

6 HOUSING ELEMENT

The purpose of the Housing Element is to work towards accommodating the city's housing needs while maintaining Calistoga's rural small-town character and appearance, its sense of community, and its natural and historic setting.

A. Introduction

The State Legislature has established the attainment of a decent home and satisfying living environment for every California resident as a goal of the highest priority. However, this goal is not just a matter of statewide concern. Each city and county has an obligation to contribute its part by including a Housing Element as one of the seven mandatory elements of the General Plan. It is a primary goal of the City to provide safe and affordable housing¹ for all Calistoga residents and to ensure that adequate housing is planned as the population expands in the future consistent with available resources.

The purpose of Calistoga's Housing Element is to provide a long-term, comprehensive plan to address the housing needs for all economic segments of the community. The Housing Element addresses existing and projected housing demand and establishes goals, quantifiable objectives, policies and actions to assist the City in implementing the plan, while also striving to protect its rural small-town character and appearance, sense of community, and natural and historic setting.

This 2014 Housing Element Update also creates a plan for meeting the City's share of region-wide housing need for the planning period between February 1, 2015 and January 31, 2023, as required by state law. It is organized into several sections. The Introduction summarizes State requirements relating to the Housing Element, followed by a description of the process used to ensure public involvement in the development of this Update. The Element also updates various demographic and housing data that characterize the community's housing profile, existing housing needs and constraints on the development of housing. Additionally, the Element provides an updated inventory of approved housing projects and sites for the development of housing, and identifies housing opportunities and resources. The policy portion of the Element contains goals, objectives, policies and actions, including "quantified objectives" that translate the actions into expected numbers of housing units to be produced. The City's general success in implementing the actions contained in the 2011 Housing Element is contained in Appendix A, along with recommendations to maintain, modify or delete its actions in light of its success and changed circumstances.

The most current housing data and population information available were used during the preparation of the Housing Element, including the 2010 U.S. Census. Unfortunately, the 2010 Census did not include a long form, which in past years provided valuable information regarding demographic trends. Although American Community Survey data is available for some topics, it is an ongoing statistical survey that samples a small percentage of the population every year. Due to the small population of Calistoga, there are very high margins of error associated with this data and it is less reliable. Census data was supplemented with information from other sources, such as the California Department of Finance.

¹ For the purposes of this Housing Element, "affordable housing" means housing affordable to extremely low-, very low-, low-, or moderate-income households, as defined in Health and Safety Code §50052.5.

Other information sources include a housing stock conditions survey that was conducted during 2010, a 2014 study of the city's mobilehome parks, a 2014 countywide survey of the homeless and contacts with providers of special needs housing.

Legal Requirements

The California Government Code requires every city and county in California to include a housing element in its general plan. Unlike the rest of the general plan, which typically encompasses a 20-year time period, housing elements are prepared approximately every eight years, following timetables set forth in the law. According to state law, Calistoga and all other San Francisco Bay Area jurisdictions are mandated to complete and adopt a housing element covering the period from February 1, 2015 through January 31, 2023.

The housing element must be integrated and consistent with all other elements of the General Plan. All possible steps in the preparation and review of the 2014 Housing Element Update have been taken to ensure that there are no conflicts in data, goals, objectives, policies and actions.

State requirements for the information to be included in a housing element are identified throughout this document in each appropriate section.

Public Participation

State law requires a housing element to be prepared with public participation. Specifically, Government Code Section 65583(c)(7) requires that the City, "make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element."

A public workshop was conducted by staff on August 4, 2014, to provide an overview of the Housing Element, present the Background Report's findings and receive public comments on the Report. This workshop was noticed twice in the two local newspapers and notifications were distributed to local representatives of local agencies and groups involved in the provision of affordable and special needs housing, as well as the North Bay Association of Realtors and Building Industry Association Bay Area. The complete Background Report was also posted on the City's web site and subscribers were notified. Some of the comments received during and following the workshop were incorporated into revisions to the Background Report and the recommended revisions to the current Housing Element's actions, including an action that would consider a mobilehome park conversion ordinance.

The Calistoga Planning Commission and City Council conducted noticed public hearings on the draft Housing Element on September 10, 2014 and October 7, 2014. Notification of the hearings was also given to local representatives of agencies and groups involved in the provision of affordable and special needs housing. The City Council accepted the draft Element on October 7, 2014 and directed staff to transmit it to the California Department of Housing & Community Development (HCD) for review. Following revisions to the draft Element in response to HCD comments, the final Element was adopted by the City Council on January 6, 2015 (Resolution No. 2015-3).

Comments were received during the public review period from North Bay Housing Coalition, whose mission is to address the housing needs of people with development disabilities. Information provided by the Coalition was incorporated into the Element's section on Special Needs Housing and Action A4.1-8 was added to address these needs. Comments were also received from several members of the public on the need for a mobile home park conversion ordinance, which is reflected in Action A3.1-2.

Review of the 2011 Housing Element

Government Code Section 65588 requires the City to review its housing element to evaluate: (1) the effectiveness of the housing element in attaining the community's housing goals and objectives; (2) the progress that the City has made in implementing housing element programs; and (3) the appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal. Appendix A summarizes the policies and actions that were adopted in the 2011 Housing Element, identifies the status of their implementation, and assesses whether they were successful in meeting their particular objectives. Information contained in Appendix A was used in this Update to inform where the City can be more effective in realizing its housing objectives in the next planning period.

The following are highlights of the City's accomplishments in implementing its 2011 Housing Element over the last three years, along with any associated Housing Element objectives and actions:

- A CDBG grant was awarded to the City to study the long-term viability of Calistoga mobile home parks as affordable housing for low-income households, particularly seniors. The study's findings and recommendations have been incorporated into this Update.
- The Rent Stabilization Ordinance for the community's mobile home parks was reviewed to determine its effectiveness and whether amendments were appropriate. (H-2.2/A3)
- The Fair Way Manor mobile home park was inspected to identify and correct code violations to preserve this affordable housing. The City engaged Fair Housing Napa Valley to provide translation services and assistance with the park's Hispanic occupants. (Objective H-4.1)
- The City received a \$500,000 HOME grant for the rehabilitation of owner-occupied housing, which include energy conservation improvements. (Objective H-4.1, H-8.1/A5)
- A 48-unit apartment project targeted to households headed by farmworkers with a maximum income of 60% of area median income was approved and is expected to be occupied at the beginning of 2015. (H-3.2/A2, H-3.4/A1)
- Funding was provided to Napa Valley Fair Housing, Community Action of Napa Valley, Calistoga Farmworker Center, UpValley Family Center, Napa City and Napa County Housing Authorities and Calistoga Affordable Housing to promote affordable and fair housing for special needs groups, such as farmworkers, seniors, the disabled, the homeless and families with female heads of household. (H-3.4/A2)
- Funding was provided to Rebuilding Calistoga to help low-income seniors maintain and upgrade their homes, and conserve energy. Approximately 50 work requests were responded to in 2014. (H-4.1/A2 and H-8.1/A5)
- Single- and multi-family design guidelines were approved. (H-1.4/A1, H-2.2/A1)
- An update of the City's development impact and in-lieu fees was undertaken. (H-2.1/A3, H-3.1/A2, H-6.1/A2)
- Zoning Code amendments were adopted to revise most of the residential zoning districts to align them with the General Plan and promote housing. (H-1.2/A2, H-1.2/A4, H-2.1/A2, H-2.1/A4)
- The City initiated participation in the CaliforniaFIRST and California Home Energy Renovation Opportunity (HERO) Property-Assessed Clean Energy (PACE) Programs, which allow residential property owners to finance the installation of energy- and water-efficient improvements, and renewable energy projects. (H-8.1/A1)

- The City adopted the 2013 California Building Standards Code, which include expansive energy-efficiency requirements for remodeled and new residential development and provisions allowing rainwater catchments and the reuse of graywater. (H-8.1/A3)
- An aggressive water conservation program was initiated, which conserves energy by reducing water transportation.
- Based on construction that has occurred since January 1, 2007, the City has fully met its Quantified Objectives for the current planning period in the Moderate-Income category and has partially met its objectives for the other income categories with the exception of the Extremely Low-Income category.

B. Demographic and Housing Stock Overview

Population Characteristics

Understanding who lives in the community and how the population has grown in the past and is expected to grow in the future is important to establishing policies for the provision of housing. Calistoga's historic population since 1950 is shown in Table H-1. The city's growth rate has varied significantly over the past 60 years. Between 1970 and 1980, Calistoga experienced its most dramatic increase in population, doubling its population through the addition of nearly 2,000 new residents. Since then, population growth has slowed substantially. Between 2000 and 2010, the City's population actually declined by .7 percent, compared to an increase of more than 16 percent during the previous decade.

TABLE H-1 CALISTOGA POPULATION, 1950 - 2014

Year	Population	Change	
		Number	Percent
1950	1,418	--	--
1960	1,514	96	6.8%
1970	1,882	368	24.3%
1980	3,879	1,997	106.1%
1990	4,468	589	15.2%
2000	5,190	722	16.2%
2010	5,155	-35	-0.7%
2014	5,224	69	0.1%

Sources: U.S. Census Bureau, Decennial Census Counts;
California Department of Finance

Table H-2 shows the comparative growth for Napa County cities and the unincorporated county area between 1990 and 2014. Calistoga's population modestly increased between 2000 and 2014, while St. Helena and the unincorporated area of Napa County experienced a decline. Yountville had a small gain. Only Napa and American Canyon posted significant gains in population, the latter more than doubling its population.

