no City staff to implement this program.	Retain
8	Encourage local builders to include equal housing opportunity references in their advertising.	This action was not undertaken.	There is no City staff to implement this program.	Retain
Goal IV.D	Action Plan			
	During the six year planning period, the city of Wheatland will continue to monitor the progress of the programs outlined in this housing element. The city planning director will prepare and annual status report of the city's progress in meeting its housing element goals. City staff will present these reports at an annual public hearing held before city council and will also send a copy to the Department of Housing and Community Development.	This did not happen.	Lack of staff.	Retain

Source: Vemazza Wolfe Associates, Inc.

B. WHAT WAS LEARNED FROM THE PREVIOUS HOUSING ELEMENT

Based on the experience in implementing the previous housing element and on the analysis of City policies and regulations in this document, the following information and lessons will be taken into account in updating the Housing Element policies and implementation programs:

- There are some programs such as encouraging density bonuses and second units that require changes to the Zoning Ordinance. Program recommendations for the upcoming period will include modifying the Zoning Ordinance. As discussed previously in the Governmental Constraints Section, these will include:
 - The City will evaluate parking requirements for affordable multifamily and single family housing to see whether a reduction in the number of spaces for multifamily housing and/or requirement for covered parking in single family housing can be waived.
 - The City will include regulations for secondary units in its Zoning Ordinance that conform to State law.
 - The City will include density bonus regulations for affordable housing in its Zoning Ordinance that conform to State law.
 - The City will examine its setback requirements to assess whether they make housing less accessible for the disabled population.
- Group homes for six or fewer residents are currently permitted in all residential zones due to the zoning preemption of Section 5116 of the California Welfare and Institutions Code. Since it currently provides confusing direction on the subject, the Zoning Ordinance's group home provisions will be updated to conform with State law. Also, the Zoning Ordinance does not state in which zoning districts group homes for more than six individuals are allowed, and will be modified to address this.
- Currently, emergency shelters and transitional housing facilities would fall under the "sheltered care facilities" or "boardinghouse" definitions of the Zoning Ordinance and are allowed as a conditional use in the R-2 and R-3 zones. The Zoning Ordinance will be modified to explicitly reference emergency shelters and transitional housing.
- The number of programs listed under the Fair Housing Policy will be reduced, since the main program for the City is to advertise the services provided by CRLA.
- The importance of working with other organizations, both public and private, will be emphasized in the new Housing Element policies and programs.
- Since the City has very limited staff, it is not in a position to administer its own housing programs.

4.6 | SOURCES

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