

Please Start Here

General Information	
Jurisdiction Name	Wheatland
Reporting Calendar Year	2024
Contact Information	
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City	Wheatland
Zipcode	95692

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

[Click here to download APR Instructions](#)

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

v\_02\_12\_25

**Optional:** This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

**Optional:** Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is

**Optional:** This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://hcd.my.site.com/hcdconnect>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions

**Please save your file as Jurisdictionname2024 (no spaces).** Example: the city of San Luis Obispo would save their file as SanLuisObispo2024

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

**1. Online Annual Progress Reporting System - Please see the link to the online system to the left.** This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov).*

**2. Email** - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and to OPR at [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov). Please send the Excel workbook, not a scanned or PDF copy of the tables.

<b>Jurisdiction</b>	Wheatland	
<b>Reporting Year</b>	2024	(Jan. 1 - Dec. 31)
<b>Housing Element Planning Period</b>	6th Cycle	05/15/2021 - 05/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	16
	Non-Deed Restricted	0
Low	Deed Restricted	16
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		62
Total Units		94

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	61	37
2 to 4 units per structure	0	0	0
5+ units per structure	0	32	0
Accessory Dwelling Unit	0	1	0
Mobile/Manufactured Home	0	0	0
<b>Total</b>	<b>0</b>	<b>94</b>	<b>37</b>

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	63	94
Not Indicated as Infill	0	0

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

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

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

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

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



Jurisdiction	Wheatland
Reporting Year	2024 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 01/01/2019 - 01/01/2025

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

Note: "-" indicates an optional field  
Cells in grey contain auto-calculation formulas

Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																																															
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								Affordability by Household Incomes - Building Permits								Affordability by Household Incomes - Certificates of Occupancy																								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25																							
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA SFD D to 4.5+ ACU MH)	Tenure Boomer Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Infill Units? Y/N	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter "000")	Demolished/Destroyed Units	Demolished/Destroyed Units or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes
Summary Row: Start Date Entry Blank																																															
	015-863-007	1212 ELM TERRACE HWY CITY OF WHEATLAND, CA 95692	Callterra Ranch	BLDR-24-0504	SFD	O							1	8/10/2021	-							1	8/8/2024	-								1	12/30/2024	-	0	NONE	Y					0					
	015-862-014	1215 ELM TERRACE HWY CITY OF WHEATLAND, CA 95692	Callterra Ranch	BLDR-24-0501	SFD	O							1	8/10/2021	-							1	8/8/2024	-								1	12/30/2024	-	0	NONE	Y					0					
	015-862-013	1209 ELM TERRACE HWY CITY OF WHEATLAND, CA 95692	Callterra Ranch	BLDR-24-0502	SFD	O							1	8/10/2021	-							1	8/8/2024	-								1	12/4/2024	-	0	NONE	Y					0					
	015-862-016	1221 ELM TERRACE HWY CITY OF WHEATLAND, CA 95692	Callterra Ranch	BLDR-24-0525	SFD	O							1	8/10/2021	-							1	6/27/2024	-								1	10/31/2024	-	0	NONE	Y					0					
	015-863-005	1208 ELM TERRACE HWY CITY OF WHEATLAND, CA 95692	Callterra Ranch	BLDR-24-0528	SFD	O							1	8/10/2021	-							1	6/27/2024	-								1	11/6/2024	-	0	NONE	Y					0					
	015-863-008	1217 ELM TERRACE HWY CITY OF WHEATLAND, CA 95692	Callterra Ranch	BLDR-24-0503	SFD	O							1	8/10/2021	-							1	8/8/2024	-								1	11/22/2024	-	0	NONE	Y					0					
	015-862-015	1224 ELM TERRACE HWY CITY OF WHEATLAND, CA 95692	Callterra Ranch	BLDR-24-0526	SFD	O							1	8/10/2021	-							1	6/27/2024	-								1	10/31/2024	-	0	NONE	Y					0					
	015-863-004	1216 ELM TERRACE HWY CITY OF WHEATLAND, CA 95692	Callterra Ranch	BLDR-24-0521	SFD	O							1	8/10/2021	-							1	6/27/2024	-								1	10/23/2024	-	0	NONE	Y					0					
	015-863-006	1213 ELM TERRACE HWY CITY OF WHEATLAND, CA 95692	Callterra Ranch	BLDR-24-0527	SFD	O							1	8/10/2021	-							1	6/27/2024	-								1	10/25/2024	-	0	NONE	Y					0					
	015-863-002	1233 ELM TERRACE HWY CITY OF WHEATLAND, CA 95692	Callterra Ranch	BLDR-24-0505	SFD	O							1	8/10/2021	-							1	6/27/2024	-								1	10/10/2024	-	0	NONE	Y					0					
	015-862-019	1208 ELM TERRACE HWY CITY OF WHEATLAND, CA 95692	Callterra Ranch	BLDR-24-0504	SFD	O							1	8/10/2021	-							1	6/27/2024	-								1	10/22/2024	-	0	NONE	Y					0					
	015-862-018	1208 ELM TERRACE HWY CITY OF WHEATLAND, CA 95692	Callterra Ranch	BLDR-24-0519	SFD	O							1	8/10/2021	-							1	6/27/2024	-								1	10/24/2024	-	0	NONE	Y					0					
	015-863-003	1278 MARLE LEAF DRIVE CITY OF WHEATLAND, CA 95692	Callterra Ranch	BLDR-24-0522	SFD	O							1	8/10/2021	-							1	6/27/2024	-								1	10/22/2024	-	0	NONE	Y					0					