TABLE H-2 POPULATION IN NAPA COUNTY JURISDICTIONS, 1990 - 2014

Jurisdiction	1990	2000	2010	2014	Change 2000 - 2014	
					Number	Percent
American Canyon	7,706 ¹	9,774	19,454	20,001	10,227	104.6%
Calistoga	4,468	5,190	5,155	5,224	34	.7%
Napa	61,842	72,585	76,915	78,358	5,773	8.0%
St. Helena	4,990	5,950	5,814	5,943	-7	-.1%
Yountville	3,259	2,916	2,933	3,017	101	3.5%
Unincorporated	28,477 ²	27,864	28,683	26,712	-1,152	-4.1%

¹ Population of American Canyon Census Designated Place (CDP).

² Adjusted, subtracting population of American Canyon CDP.

Sources: U.S. Census Bureau, Decennial Census Counts; California Dept. of Finance

Between 2000 and 2010, Calistoga saw an increase in the diversity of its population. As shown in Table H-3, the percentage of the city's population who categorize themselves as Hispanic grew from 38.4 percent in 2000 to 49.4 percent in 2010, while the share of non-Hispanic White decreased from 59.1 percent to 47.7 percent. This is especially significant considering that the latter category represented 73.7 percent of the population in 1990. (The city's populations in the other ethnic categories are too small to make accurate conclusions on changes during this period.)

TABLE H-3 POPULATION BY RACE AND ETHNICITY, 2000 & 2010

Category	2000		2010	
	Number	Percent	Number	Percent
Hispanic	1,978	38.4%	2,545	49.4%
White (non-Hispanic)	3,048	59.1%	2,459	47.7%
Black	16	<1%	20	<1%
Native American	28	<1%	16	<1%
Asian/Pacific Isl.	52	1.0%	47	<1%
Other	6	<1%	13	<1%
≥Two Races	62	1.2%	55	1.1%

Source: U.S. Census Bureau, Decennial Census Counts

Table H-4 shows that the median age in Calistoga increased from 38.1 years to 40 years between 2000 and 2010. This increase appears attributable to an increase in the proportion of the population between 55 and 65 years of age. Calistoga's median age is virtually the same as Napa County's as a whole, but nearly 5 years older than California's median of 35.2 years.

TABLE H-4 POPULATION BY AGE, 2000 & 2010

Age Groups	2000		2010	
	Number	Percent	Number	Percent
0-9	712	13.7%	655	12.6%
10-19	614	11.9%	614	11.9%
20-24	325	6.3%	298	5.7%
25-34	750	14.5%	680	13.1%
35-44	649	12.5%	661	12.7%
45-54	651	12.5%	599	11.5%
55-64	474	9.1%	684	13.2%
60-64	218	4.2%	320	6.2%
65-74	368	7.1%	479	9.2%
75-84	459	8.8%	311	6.0%
85+	188	3.6%	174	3.4%
Median	38.1		40.0	

Source: US Census Bureau, Decennial Census Counts

A comparison of Calistoga's age group distribution in 2010 to the State of California, Napa County as a whole and other municipalities in the county is shown in Table H-5. The city's distribution is very similar to Napa County's, while it has a higher elderly share and lower youth share than the State's. Additional demographic information can be found in later sections that deal with special needs housing.

TABLE H-5 SHARE OF TOTAL POPULATION BY AGE GROUP, 2010

	Under 5 Years	5 to 19 years	20 to 34 years	35 to 44 years	45 to 59 years	60 to 74 years	75 years and over
California	7%	21%	22%	14%	20%	11%	5%
Napa County	6%	20%	18%	13%	22%	14%	7%
American Canyon	7%	25%	18%	15%	22%	10%	4%
Calistoga	7%	18%	19%	13%	19%	15%	9%
Napa	7%	21%	20%	14%	20%	12%	7%
St. Helena	5%	19%	17%	12%	21%	17%	10%
Yountville	2%	6%	9%	7%	17%	24%	33%

Source: U.S. Census Bureau, Decennial Census Counts

Employment Characteristics

Hospitality/food services, retail trade, natural resources and manufacturing (bottled water, wine) have historically been Calistoga's core industries. As shown in Table H-6, over the last 20 years, employment in all of these sectors has declined, with the exception of Hospitality/Food Services, which has grown. During the same period, there was significant growth in the Professional/Scientific/Administrative Services and Construction sectors.

TABLE H-6 EMPLOYMENT BY INDUSTRY

Industry Type	1990		2000		2007-2011*	
	No.	Percent	No.	Percent	No.	Percent
Arts, Entertain., Rec., Accommodations, Food Services	362	18.3%	540	22.7%	571	24.2%
Professional, Scientific, Administrative Services	120	6.1%	196	8.3%	446	18.9%
Educational, Health and Social Services	274	13.9%	269	11.3%	284	12.1%
Manufacturing	293	14.8%	321	13.5%	263	11.2%
Agriculture, Forestry, Fishing, Mining	296	14.9%	241	10.2%	234	9.9%
Construction	59	3.0%	167	7.0%	193	8.2%
Wholesale and Retail Trade	358	18.0%	264	11.1%	134	5.7%
Public Administration	61	3.1%	79	3.3%	70	3.0%
Transportation, Warehousing	46	2.3%	52	2.2%	52	2.2%
Information	23	1.2%	31	1.3%	40	1.7%
Finance, Insurance, Real Estate	87	4.4%	108	4.6%	37	1.6%
Other Services	--	--	106	4.5%	32	1.4%
Totals	1,979		2,374		2,356	

Sources: U.S. Census Bureau, 1990 & 2000 Decennial Counts and 2007-2011 American Community Survey.

*Caution should be used comparing the ACS data to census data.

Major employers in Calistoga are listed in Table H-7 and account for nearly one-third of local jobs. Accommodations, spa services and food service businesses employ the most workers in Calistoga. The local school district is also a large employer.

TABLE H-7 MAJOR EMPLOYERS, 2013

Employer	Industry Type	Employees
Solage Spa & Resort	Accommodations, Professional Services, Food Services	320
Calistoga Joint Unified School District	Education	105
Calistoga Spa Hot Springs	Accommodations, Professional Services	100
Indian Springs Resort and Spa	Accommodations, Professional Services	98
Cal Mart	Retail Trade	65
City of Calistoga	Public Administration	54
Calistoga Inn Restaurant	Food Services	50
Brannan's Grill	Food Services	46
G. Haven Hot Springs Spa & Resort	Accommodations, Professional Services	41
Mount View Hotel and Spa	Accommodations, Professional Services	33

Source: City of Calistoga Business License Applications

Table H-8 shows examples of annual wages for local occupations. The estimates are based on national-level wage data, adjusted to account for regional wage disparities. In general, wages in Napa County are higher than the national average.

According to the 2000 Census, approximately 45 percent of employed Calistogans worked within the city. An estimated 42 percent of employed residents worked elsewhere in Napa County and 13 percent worked outside of the county.

TABLE H-8 AVERAGE WAGES BY OCCUPATION FOR NAPA COUNTY, 2011

Occupation Category	U.S. Average Wage	Napa Co. MSA Average Wage
Management	\$108,570	\$111,800
Healthcare Practitioner, Healthcare Technical	\$73,540	\$93,640
Business and Financial Operations	\$69,550	\$72,010
Legal Occupations	\$98,570	\$70,680
Education, Training, Library	\$51,210	\$57,240
Construction	\$44,960	\$53,630
Community and Social Services	\$44,240	\$50,970
Arts, Design, Entertainment, Sports, Media	\$54,490	\$50,580
Installation, Maintenance, and Repair	\$43,870	\$49,410
Protective Services	\$43,050	\$43,490
Sales and Related Occupations	\$37,990	\$42,770
Office and Administrative Support	\$34,410	\$40,310
Production	\$34,500	\$37,350
Healthcare Support	\$27,780	\$35,450
Transportation and Material Moving	\$33,590	\$33,450
Buildings and Grounds Cleaning and Maintenance	\$25,670	\$30,900
Personal Care and Service	\$24,550	\$28,520
Farming	\$24,230	\$27,830
Food Preparation and Serving	\$21,380	\$25,110

Sources: BLS National Industry-Specific Occupational Employment and Wage Estimates, May 2011; estimates calculated by Economic & Planning Systems, Inc.

Household Income

As shown in the following tables, Calistoga has the lowest median household income in the county (more than \$10,000 less than the next highest city) and the highest poverty rate. Median household income was virtually unchanged between 2000 and 2011. However, it should be noted that the 2007-2011 survey data is based on relatively small sample sizes with high margins of error, and should be viewed as estimates rather than definitive numbers. The significant jump in the city's poverty rate between 2000 and 2011 appears especially questionable.

TABLE H-9 MEDIAN HOUSEHOLD INCOME, 2000 - 2011

	2000*	2007-2011*	Change
State of California	\$63,839	\$61,632	-3.5%
Napa County Total	\$69,846	\$68,641	-1.7%
American Canyon	\$70,342	\$83,581	18.8%
Calistoga	\$51,913	\$51,974	0.1%
Napa	\$66,358	\$62,642	-5.6%
St. Helena	\$79,518	\$68,404	-14.0%
Yountville	\$63,374	\$68,368	7.9%

*In 2011 dollars

Source: U.S. Census Bureau, 2007-2011 ACS (5-year estimates)

TABLE H-10 POVERTY RATE, 2000 - 2011

	2000	2007-2011*	Change
State of California	14.2%	14.4%	1.2%
Napa County Total	8.6%	9.8%	18.2%
American Canyon	8.3%	5.8%	-34.0%
Calistoga	8.8%	13.6%	69.6%
Napa	8.0%	11.2%	25.3%
St. Helena	8.9%	6.4%	0.5%
Yountville	6.4%	5.3%	-27.4%
Unincorp. Napa County	7.3%	8.9%	30.2%

Source: U.S. Census Bureau, 2007-2011 ACS (5-year estimates).

