



# City Council Meeting Staff Report

Meeting Date: February 24, 2026

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**SUBJECT:** City of Wheatland Housing Element Annual Progress Report for 2025

**PREPARED BY:** Tim Raney, Community Development Director

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**RECOMMENDATION:**

Staff recommends that the Wheatland City Council receive and file the 2025 Housing Element Annual Progress Report and provide direction to staff to submit the Annual Progress Report to the State, as required.

**DISCUSSION:**

All cities and counties in California are required to prepare a Housing Element as part of its General Plan to ensure that all jurisdictions are planning for the projected housing demand throughout California. Pursuant to Government Code §65400, California requires an annual progress report on the status of the Housing Element and progress in its implementation. Part of the State's requirement is the presentation of the report to the local legislature, which is the Wheatland City Council. The annual progress report is then submitted to the State by April 1st of each year. The contents of the report are specified in State law, and include detailed reporting on planning approvals, building permits, and program implementation as specified in the Housing Element.

The City of Wheatland's 6<sup>th</sup> Cycle (2021-2029) Housing Element was adopted February 8, 2022, and includes goals, policies, and implementation programs for the City to meet its housing needs, particularly the availability, affordability, and adequacy of housing supply. The City of Wheatland's 6<sup>th</sup> Cycle Housing Element was certified by the California Department of Housing and Community Development (HCD).

The 6<sup>th</sup> Cycle Housing Element includes 28 programs to achieve the City's goals and objectives including ongoing work such as meeting with affordable housing developers and the Regional Housing Authority, consider zoning amendments such as to allow supportive housing, group homes, and farmworker housing as permitted by-right in all residential zoning districts, rezone approximately 10 acres of land to the Multi-Family Residential Zone (R-3) as well as this annual monitoring and reporting.

City staff meet with the Yuba Sutter Regional Housing Authority and any interested developers on a regular basis. The proposed comprehensive Zoning Code update is planned after the

completion of the General Plan Update, and the R-3 rezone process will be initiated as part of the General Plan Update.

In 2025, 12 new single-family residential building permits were issued for the Caliterra Ranch subdivision and all 12 received their certificate of occupancy. In addition, 18 single-family residences in the Caliterra Ranch subdivision that had a building permit approved in 2024 received their certificate of occupancy in 2025. The First Street Senior Housing project also received their certificate of occupancy in 2025.

**ATTACHMENT:**

- A. City of Wheatland 2025 Housing Element Annual Progress Report