	015-862-003	1225 ELM TERRACE HWY CITY OF WHEATLAND, CA 95692	Callterra Ranch	BLDR-24-0505	SFD	O							1	8/10/2021	-							1	4/26/2024	-								1	9/28/2024	-	0	NONE	Y					0					
	015-862-017	1270 MARLE LEAF DRIVE CITY OF WHEATLAND, CA 95692	Callterra Ranch	BLDR-24-0520	SFD	O							1	8/10/2021	-							1	6/27/2024	-								1	10/25/2024	-	0	NONE	Y					0					
	015-863-005	1236 ELM TERRACE HWY CITY OF WHEATLAND, CA 95692	Callterra Ranch	BLDR-24-0081	SFD	O							1	8/10/2021	-							1	3/14/2024	-								1	8/15/2024	-	0	NONE	Y					0					
	015-863-001	1286 MARLE LEAF DRIVE CITY OF WHEATLAND, CA 95692	Callterra Ranch	BLDR-24-0172	SFD	O							1	8/10/2021	-							1	4/19/2024	-								1	8/14/2024	-	0	NONE	Y					0					
	015-863-001	1235 HAVENWOOD HWY CITY OF WHEATLAND, CA 95692	Callterra Ranch	BLDR-24-0203	SFD	O							1	8/10/2021	-							1	4/26/2024	-								1	9/28/2024	-	0	NONE	Y					0					
	015-863-017	1281 MARLE LEAF DRIVE CITY OF WHEATLAND, CA 95692	Callterra Ranch	BLDR-24-0007	SFD	O							1	8/10/2021	-							1	2/9/2024	-								1	6/27/2024	-	0	NONE	Y					0					
	015-863-002	1286 HAVENWOOD HWY CITY OF WHEATLAND, CA 95692	Callterra Ranch	BLDR-24-0204	SFD	O							1	8/10/2021	-							1	4/26/2024	-								1	9/29/2024	-	0	NONE	Y					0					
	015-864-001	1237 ELM TERRACE HWY CITY OF WHEATLAND, CA 95692	Callterra Ranch	BLDR-24-0206	SFD	O							1	8/10/2021	-							1	4/26/2024	-								1	9/26/2024	-	0	NONE	Y					0					
	015-862-020	1220 HAVENWOOD HWY CITY OF WHEATLAND, CA 95692	Callterra Ranch	BLDR-24-0175	SFD	O							1	8/10/2021	-							1	4/19/2024	-								1	8/13/2024	-	0	NONE	Y					0					
	015-863-018	1214 MARLE LEAF DRIVE CITY OF WHEATLAND, CA 95692	Callterra Ranch	BLDR-24-0008	SFD	O							1	8/10/2021	-							1	2/9/2024	-								1	6/27/2024	-	0	NONE	Y					0					
	015-872-002	1216 HAVENWOOD HWY CITY OF WHEATLAND, CA 95692	Callterra Ranch	BLDR-24-0006	SFD	O							1	8/10/2021	-							1	2/9/2024	-								1	6/26/2024	-	0	NONE	Y					0					
	015-872-004	1237 HAVENWOOD HWY CITY OF WHEATLAND, CA 95692	Callterra Ranch	BLDR-23-0221	SFD	O							1	8/10/2021	-							1	1/24/2024	-								1	6/14/2024	-	0	NONE	Y					0					
	015-863-020	1237 HAVENWOOD HWY CITY OF WHEATLAND, CA 95692	Callterra Ranch	BLDR-24-0085	SFD	O							1	8/10/2021	-							1	3/25/2024	-								1	7/26/2024	-	0	NONE	Y					0					
	015-863-015	1274 MARLE LEAF DRIVE CITY OF WHEATLAND, CA 95692	Callterra Ranch	BLDR-23-0222	SFD	O							1	8/10/2021	-							1	1/24/2024	-								1	6/14/2024	-	0	NONE	Y					0					
	015-863-004	1213 HAVENWOOD HWY CITY OF WHEATLAND, CA 95692	Callterra Ranch	BLDR-24-0080	SFD	O							1	8/10/2021	-							1	3/14/2024	-								1	7/23/2024	-	0	NONE	Y					0					
	015-863-014	1230 HAVENWOOD HWY CITY OF WHEATLAND, CA 95692	Callterra Ranch	BLDR-23-0067	SFD	O							1	8/10/2021	-							1	1/9/2024	-								1	6/21/2024	-	0	NONE	Y					0					
	015-864-005	1231 HAVENWOOD HWY CITY OF WHEATLAND, CA 95692	Callterra Ranch	BLDR-23-0220	SFD	O							1	8/10/2021	-							1	1/24/2024	-								1	6/19/2024	-	0	NONE	Y					0					
	015-864-002	1232 HAVENWOOD HWY CITY OF WHEATLAND, CA 95692	Callterra Ranch	BLDR-24-0087	SFD	O							1	8/10/2021	-							1	3/25/2024	-								1	8/6/2024	-	0	NONE	Y					0					