*Caution should be used comparing the ACS data to census data.

Housing Stock Characteristics

The number of housing units in Calistoga more than doubled between 1960 and 2010, with much of the growth occurring during the 1970s and 1980s. However, only one unit was added to the city's housing stock between 2010 and 2014.

TABLE H-11 HOUSING UNITS, 1960 – 2014

Year	Units	Change	
		Number	Percent
1960	1,042	--	
1970	1,106	64	6.1%
1980	1,964	858	77.6%
1990	2,157	193	9.8%
2000	2,249	92	4.3%
2010	2,319	70	3.1%
2014	2,320	1	<1%

Source: U.S. Census Bureau, Decennial Censuses

Approximately half of the city's housing units in 2014 were single-family detached units, while mobile homes constituted approximately one-quarter of the housing supply. Multi-family dwellings comprised just over 20 percent of the City's dwelling units. Compared to the county's and state's housing unit type distributions, Calistoga has a substantially higher proportion of mobile homes, and a significantly lower share of multi-family units than the state.

TABLE H-12 HOUSING TYPE DISTRIBUTION, 2014

Unit Type	Calistoga		Napa Co.	California
Single Unit - Detached	1,152	49.6%	68.5%	58.1%
Mobile Home	601	25.9%	6.9%	4.0%
Single Unit - Attached	89	3.8%	5.3%	7.0%
Multi-Family (2-4)	243	10.5%	7.4%	8.1%
Multi-Family (5+)	235	10.1%	11.9%	22.8%

Source: California Department of Finance, Demographic Resource Unit, Report E-5, 1/1/14

¹*Single unit - attached* is defined by the DOF as a one-unit structure attached to another unit by a common wall, commonly referred to as a townhouse, half-plex, or row house. The shared wall or walls extend from the foundation to the roof with adjoining units to form a property line. Each unit has individual heating and plumbing systems. It is differentiated from a two-plex, in which the units share attic space, and heating and plumbing systems.



An example of Calistoga's multi-family housing

Housing Conditions Survey

The City of Calistoga conducted a survey of housing conditions in 2010, using a survey instrument that was a modified version of a sample survey produced by the California Department of Housing and Community Development. It was limited to single-family dwellings and multi-family buildings in Calistoga (i.e., mobile homes were excluded).

The survey was conducted in those neighborhoods of Calistoga constructed primarily before 1970. The survey area consisted of 576 sites containing a total of 634 housing units, which represented approximately 27 percent of the total housing stock in the city.

Each of the sites area was inspected from the street. Where problems were identified with any one of four categories - foundation, roofing, siding/stucco and windows - a survey form was completed for the property. In all, 77 sites had survey forms completed (representing only 4.5 percent of the conventionally-constructed units), indicating a need for some level of rehabilitation. Table H-13 summarizes the results of the survey.

TABLE H-13 HOUSING CONDITIONS SURVEY RESULTS, 2010

Condition	No. of Sites
Sound	499
Sound with detectable problem	5
Minor problems	23
Moderate problems	42
Substantial problems	4
Dilapidated	3

Source: City of Calistoga, April 2010

Figure H-1 shows the neighborhoods surveyed and the location of units with some detectable problem.

It should be noted that only exterior visual inspections were conducted, and it is likely that many of the older homes are in need of such maintenance as new roofs and heating systems, as well as such energy-saving measures as insulation, double-pane windows and weather-stripping. These conditions could only be identified by a thorough on-site inspection. However, the 2007-2011 American Community Survey data reported that all occupied units in Calistoga had complete plumbing and kitchen facilities, as did the 2000 U.S. Census.

A CDBG-funded housing rehabilitation program administered by the City in the late 1980s and early 1990s resulted in the rehabilitation of more than 50 dwelling units. The generally well-maintained condition of surveyed homes is also evidence of an interest in conserving the city's existing units in the face of limited housing development. There is also a growing recognition and appreciation for the historic qualities of the homes in many of Calistoga's older neighborhoods.

In 2008, the decline in the national, state and local economies and its impacts on home ownership and affordability resulted in an increase in foreclosures. However, there has been no visible impact on local residential property conditions as a result of foreclosures. This could be attributed to the relatively few foreclosures that have occurred in the community, their dispersed locations and the continued maintenance of the properties by the lenders who assume ownership of these properties.

Long-Term Maintenance

Since housing tends to deteriorate with age, there is a continuing concern about the condition of older housing in the community. Approximately 60 percent of Calistoga's housing stock is less than 40 years old, as shown in Table H-14. This housing is generally expected to be in good condition, given its age.

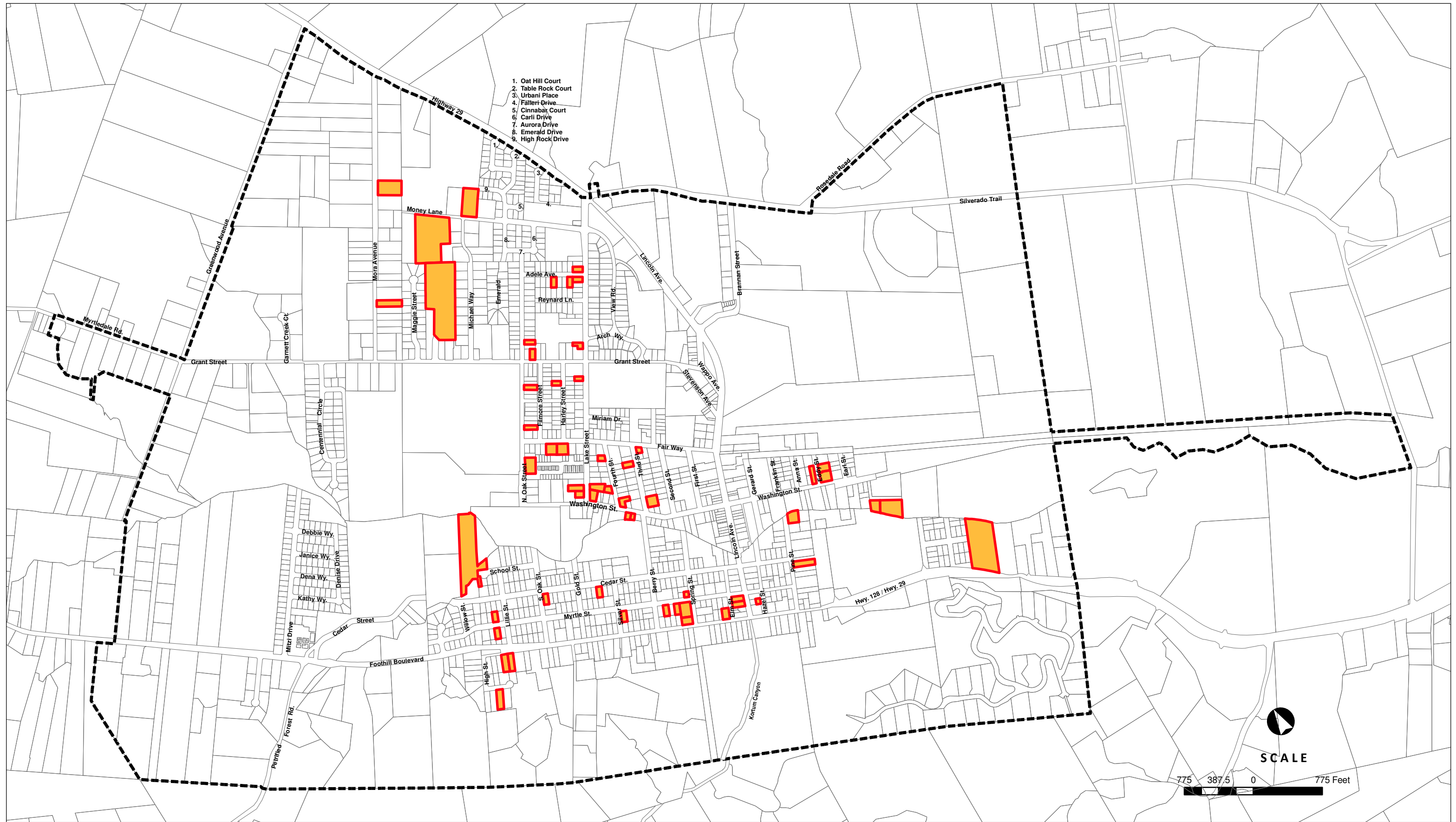


FIGURE H-1

HOUSING STOCK CONDITIONS SURVEY
 *Updated from 2010 Survey

About 38 percent of the housing stock, however, is over 50 years old. Housing of this age requires a high degree of maintenance to prevent deterioration, particularly if maintenance has been neglected in the past. High maintenance costs can be a problem both for lower-income homeowners and for landlords. If the income of the homeowner or landlord is insufficient to pay the maintenance costs, deterioration of the housing stock will occur. Currently, only a few homes in Calistoga have deteriorated to such a state that they need to be demolished or replaced.

