



MEETING DATE: MARCH 16, 2026

TO: CITY COUNCIL

FROM: ERIN VENTURA, PLANNING CONSULTANT

SUBJECT: SUTTER CREEK HOUSING ELEMENT ANNUAL PROGRESS REPORT- 2025

RECOMMENDATION:

1. Review and Accept report for submission to HCD.

BACKGROUND:

Local jurisdictions are required to submit a Housing Element Annual Report (APR) to the Governor's Office of Planning and Research (OPR) and the Housing and Community Development (HCD) by April 1 of each year. This report provides information to the State, and the public, on the implementation of the Housing Element and progress toward our Regional Housing Needs Allocation (RHNA) numbers.

APRs must be presented to the local legislative body for its review and acceptance, usually as a consent or discussion item on a regular meeting agenda.

DISCUSSION:

Staff prepared the Sutter Creek Housing Element APR for the year 2025. The 6th Cycle Housing Element was adopted at the end of 2023 and certified by the State in January 2025. Over the past year, progress has been made on several programs outlined in the Housing Element (see Table D). Below is a summary of key programs that staff worked on in 2025:

- **Program 1: Countywide Housing Working Group (CWHWG)**
 - The CWHWG held multiple meetings in 2025
- **Program 4: Accessory Dwelling Units**
 - Information was added to the City's website
- **Program 7: Historically Significant Structures**
 - The Design Review Committee (DRC) continues to review modifications to buildings within the Historic District.
 - Gold Dust Trail
- **Program 9: Affordable and Special Needs Housing Assistance and Incentives**
 - The City assisted DANCO in apply for Homekey + funding and the project was successfully awarded funding on October 13, 2025.
- **Program 19: Water and Wastewater Infrastructure Capacity**
 - The City has entered into a design-build contract for a new Wastewater plant which is designed to handle future growth in Both Martell and Sutter Creek
 - The City initiated a Nexus Study in 2025.

- The City is near completion of wastewater collection capacity extension that will support Sutter Hill area including the new low income housing project.

In 2025, the City permitted or entitled four (4) units (see Table A2). All four units are currently under construction. Additionally, the City assisted DANCO with their Homekey + application. In October 2025, DANCO received funding for their supportive housing project.

The Planning Commission reviewed and unanimously accepted the report on March 9, 2026 without modification.

BUDGET IMPACT:

There is no budget impact directly. The APR recommends implementation of programs that may have budget impacts that will be addressed in each annual City budget.