<b>Jurisdiction</b>	Wheatland	
<b>Reporting Year</b>	2024	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	05/15/2021 - 05/15/2029

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

Table B															
Regional Housing Needs Allocation Progress															
Permitted Units Issued by Affordability															
		1	Projection Period	2									3	4	
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-05/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Very Low	Deed Restricted	105	-	-	-	-	16	-	-	-	-	-	56	49	
	Non-Deed Restricted		-		40	-	-	-	-	-	-	-			
Low	Deed Restricted	64	-	-	-	-	16	-	-	-	-	-	24	40	
	Non-Deed Restricted		-		8	-	-	-	-	-	-	-			
Moderate	Deed Restricted	98	-	-	-	-	-	-	-	-	-	-	-	98	
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-			
Above Moderate		232	-	-	27	45	62	-	-	-	-	-	134	98	
Total RHNA		499													
Total Units			-	-	75	45	94	-	-	-	-	-	214	285	
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).															
		5			2021	2022	2023	2024	2025	2026	2027	2028	2029	6	7
		Extremely low-Income Need												Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		53		-	-	-	-	-	-	-	-	-	-	-	53

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

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

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

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

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

VLI Deed Restricted  
VLI Non Deed Restricted



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

Jurisdiction		Wheatland	
Reporting Year		2024	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
<div>Housing Programs Progress Report</div> <div>Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.</div>			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1	The city shall rezone approximately 10 acres of land to the Multi-Family Residential Zone (R-3) to accommodate the city’s 6th Cycle Regional Housing Needs Allocation of 105 Very Low and 64 Low income households.	12/31/2023	The City has received a \$40,000 REAP Grant to assist with rezoning 13.5 acres to R-3 Zoning. The City is currently preparing the environmental review of the proposed rezone.
2	The city shall continue working with developers of affordable housing for Extremely Low, Very Low, Low, or Moderate income households by identifying potential building sites and processing potential affordable housing projects/application with high importance and priority.	Ongoing	The City is currently working with the Regional Housing Authority on two affordable housing projects. A 32-unit senior project is currently under construction and a 48-unit (Phase 1) family apartments project has been completed.

3	<b>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</b>	<b>Ongoing</b>	The City is currently working with the Regional Housing Authority on two affordable housing projects that are both permitted by-right and do not require any discretionary approvals.
4	<b>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</b>	<b>Ongoing</b>	The City continues to support and encourage the use of all Home Self-Help Housing Technical Assistance Allocation.
5	<b>The city shall assist interested affordable housing developers for Extremely Low, Very Low, Low, or Moderate income households to pursue available funding sources for affordable housing applications including applications for HOME, CDBG funds, Low Income .Housing Tax Credits and tax-exempt bonds for the construction or rehabilitation of Low income housing, including Extremely Low income renter occupied housing</b>	<b>Ongoing</b>	The City is currently working with the Regional Housing Authority on two affordable housing projects. A 32-unit senior project and a 48-unit (Phase 1) family apartments project. The proposed senior project includes HOME funds.
6	<b>The city will work with housing developers to ensure special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, farmworkers, persons with disabilities, and homeless individuals and families</b>	<b>Annually</b>	The City is currently working with the Regional Housing Authority on two affordable housing projects. A 32-unit senior project and a 48-unit (Phase 1) family apartments project.

7	Annually, the city shall monitor the progress in meeting the affordable housing objectives presented in this housing element and review the city's development process in order to identify governmental constraints and opportunities to remove such constraints. Community development department staff shall prepare an annual status report of the city's progress in meeting its housing element goals and review compliance with the general plan. Community development department staff shall send a copy to the California Department of Housing and Community Development (HCD).	Annually	The City continues to track the housing developments within the City and submits the annual progress reports annually.
8	The city will continue to implement and require water conservation measure in new construction and within existing residential units to further reduce the existing wastewater treatment plant capacity	Ongoing	The City requires all water conservation measures in new construction.
9	The city shall consider options, such as a planned development (PD) or other type of permit, to encourage the development of workforce and affordable housing throughout Wheatland	Ongoing	The City currently has two housing developments with PD zoning, the Caliterra Ranch development, which has constructed 135 out of 145 units in the first phase, and the Heritage Oaks Development.
10	The city will encourage local private and nonprofit organizations to assist elderly, disabled, and disadvantaged persons in the repair and rehabilitation of their housing, including mobile homes	Ongoing	The City currently has two projects with the Regional Housing Authority and has had discussions with Habitat for Humanity.
11	The city shall advertise services available from public and non-profit organizations that assist disabled individuals and seniors	Ongoing	The City is in the process of updating the City's website to advertise additional services.



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

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

19	<p>The city shall develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other State and federal fair housing and planning law</p>	12/31/2023	<p>The City is currently looking into grant funding sources for the preparation of the AFFH Plan.</p>
20	<p>The city shall require developers to adhere to the guidelines as set forth in the proposed City of Wheatland Community Design Standards. The proposed City of Wheatland Community Design Standards establish objective design goals and standards determining the level of architectural design that is required throughout the City. The design review process takes approximately four weeks, and the process has not been and will continue not to be a constraint on development</p>	Ongoing	<p>In 2024, the City of Wheatland reviewed two development projects for consistency with the City's Community Design Standards.</p>
21	<p>The city will continue to implement State requirements for energy conservation in new residential projects and encourage retrofits of existing units. Provide materials/access to utility-sponsored programs that educate residents on ways to reduce energy usage or costs</p>	Ongoing	<p>The Yuba Couty Building Department provides building services for the City of Wheatland and implements all State requirements for energy conservation.</p>