TABLE H-14 HOUSING CONSTRUCTION BY DECADE

Construction Date	No.	Percentage
2000 to 2009	70	3.0%
1990 to 1999	196	8.5%
1980 to 1989	307	13.2%
1970 to 1979	809	34.9%
1960 to 1969	279	12.0%
1950 to 1959	297	12.8%
1940 to 1949	90	3.9%
1939 or earlier	271	11.7%

Source: U.S. Census Bureau, Decennial Censuses

Susceptibility to Damage from Natural Events

The three main active earthquake faults in Napa County are capable of producing moderate-sized earthquakes that would be capable of producing a substantial amount of damage. Mobile homes tend to sustain greater damage from intense shaking than wood-frame buildings. During an earthquake, the jacks on which a mobile home is typically placed can tip, causing the coach to fall off some or all of its supports. Although the jacks may punch holes through the floor of the mobile home, it usually sustains no other substantial damage. Despite the minimal damage, however, the mobile home becomes uninhabitable, as it must be returned to a stable foundation and reconnected to utilities.

Although single-family, wood-framed homes are less likely to be deemed uninhabitable, significant damage can occur from falling hot water heaters, failed cripple walls, falling unreinforced masonry chimneys, and dislocation of structures from their foundations. Two-story homes with living space over garages are particularly vulnerable to damage. Similarly, multi-family, wood-framed buildings may have living areas above parking areas, supported only by posts. The “soft” first story may also be constructed of concrete masonry unit bearing walls. These designs offer little resistance to lateral seismic forces and buildings with this design could be severely damaged during a seismic event unless they are reinforced.

Residences in certain area of Calistoga are also susceptible to damage from natural events such as flooding and wildfires. The Public Safety Element of the General Plan contains policies and programs to minimize damage from all of these threats.

Housing Occupancy

According to the U.S. Census, approximately 300 of the city's 2,319 housing units were vacant in 2010, for a vacancy rate of 12.9 percent. This number is nearly 100 units more than in 2000. There were relatively significant increases in vacancies in the "for sale," "for season, recreational or occasional use" and "other vacant" categories.

The increase in the seasonal/recreational/occasional use category is consistent with the growing trend of the purchase of Calistoga homes as second homes. The city is within easy driving distance from the San Francisco Bay Area and offers an affordable means of owning a weekend home in the Napa Valley. Of the 178 single-family homes owned by out-of-town residents, nearly 70 percent reside within a two-hour drive of Calistoga. The increasing purchase of local residences as second homes and the offering of homes as short-term vacation rentals reduce the housing stock available to those who wish to permanently reside in the community.

The reasons for the relatively significant increase in the "other vacant" category is more difficult to identify. A housing unit is classified as "other vacant" when it does not fit into any other year-round vacant category. Common reasons a housing unit is labeled "other vacant" is that no one lives in the unit because the owner is making repairs or renovations, does not want to rent or sell, is using the unit for storage, or is elderly and living in a nursing home or with family members.

The vacant units that were reported in the first two categories by the 2010 U.S. Census are for a particular point in time (i.e., March 2010) and appear to contradict the current very tight housing market in Calistoga. An Internet search conducted for rentals in March 2014 identified only a few homes and no apartments available for rent, although several room rentals were available².

TABLE H-15 VACANCY STATUS, 2000 & 2010

Vacant units	2000	2010
For rent	32	45
For sale	20	42
Rented or sold, not occupied	14	18
For season, recreational or occasional use	122	142
For migrant workers	1	2
Other vacant	18	51

Source: U.S. Census Bureau, Decennial Census

Housing Tenure

Housing tenure - whether a household owns or rents their home - can be affected by many factors, such as housing cost, housing type (single-family versus multi-family), housing availability, household income, job availability, and consumer preference.

The 2010 Census reported that approximately 60 percent of the city's housing units were owner-occupied, an ownership level that was lower than the county's as a whole (65.1 percent), but higher than the state's (56.9

² Trulia.com, Zillow.com, and craigslist.org, accessed March 31, 2014.

percent). The share of owner-occupied units dropped slightly between 2000 and 2010, possibly as a result of an increase in foreclosures during this time.

TABLE H-16 HOUSEHOLDS BY TENURE

	2000		2010	
	Owner	Renter	Owner	Renter
State of California	56.9%	43.1%	55.9%	44.1%
Napa County Total	65.1%	34.9%	62.6%	37.4%
American Canyon	85.9%	14.1%	78.5%	21.5%
Calistoga	59.7%	40.3%	57.8%	42.2%
Napa	60.6%	39.4%	57.3%	42.7%
St. Helena	56.0%	44.0%	55.4%	44.6%
Yountville	71.9%	28.1%	65.5%	34.5%
Uninc. Napa County	73.2%	26.8%	71.2%	28.8%

Source: U.S. Census Bureau, Decennial Censuses

C. Existing Housing Needs

Housing Affordability

Housing cost is generally the greatest single expense item for households. For owner households, housing expenses consist of mortgage and interest payments, insurance, maintenance and property taxes; some owners may also pay homeowners association dues or a special assessment. The housing cost burden for recent home purchasers is even greater than that of other homeowners, since the relative cost of homeownership decreases over time (i.e., long-term owner costs do not adjust to the market value of housing) and the property tax that has limited increases following the home's purchase is adjusted upwards when the property sells.

For renter households, housing expenses generally consist of a security deposit, rent and utilities. Rent levels can fluctuate over the course of occupancy unless local rent controls are imposed.

A major element of the American dream is a home of one's own in the neighborhood of one's choice. Owning a home is one of the primary ways of accumulating wealth in our society, a form of wealth acquisition that is especially protected in the U.S. tax code. Homeownership stabilizes housing costs for a family and protects them from the variations that occur in rental housing. Being a homeowner is also known to increase people's feelings of control over their lives and their sense of overall well-being. High rates of homeownership are believed to strengthen neighborhoods as well, by increasing residents' stake in the future of their communities.

Local Housing Prices and Rents

Homes in Calistoga generally command higher prices than much of California, given the city's desirable climate; its surroundings of vineyards, world-class wineries, wooded hillsides and the Napa River; its

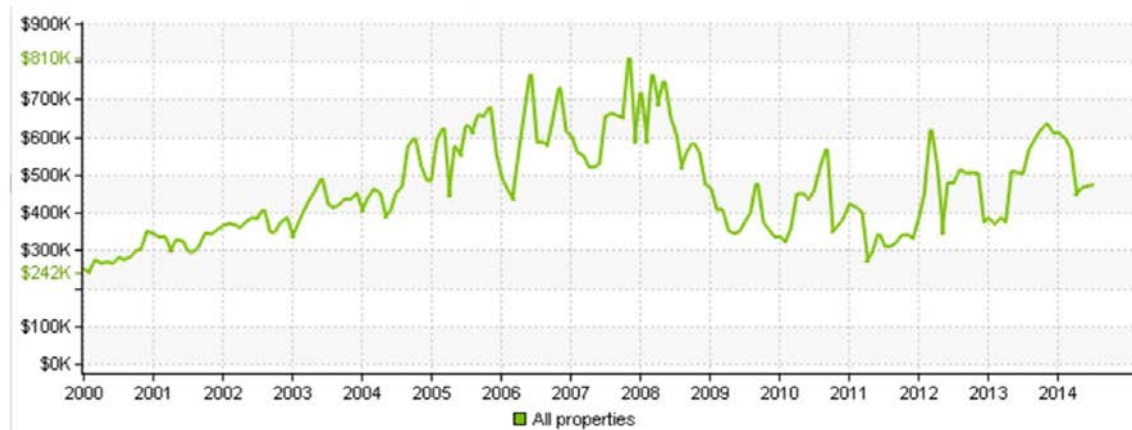
proximity to the San Francisco Bay Area and a full range of services in nearby communities; and its historic small-town character.

Local housing prices increased dramatically between 2000 and 2007, from a median sales price of \$242,000 to \$810,000. The collapse in the housing market that began in early 2008 and the subsequent financial crisis was accompanied by equally dramatic reductions in housing prices, to between \$300,000 and \$500,000 in 2010. An increase in foreclosures resulted in a tight credit market and wary consumers. There were 25 houses in some state of foreclosure in Calistoga in April 2010³. So while housing was more affordable than it had been in years, qualifying for a mortgage was very challenging.

Housing prices have increased substantially since then – 26.1 percent over the last five years. Figure H-2 shows the median price of homes sales in the Calistoga Area between 2000 and 2014. The median sale price during the year prior to July 2014 was \$505,000 and only four foreclosures were listed in July 2014⁴. The average listing price of mobile and manufactured homes in the community was \$93,420 in March 2014⁵.

Rental rates for single-family homes in Calistoga during April 2014 ranged from a two-bedroom offered at \$1,850 per month to a house plus furnished guest house for \$6,500 per month. A shared room in a house ranged from \$750 to \$1,000.

FIGURE H-2 CALISTOGA MEDIAN SALES PRICES, 2000 – 2014



Source: Trulia.com, accessed July, 2014

Affordability

The U.S. Department of Housing and Urban Development (HUD) establishes annual income limits in various income categories that are used in the administration of its programs. They are based on an Area Median Income (AMI) figure; Calistoga is included within Napa County's AMI.

Between 2006 and 2010, approximately 1,070 Calistoga households (more than half of total households) were considered “lower income,” i.e., had a household income of 80 percent or less of AMI. During this period, approximately 320 households were considered “extremely low income.”⁶

³ RealtyTrac at www.realtytrac.com

⁴ Trulia at www.trulia.com, accessed July 9, 2014

⁵ Trulia at www.trulia.com, accessed March 31, 2014

⁶ Based on ACS 2006-2010 CHAS Data Sets Table S10708

TABLE H-17 INCOME GROUP DEFINITIONS

Income groups	Income ranges
Extremely low income	≤30% of AMI
Very low income	31 - 50% of AMI
Low income	51 - 80% of AMI
Moderate income	81 - 120 % of AMI
Above-moderate income	> 120 % of AMI

The 2014 HUD income limits for Napa County and its jurisdictions are shown in Table H-18. The limits are based on an AMI of \$86,100 for a four-person household. This table also identifies the maximum monthly housing cost that households in each income category would bear using a maximum expenditure of 30 percent of income for rent and utilities in the case of a rental unit, or for mortgage, property taxes, insurance and other costs associated with an ownership unit.

Based on these limits, a moderate-income family of four could not afford the recent median \$505,000 sale price of a single-family home in Calistoga.

TABLE H-18 INCOME AND HOUSING COST LIMITS BY HOUSEHOLD SIZE, 2014

Income and Housing Cost Limits				
	Extremely Low Income	Very Low Income	Low Income	Moderate Income
1-person household				
Maximum annual income	\$18,100	\$30,150	\$46,050	\$72,300
Maximum rent & utilities	\$453	\$754	\$1,151	\$1,808
2-person household				
Maximum annual income	\$20,700	\$34,450	\$52,600	\$82,650
Maximum rent & utilities	\$518	\$861	\$1,315	\$2,066
3-person household				
Maximum annual income	\$23,300	\$38,750	\$59,200	\$92,950
Maximum rent & utilities	\$583	\$969	\$1,480	\$2,324
Maximum home price	\$87,617	\$145,627	\$222,424	\$349,265
4-person household				
Maximum annual income	\$25,850	\$43,050	\$65,750	\$103,300
Maximum rent & utilities	\$646	\$1,076	\$1,644	\$2,583
Maximum home price	\$97,085	\$161,708	\$247,071	\$388,189
5-person household				
Maximum annual income	\$27,950	\$46,500	\$71,050	\$111,550
Maximum rent & utilities	\$699	\$1,163	\$1,776	\$2,789
Maximum home price	\$105,050	\$174,783	\$266,908	\$419,148

Source: Housing prices sourced from Napa County Housing Element Update, February 26, 2014; BAE

Notes: Ownership Cost Assumptions:

Mortgage terms down payment	3.5% of home value	Annual mortgage insurance	1.35% of mortgage
Annual interest rate	3.5% fixed	Annual property tax rate	1.25% of home value
Loan term	30 years	Annual hazard insurance	0.35% of home value
Upfront mortgage insurance	1.75% of home value		

Higher-income households may choose to spend greater portions of their income for housing expenses. However, many low-income households must involuntarily spend a large share of their income on housing. The State of California considers a lower-income household that pays more than 30 percent of its income for housing (rent or mortgage payment plus utilities) to be living in unaffordable housing and “overpaying” for housing. Households that spend 50 percent or more of their income are considered “extremely cost burdened.”

According to HUD sample data for Calistoga between 2006 and 2010:

- 40 lower-income owner-occupied households and 160 renter households paid between 30 and 50 percent of their income for housing, and
- 255 lower-income owner-occupied households and 50 renter households paid more than 50 percent of their income for housing

It should be noted that this survey data is based on relatively small sample sizes with high margins of error, and should be viewed as estimates rather than definitive numbers.

As shown earlier in Tables H-6 and H-8 above, many of the jobs in Calistoga have salaries within the low-income range. These include jobs in the service sector, such as restaurant staff, room cleaners, and groundskeepers; in the retail sector, such as sales clerks; and professional jobs such as teachers and firefighters. In many cases, even the combined wages of two workers result in a lower-income household.

TABLE H-19 OVERPAYMENT FOR HOUSING, 2006-2010

	Housing cost 30-50% of income	Housing cost ≥50% of income
<u>Owner-occupied households</u>		
Very low income	15	130
Low income	25	125
Moderate income	25	29
Above moderate income	45	10
Totals	110	294
<u>Renter-occupied households</u>		
Very low income	145	225
Low income	15	50
Moderate income	15	0
Above moderate income	0	0
Totals	175	275

Source: 2006-2010 CHAS based on ACS

Existing Restricted Affordable Housing

In addition to housing that is affordable to lower- and moderate-income households by virtue of characteristics such as amenities, location, condition and age, there will soon be 173 units (approximately seven percent of total units) within the city whose long-term affordability to these households is assured

through deed restrictions and other agreements (see Table H-20 and Figure H-2). Several of the restricted ownership units were also targeted to first-time homebuyers.

TABLE H-20 RESTRICTED AFFORDABLE HOUSING UNITS

Project	Year	Tenure	Location(s)	Units	Income Group(s)	Expiration Date
Palisades Subdivision	1992	Owner	Various	17	Moderate	2023 or upon sale
La Pradera Apartments	1994	Rental	38 Brannan	48	Very Low: 21 Low: 27 ¹	2048
Emerald Oaks Subdivision	1994	Owner	1807 Aurora 1809 Aurora	2	Moderate	Upon sale
Silverado Place	1994	Owner	1722 Falleri	1	Moderate	Upon sale
Luxe Calistoga	2001	Rental	1139 Lincoln	4	Very Low	2031
Saratoga Manor II	2005	Owner	Between Lake & Oak	17	Low	2059
Lakewood I	2007 ²	Rental	1809 Lake	8	Very low ³	2047
Palisades Apartments	2009	Rental	40-42 Brannan	24	Very Low: 14 Low: 9 Moderate: 1	2064
Paladini Apartments	2012 ⁴	Rental	800 Washington	4	Low	None
Calistoga Family Apts.	2015	Rental	815 Washington	48	Extremely Low: 5 Very Low: 28 Low: 14 Moderate: 1	2070
Total				173		

¹ 60% of AMI

² Year rehabilitated

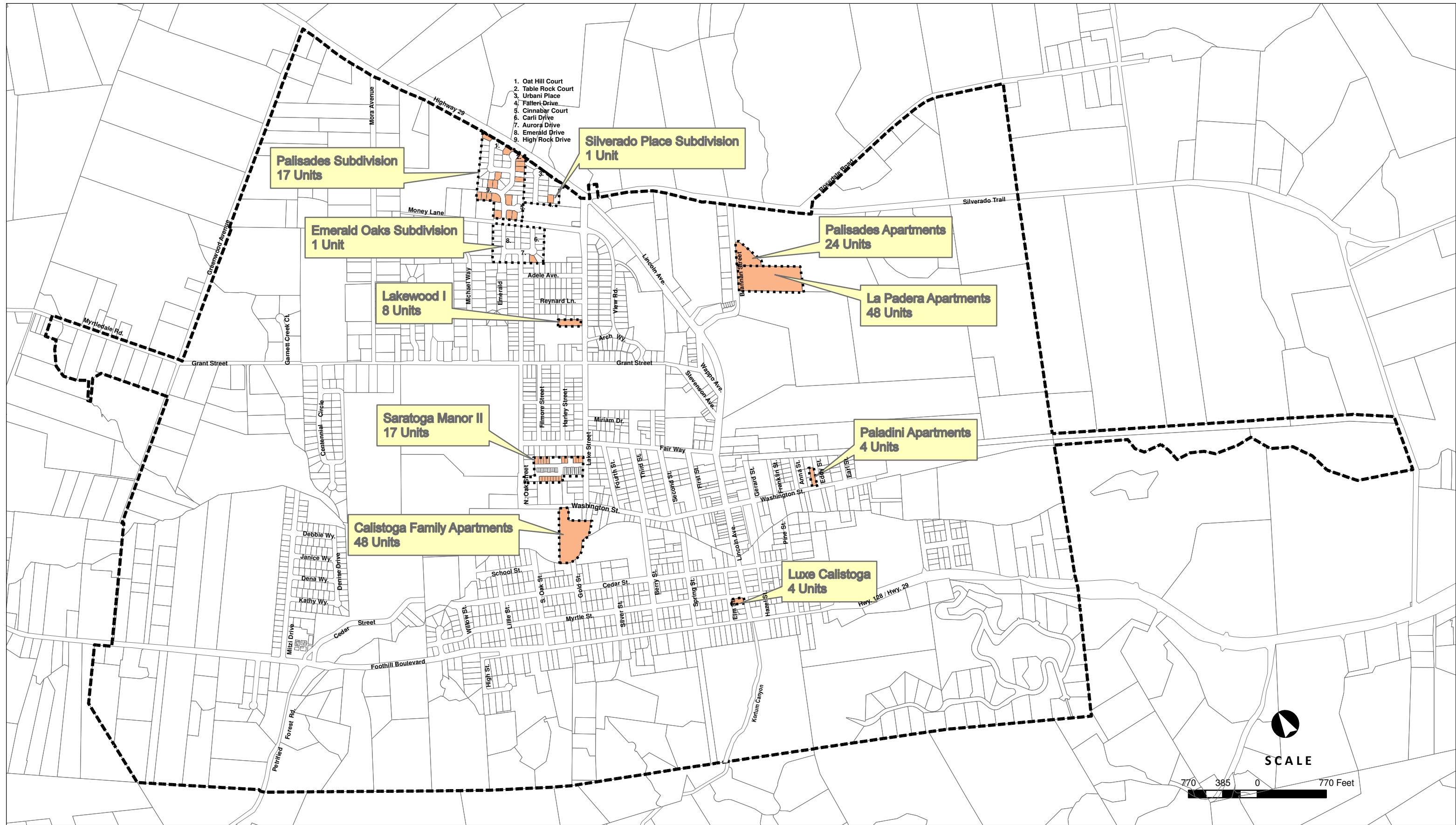
³ 60% of AMI; includes 4 units reserved for farmworker families

⁴ Year rehabilitated and affordability agreement executed

The City has facilitated the development of affordable housing in the past by negotiating development agreements that required the construction of work-force housing restricted to occupancy by low- and moderate-income households, such as for the Solage Spa and Resort project. Additionally, 48 apartments affordable to very low-income farmworker households are under construction and expected to be completed during the current planning period, which will increase the share of restricted affordable units to approximately seven percent of the total housing stock.