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

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

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[illegible]

<b>Jurisdiction</b>	Wheatland
<b>Reporting Period</b>	(Jan. 1 - Dec. 31) 2024
<b>Planning</b>	6th Cycle 05/15/2021 - 05/15/2029

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
(CCR Title 25 §6202)

Jurisdiction	Wheatland	
Reporting Period	2024	31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD at <a href="mailto:apr@hcd.ca.gov">apr@hcd.ca.gov</a> and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the chcklist here:
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	<a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									



## Housing Element Implementation

allocation, the planning agency may include the number of units in an e  
for the unit. Before adding information to this table, please ensure h

[illegible]

Cells in grey contain auto-calculation formulas

existing multifamily building that were converted to deed-restricted rental housing for moderate-income housing developments meet the requirements described in Government Code 65400.2(b).

## 4

[illegible]

income households by the imposition of affordability covenants and restrictions

[illegible]



[illegible]



[illegible]

[illegible]

[illegible]

[illegible]

<p><b>ble must contain an inventory of xcess lands the reporting vns</b></p>	<p>Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas</p>
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<p><b>ble must contain an inventory of xcess lands the reporting vns</b></p>	<p>Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas</p>
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## GRESS REPORT

### Implementation

APN's as follows:999-999-999-999

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Designation	Size	Notes
5	6	7
Surplus Designation	Parcel Size (in acres)	Notes

[illegible]

[illegible]



[illegible]

[illegible]

[illegible]





IAL ELEMENT PROGR

Table K
Tenant Preference

ce the local government maintains  
ig a tenant preference are required  
more than 90 days after the ordinance



# GRESS REPORT

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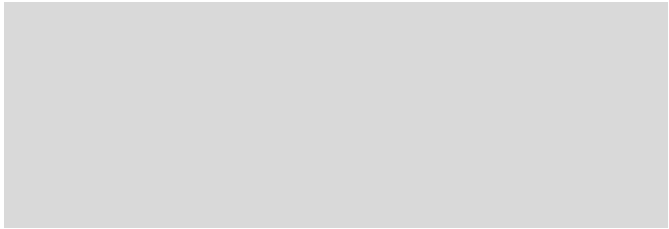
## e Policy

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when the jurisdiction submits their annual progress report on housing  
to create a webpage on their internet website containing authorizing  
ce becomes operational.



g approvals and production, per Government  
| local ordinance and supporting materials, no





Jurisdiction	Wheatland
Reporting Year	2024

Please update the status of the proposed uses listed in

Total Award Amount	\$
--------------------	----

Task	\$ Amount Awarded

Summary of entitlements, building permits, and certific

Completed Enti
In
Very Low
Low
Moderate
Above Moderate
Total Units

Building Per
In
Very Low

Very Low
Low
Moderate
Above Moderate
Total Units

Certificate of Occupancy
Inspection
Very Low
Low
Moderate
Above Moderate
Total Units

(Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROG**  
**Local Early Action Planning**  
 (CCR Title 25 §6

*n the entity's application for funding and the corresponding impact on housing within the region*

-	<i>Total award</i>
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<b>\$ Cumulative Reimbursement Requested</b>	

*ates of occupancy (auto-populated from Table A2)*

<b>lement Issued by Affordability Summary</b>	
<b>come Level</b>	<b>Current Year</b>
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
	0
	<b>0</b>

<b>mits Issued by Affordability Summary</b>	
<b>come Level</b>	<b>Current Year</b>
Deed Restricted	16

Non-Deed Restricted	0
Deed Restricted	16
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
	62
	<b>94</b>

#### Occupancy Issued by Affordability Summary

Income Level	Current Year
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
	37
	<b>37</b>





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