Mobile home parks

However, the 556 mobile homes located in the city's four mobile home parks represent an important supply of affordable housing. Most home prices range from the low \$60,000s to less than \$200,000; average space rents range from \$300 to \$575. In order to help preserve this affordable housing, the City created a "Mobile Home Park" Zoning District in 2007 and applied the zone to all of the parks to help protect the City's existing local mobile home parks and residences from economic forces that may result in the transition or removal of this affordable stock of housing to other uses or more conventional housing types.






-  City Limits
-  Parcels
-  Restricted Affordable Housing Units

FIGURE H-3

RESTRICTED AFFORDABLE HOUSING UNITS

Additionally, the Mobile Home Rent Stabilization Ordinance controls rent increases for mobile homes. This is particularly important in consideration of the fact that this affordable housing type is largely occupied by senior citizens and others on fixed and limited incomes. The City has incurred more than \$185,000 in legal fees defending the ordinance.

Calistoga is one of the few jurisdictions that have assumed responsibility for issuing certain mobile home building permits and inspecting its mobile home parks. These duties were assumed in order to provide local service to residents and minimize their need to deal with the State. Since 1964, the City has issued building permits for the installation of mobile homes in parks and all exterior improvements to mobile homes, including such items as stairs, lifts, decks and carports. It also inspects one of the parks every year to identify and address code violations. The City also collects and remits the annual permit to operate fees to the State.

State law provides various protections for mobile home park residents in the event of a proposed conversion to resident ownership (Govt. Code Sections 66427.4 and 66427.5) or the closure or conversion of a park to another use (Sections 65863.7 and 65863.8). The latter sections require the entity proposing the change in use to file a report on the impact of the conversion, closure or cessation of use upon the displaced residents, including the availability of adequate replacement housing in other mobile home parks and relocation costs. The City Council may require, as a condition of the change, that the entity take steps to mitigate any adverse impacts on the ability of displaced residents to find adequate housing in another mobile home park. The conversion of a mobile home park to another use would require the approval of a zone change by the Council following a public hearing. An amendment to the Calistoga General Plan Land Use Map would also be required if the proposed new use was inconsistent with the Medium Density Residential land use designation that applies to all of the parks.

Overcrowding

Overcrowding is typically defined as a household with more than one household member per room, based on the Census Bureau's definition of room (which excludes bathrooms, porches, balconies, foyers, halls and half-rooms). "Severe overcrowding" occurs when there are more than 1.5 household members per room.

Calistoga's average household size in 2014 was estimated at 2.56 persons per household, which is less than the countywide average of 2.73 persons and significantly less than the statewide average of 2.95 persons⁷. However, overcrowding can result when there are not enough adequately-sized units within a community, or when high housing costs relative to income force individuals or families to share housing. Overcrowding can be a particular problem in Calistoga during the summer and harvest season, when the community experiences an influx of seasonal farmworkers. Overcrowding can accelerate deterioration of the housing stock.

Table H-21 provides information on overcrowding according to HUD sample data for Calistoga between 2006-2010. It should be noted that this survey data is based on relatively small sample sizes with high margins of error, and should be viewed as estimates rather than definitive numbers.

According to these estimates, overcrowded households comprised approximately three percent of total households, while approximately four percent of households were classified as severely overcrowded. The disproportionate impact on renter households emphasizes the need to establish priority in policies and programs to expand housing types and proactively assist in the development of affordable rental housing.

⁷ State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011- 2014. Sacramento, California, May 2014.

TABLE H-21 OVERCROWDED UNITS, 2006-2010

	Owner- occupied units	Renter- occupied units
Overcrowded	0	140
Severely overcrowded	25	55

Source: 2006-2010 CHAS based on ACS

Special Housing Needs

State law requires the Housing Element to assess concerns related to the housing needs of special needs population groups, including persons with disabilities, seniors, farmworkers, and large families. Subsequent sections of the Housing Element explain how Calistoga will work to address the specific needs outlined here.

Disabled Housing Needs

Disabilities may affect a person's housing needs in several ways. A mobility or self-care limitation may require physical modifications to the home to accommodate the disability. A work disability may limit a person's ability to afford adequate housing. Some people with disabilities may require special housing arrangements, such as group homes, to provide adequate care and support.

The 2010 Census does not include data related to disabilities and ACS data is not available for geographies with a population that is less than 20,000. Therefore, the data in this section is primarily based on the 2000 Census.

Table H-22 provides statistics on the type of disabilities present in the population of Calistoga and the total number of disabled persons by age in Calistoga in 2000. Some Calistoga residents have more than one type of disability. For a condition to be considered a disability, it must have a duration of six months or longer.

TABLE H-22 MOBILITY, SELF-CARE, AND WORK DISABILITIES, 2000

<u>16 to 64 years</u>	
With disability	14%
• Work disability only	10%
• Mobility/self-care limitation only	2%
• Go outside home disability	1%
• Work disability and mobility/self-care limitation	1%
<u>65 years and over</u>	
With disability	24%
• Mobility/self-care limitation	18%
• Go outside home disability	6%

Source: US Census 2000, Summary Tape File 3A California, Table PCT26.

The U.S. Census defines disabilities based on the following criteria.

- Sensory disabilities include blindness, deafness, or severe hearing or vision impairments.
- A physical disability is a condition that substantially limits one or more basic physical activities, such as walking, climbing stairs, reaching, lifting, or carrying.

- A mental disability is a physical, mental or emotional condition that makes it difficult to learn, remember, or concentrate.
- A self-care disability is a physical, mental or emotional condition that makes it difficult to dress, bathe, or get around inside the home.
- A go-outside-home disability is a physical, mental or emotional condition that makes it difficult to leave the home alone to shop or go to the doctor's office.
- An employment disability is a physical, mental or emotional condition that makes it difficult to work at a job or business.

According to 2000 Census data, disabilities are more common among the elderly population. Twenty-four percent of seniors (168 people) had some form of disability, compared to only 14 percent for people 16 to 64 years old.

There are an estimated 55 individuals with developmental disabilities in Calistoga⁸. A person with a “developmental disability” is defined as a disability that develops before a person reaches adulthood and is usually expected to continue indefinitely after age 18. Examples include intellectual disabilities/mental retardation, cerebral palsy, epilepsy and autism. Persons with development disabilities are often faced with financial hardships when searching for stable, long-term and independent housing due to low income and limited financial assistance.

Appropriate housing for some of Calistoga's disabled population would include affordable units in large group home settings and supervised care facilities. Residential care facilities are allowed in all of Calistoga's residential zoning districts. Encouraging housing providers to set aside a portion of new affordable housing units for persons with disabilities would also help address this need.

Seniors

A large proportion of Calistoga residents are seniors. Nearly 19 percent of Calistoga's population was over 65 years of age in 2010, compared to 15 percent for Napa County as a whole and 11 percent for the State. This share is approaching the 22 percent of the population that ABAG expects to be 65 years of age and older within the Bay Area region by 2040⁹.

According to the 2000 Census¹⁰, the majority of seniors in Calistoga lived in family households, defined as two or more persons related by blood or marriage. However, 63 percent of non-family households was made up of women living alone, while men living alone comprised only 18 percent. Approximately six percent of the senior population lived in group quarters, and the remainder lived in non-family households with non-relatives. In 2014, there were two senior care homes in Calistoga, one with a capacity of 10 residents and the other with a capacity for six.

In 2000, over half of Calistoga's senior homeowners lived in mobile homes, three-quarters of which were occupied by householders over the age of 65. Mobile home parks provide an opportunity for seniors with low or fixed incomes to own their own houses. An overwhelming share of senior households in 2010 owned their homes - more than 86 percent – compared to 58 percent of younger households.

⁸ North Bay Regional Center

⁹ ABAG, Projections 2013

¹⁰ The 2010 Census does not include this data

TABLE H-23 HOUSEHOLD TYPE AND RELATIONSHIP FOR PERSONS 65 YEARS AND OVER, 2000

In Households	93.5%
In family households	53.6%
In non-family households	39.9%
In Group Quarters	6.5%

Source: US Census 2000, Summary Tape File 3A California, Table P11

Some elderly homeowners are not physically or financially able to maintain their homes. While younger homeowners can usually perform routine home repairs themselves, elderly homeowners are often too frail to do so and must rely on others for assistance. They may also not be able to afford modifications that are needed to ensure their safety and improve their mobility, such as grab bars and ramps. The *Study of the Long-Term Viability of Calistoga Mobilehome Parks as Affordable Housing*¹¹ includes a survey conducted of the city's mobile home parks in October 2013, most of which are occupied by seniors. Thirty-seven percent of respondents reported that their homes need substantial repairs. Younger homeowners may be more willing to move out of a home if they no longer consider its features adequate. Elderly people are often less willing to move, despite the physical condition of their homes. Most often the home is paid for, so it is more cost effective to stay in the home.

Seniors often have fixed and limited incomes. According to the 2000 Census, more than 11 percent of persons over the age of 65 in Calistoga were below the poverty level. Seniors with low incomes have particular difficulty affording housing, especially in a market with high house prices and rents, as in Calistoga.

The 2013 mobile home parks survey reported that 82 percent of respondents from the senior parks were classified as lower-income, with 29 percent of the households in the extremely low income category and 31 percent in the very low category. For 19 percent of the residents, Social Security benefits were their only income source and 43 percent reported savings of \$5,000 or less. Forty-two percent of the households were spending more than 30 percent of their income on housing expenses and 13 percent of these were spending more than one-half of their incomes on housing.

Residents with fixed incomes (with limited annual increases), such as Social Security and pensions based on changes in the Consumer Price Index (CPI), can find it difficult to afford to pay increases in mobile home park space rent, especially when the rent increases exceed the Social Security cost of living increases or change in CPI. Thirty-nine percent of the senior park residents who responded to the survey reported that increases in space rent caused them to change their spending.

According to the Housing Authority, 13 park residents are currently receiving assistance under the Section 8 Voucher Program. Under this program, participants pay no more than 30 percent of their income for their housing expenses while the Housing Authority pays the balance, up to \$520 for a mobile home. This is less than five percent of the residents who would likely qualify for the program. However, at this time there is little chance of additional residents participating. No applications are being taken, as the waiting list has been closed due to its size.

¹¹ Vernazza Wolfe Associates, Inc., June 5, 2014.

The Chateau Calistoga and Rancho de Calistoga park owners allow qualifying tenants to defer the rent for all or portions of their rental obligation that exceed 30 percent of the monthly income of all the persons residing at the space. Payment of the rent is deferred until the termination of the lease or the sale of the unit.

The UpValley Family Center has an emergency fund that it uses to provide temporary financial assistance to seniors. In the past, the fund has provided one-time assistance for seniors unable to pay their space rent. Fair Housing Napa Valley works with mobilehome residents and park owners in the county and at times has been able to negotiate modifications in rent payments for residents unable to pay.

Due to the large proportion of single-person senior households, there may be a shortage of appropriately-sized units, and available units may need to be modified for elderly residents with disabilities. The 2013 survey reported that 40 percent of households in the senior mobile home parks had a disabled member.

The survey also reported that 44 percent of the respondents at the senior parks were 80 years or older and an additional 23 percent were 70 to 79 years old. There is a concern that a number of these residents may not be able to continue to live in their mobile homes because of physical limitations or the need for additional services. Because there are almost no opportunities for these residents to relocate in Calistoga, they will have to look elsewhere for replacement housing. This could be a hardship, especially for residents who have lived in the parks for many years.

Farmworkers

Farmworkers are generally defined as persons whose primary incomes are earned through agricultural labor and are commonly categorized into three groups: 1) permanent, 2) seasonal and 3) migrant. Permanent farmworkers are typically employed year-round by the same employer. A seasonal farmworker works on average less than 150 days per year and earns at least half of their earned income from farm work. Migrant farmworkers are seasonal farmworkers who have to travel to do the farm work so that they are unable to return to their permanent residence within the same day.

The *2012 Napa County Farmworker Housing Needs Assessment*¹² provides a comprehensive housing needs assessment of workers employed in the county's agriculture sector. A focal point of the farmworker housing study was a survey of 350 local farmworkers, which took place between June and October 2012. In addition, this report provides findings from background industry analysis, including information acquired through published data sources, a review of research published by others, interviews with over 20 stakeholders familiar with farmworker housing conditions in Napa, and a survey of agricultural employers who operate in Napa County. Findings and recommendations from the assessment are summarized below.

Data from the California Employment Development Department indicate that agricultural employers located in Napa hire approximately 5,000 farmworkers on average every year, not counting farmworkers employed informally or those who work for labor contractors based outside of the County. Since these unreported farmworkers are most likely to supplement the existing workforce during peak suckering and harvesting seasons, it is likely that farmworker employment during peak seasons exceeds the EDD estimates of 7,000 peak season workers on average. As noted in Table H-6 above, an estimated 234 Calistoga residents are employed in an agricultural occupation, although there are very few agricultural operations within the city limits. Light agricultural uses and wineries are allowed in the Rural Residential Zoning District, which is generally located along the western edge of the city limits.

¹² BAE Urban Economics, March 29, 2013.

Farmworker Employment and Income

Approximately 40 percent of the Napa County agricultural workforce is employed full time, 15 percent is part-time, and the remaining 45 percent is migrant.¹³ There are also fewer truly migrant farmworkers, who follow the crops and do not have a permanent place of residence at all. More common is the trend of residing permanently in adjacent counties or in the Central Valley, and either commuting to work in Napa on a daily basis, or residing in temporary accommodations within the County during peak season and returning to the permanent place of residence following the completion of the harvest. It is estimated that at present between 50 and 80 percent of Napa County's farm labor force has a permanent place of residence outside of Napa County but within California. The shortage of housing affordable to moderate-, low-, very low-, and extremely low-income households makes it difficult for farmworkers to live in the Napa County, prompting many to commute in to their jobs from less expensive areas in neighboring counties or in the Central Valley.

Napa County farmworker employers reported average hourly wages of \$12 for laborers, \$17 for foremen, \$23 for supervisors, and \$35 for vineyard managers. Napa vineyard workers are more likely to be employed full time than agricultural workers elsewhere.

According to the 2007 farmworker survey conducted by the California Institute for Rural Studies, farmworkers' average annual income is \$15,745 for general laborers, \$26,317 for specialized laborers, and \$37,000 for foremen or supervisors. These income levels rise slightly when taking into account other working members of farmworker households, giving general laborers, specialized laborers, and foreman or supervisors' average household incomes of \$19,122, \$33,268, and \$50,294, respectively.

Farmworker Housing Types and Costs

As a result of the current immigration situation and increased demand for year-round farm labor, an increasing number of farmworkers are choosing to reside in Napa County on a permanent or semi-permanent basis. This not only increases the need for local, affordable farmworker housing, but introduces issues related to housing household types other than single adult men. Farmworkers are no longer merely looking for a temporary bed, but rather are in need of family housing and all the services and neighborhood amenities associated with raising families and being permanent members of the community within Napa County.

Based on 2014 income levels published by the California Department of Housing and Community Development, median-priced rental housing in Napa County is not affordable to extremely low- and very low-income households, although it is affordable to low-income households. The rental market is limited and is focused on one- and two-bedroom units, with few apartments available to larger households and therefore few locations that would support larger farmworker households with more income earners. Given the significant shortage of market-rate rental units that are affordable to households earning farmworker incomes, demand for subsidized rental housing also far exceeds supply. Farmworker households are not likely to be able to afford to buy a market-rate home in Napa County, even with a supervisor's salary.

Approximately 45 percent of farmworkers living in Napa County who rent their housing have housing cost burdens of greater than 30 percent. Approximately 18 percent who rent their housing pay more than 50 percent of their income towards housing. Among farmworkers who own their housing in Napa County, 40 percent reported paying more than 30 percent of their income for housing and just under 16 percent reported paying more than 50 percent of their income for housing. These likely represent conservative estimates of the proportion of farmworkers overpaying or severely overpaying for rental housing in Napa County.

¹³ Yetman, Robert. March 2009. Napa Valley Wine Industry Wages & Benefits. Prepared for the Napa Valley Grape Growers Association.

Farmworkers living in market-rate housing are also likely to experience overcrowding. In order for most market rate residences to be affordable on a farmworker's income, it would be necessary for two or more families to share a house or apartment intended for single-family occupancy. A consequence of families sharing an apartment or house is that overcrowding becomes a financial necessity.

Large Families

Large family households are defined by the U.S. Census Bureau as households comprised of five or more persons. Large families face an above-average level of difficulty in locating adequately-sized, affordable housing due to the limited supply of large units. Very few rental projects offer three- or four-bedroom units. Even when larger units are available, the cost is higher than that of smaller units, and large families with low incomes may not be able to afford units of sufficient size, particularly in multi-family housing where the units are typically smaller.

In 2010, only 11.5 percent of Calistoga were classified as large households, compared to 13.4 percent for Napa County as a whole, and their median household income was estimated to be significantly higher than the City's median income¹⁴. A significantly higher percentage of large households lived in rental housing than ownership housing (18 percent vs. 6.8 percent).

TABLE H-24 HOUSEHOLDS BY SIZE, 2010

Household Size	Calistoga		Napa Co.
1 person	641	31.7%	25.3%
2 persons	634	31.4%	33.2%
3 persons	253	12.5%	14.5%
4 persons	259	12.8%	13.5%
5 persons	117	5.8%	7.2%
6 persons	51	2.5%	3.1%
7+ persons	64	3.2%	3.1%

Source: 2010 U.S. Census

Families with Female Heads of Households

Single-parent households, particularly female-headed households, generally have lower incomes and higher living expenses, often making the search for affordable, decent and safe housing more difficult. In 2010, 15.6 percent (189) of family households in Calistoga were headed by females. Of these, 63 percent (119) had children under 18 years of age. Given the small number of families with female heads of households, no special policies or actions in this regard are needed.

Homeless Families and Persons

Families and persons in need of transitional and supportive housing or emergency shelter include those who are without homes as well as those who are temporarily displaced from their homes due to abuse, evictions or natural disasters. It is difficult to measure the numbers of people in these categories since the situation is often temporary, and those without homes relocate frequently in search of jobs or housing.

¹⁴ 2007-2011 ACS

The needs of those using available transitional and supportive housing services and emergency shelter services can vary from basic shelter to development of skills for becoming self-sufficient and/or maintaining and obtaining permanent housing.

According to the Calistoga Police Department, up to two homeless persons regularly reside in Calistoga. While the City has worked successfully in partnership with the UpValley Family Center to house other homeless persons, these one or two persons are chronically homeless. During harvest season, there is a noticeable increase in the number of persons camping in public areas. This number is estimated at 15 to 20 persons.

The results of a point-in-time count of homeless individuals conducted throughout Napa County on January 29, 2014 are summarized in Tables H-25 and H-26. Of the 285 total homeless person identified by the survey, 73 were chronically-homeless individuals; 42 of these were unsheltered. No chronically-homeless families were found.

TABLE H-25 HOMELESS INDIVIDUALS IN NAPA COUNTY, 2014

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total households	113	30	91	234
Total persons	135	59	91	285
• Children (< 18 yrs. old)	21	26	0	47
• Persons 18 - 24 yrs. old	4	17	3	24
• Persons > 24 yrs. old	110	16	88	214

Source: HomeBase

TABLE H-26 HOMELESS INDIVIDUALS BY SUBPOPULATION IN NAPA COUNTY, 2014

	Sheltered	Unsheltered	Total
Severely mentally ill	36	40	76
Chronic substance abuse	46	33	79
Veterans	9	14	23
Persons with HIV/AIDS	1	2	3
Victims of domestic violence	35	19	54

Source: HomeBase

Extremely Low Income Households, Overpayment, and Overcrowding

Households with extremely low income have a variety of housing situations and needs. For example, most families and individuals receiving public assistance, such as social security or disability, are considered extremely low-income households.

According to the 2000 Census, approximately 257 extremely low-income households resided in the City, representing 12.6 percent of total households and 47.3 percent of very low-income households. Approximately half (54.5 percent) of extremely low-income households were homeowners and experienced a high incidence of housing problems. For example, over three-quarters of extremely low income homeowner households faced housing problems (defined as cost burden greater than 30 percent of income and/or

overcrowding and/or without complete kitchen or plumbing facilities). Even further, 40.7 percent of extremely low-income homeowner households paid more than 50 percent of their income toward housing costs. Some extremely low-income households could have mental or other disabilities and special needs.

D. Projected Housing Needs

Projected Population Growth

As the regional council of governments for the San Francisco Bay Area, the Association of Bay Area Governments (ABAG) makes projections for increases in population and the number of households for each jurisdiction in the nine-county Bay Area. *Projections 2013* is the most recent in ABAG's series of demographic, economic and land use changes in coming decades. The projections outlined in *Projections 2013* cover the period from 2010 through 2040. Based on the economic composition of the Bay Area and expected growth nationwide, the region is projected to add approximately 1.1 million jobs between 2010 and 2040. Through 2040, the Bay Area would need over 2.1 million more people to provide a labor force large enough to avoid an increased rate of in-commuting from jurisdictions beyond the nine counties.

As shown in Table H-27, ABAG expects Calistoga's population to grow to 5,600 by 2040, an increase of less than 500 persons, with a very modest growth rate between 2010 and 2040. Total population growth during this time is projected to be 8.6 percent – which translates into an average annual growth rate of just 0.29 percent per year.

TABLE H-27 ABAG PROJECTED POPULATION AND HOUSEHOLD GROWTH, 2010 - 2040

	2010	2015	2020	2025	2030	2035	2040
Population	5,155	5,200	5,300	5,400	5,500	5,500	5,600
Households	2,019	2,040	2,070	2,090	2,100	2,110	2,130

Source: ABAG Projections 2013

Projections developed by the City for use in a recent development impact fee study anticipate as many as 754 additional residents within the next 20 years, representing a 14 percent increase, which is significantly higher than ABAG's projections. These projections assume the potential construction of up to 305 dwelling units during the period, an estimate based on the possible development of vacation properties. It should be noted that the economy and market forces will determine whether this development actually occurs and when.

Projected Job Growth

Table H-28 shows that ABAG expects total jobs in Calistoga to increase by 420 by 2040. On an annualized basis, the projected increase in job growth can be accommodated within the limitations imposed on non-residential development under the City's Growth Management Ordinance.

TABLE H-28 PROJECTED JOBS, 2010-2040

	2010	2015	2020	2025	2030	2035	2040
Jobs	2,220	2,340	2,450	2,480	2,520	2,590	2,640

Source: ABAG Projections 2013

Projections developed by the City for use in a recent development impact fee study¹⁵ anticipate as many as 1,300 additional jobs within the next 20 years, representing a 58 percent increase, which is significantly higher than ABAG's projections. Most of the job growth is expected to be generated by new tourist accommodations and other commercial development such as restaurants. Actual employment growth will depend on a wide range of factors, including broader economic cycles.

The study includes the following findings regarding the associated anticipated increase in affordable housing demand as a result of this job growth.

Calistoga's historic market orientation towards single-family ownership has resulted in [the] limited availability of multifamily housing. Local workers compete for a limited housing supply with retirees who may have built substantial equity in their prior homes or higher income households who have more flexibility regarding where they choose to live. As a result of this type of demand on the City's housing supply, it will be difficult for new lower wage workers to find suitable housing in the City without a program designed to bring the cost of housing down to an affordable range.

Based on assumptions regarding the average number of workers per working households in Calistoga and average household size, the study concluded that restaurants and wineries are expected to generate the most significant numbers of households below 65 percent of the area's median income level, while tourist accommodations and commercial uses will also generate substantial numbers of households in the 65 to 80 percent of area median income bracket. Many commercial jobs will be in the retail sector, where wages are below those in other commercial land use sectors (such as office and light industrial).

The study estimated that nearly six households are formed for every ten new employees and could result in the following housing demand shown in Table H-29.

Some of these jobs will be filled by current residents or by workers who do not desire to reside in Calistoga. However, if all of the potential development actually occurs, there will be a significant demand for low-income housing, which will likely take the form of apartments.

TABLE H-29 POTENTIAL HOUSING DEMAND RELATED TO NEW DEVELOPMENT WITHIN 20 YEARS

Employment Category	Households by Income Group					
	Very Low ≤50% of AMI	Low ≤65% of AMI	Low ≤80% of AMI	Median	Moderate ≤120% of AMI	Above Moderate
Tourist Accommodation	0	39	58	9	2	5
Winery	0	2	0	0	0	0
Commercial	0	13	96	8	1	10
Restaurant	7	139	1	0	0	3
Totals	7	193	155	17	3	18

Source: EPS, *Nonresidential Development Housing Linkage Fee Nexus Study*, 2014.

¹⁵ EPS, *Nonresidential Development Housing Linkage Fee Nexus Study*, 2014.

Regional Housing Needs Allocation

State law provides a process for determining each local jurisdiction's fair share of future housing needs, called the Regional Housing Needs Allocation (RHNA). The process begins with the State Department of Housing and Community Development (HCD) assigning each regional council of governments a needed number of new housing units for that region. For the planning period of 2015 through 2022¹⁶, HCD has assigned a total need of 187,990 new housing units to the nine-county Bay Area.

ABAG has the responsibility of determining the “fair share” of regional housing need that should be assigned to each city and county in the region. Following extensive discussions and collaboration with Bay Area jurisdictions, ABAG has determined that Calistoga’s share of the Bay Area housing need for the planning period is 27 units.

Table H-30 identifies the RHNA for new construction in Calistoga during the planning period which is distributed among income categories to ensure that each jurisdiction in the Bay Area plans for housing for households of every income, adjusted to include its need for extremely low-income housing. State law requires that the City determine the subset of the very low-income regional need that constitutes the community’s need for extremely low-income housing. Local governments can either identify their own methodology for calculating the need or presume that the need is 50 percent of the total very low-income need. (The City of Calistoga has chosen the latter method to estimate its extremely low-income need.)

TABLE H-30 CALISTOGA SHARE OF REGIONAL HOUSING NEEDS, 2015 - 2022

Income groups	No. of Units	Share of Total
Extremely low ($\leq 30\%$ of AMI ¹⁷)	3	11%
Very low (31-50% of AMI)	3	11%
Low (51- 80% of AMI)	2	7%
Moderate (81 - 120 % of AMI)	4	15%
Above Moderate ($>120\%$ of AMI)	15	56%
Total Units	27	

Source: ABAG 2013

Table H-31 shows the regional housing needs allocation for all Napa County jurisdictions, divided among four household income levels. The preponderance of units were allocated to the cities of American Canyon and Napa, which include designated Priority Development Areas that are near high levels of transit service and where a large number of jobs are projected. Other considerations in determining the allocations include directing affordable housing to locations with higher numbers of existing jobs, avoiding the over-concentration of poverty and assigning jurisdictions at least 40 percent of their expected household growth.

¹⁶ The planning period covers January 31, 2015 to January 31, 2023.

¹⁷ Area median income established by HUD on an annual basis

TABLE H-31 COUNTYWIDE REGIONAL HOUSING NEEDS ALLOCATIONS, 2015 - 2022

Jurisdiction	Total	Very Low	Low	Moderate	Above Moderate
American Canyon	392	116	54	58	164
Calistoga	27	6	2	4	15
Napa	835	185	106	141	403
St. Helena	31	8	5	5	13
Yountville	17	4	2	3	8
Unincorporated	180	51	30	32	67
County Totals	1,482	370	199	243	670

Source: ABAG 20013

Notes: Numbers include each city's Sphere of Influence. Calistoga's sphere of influence is the same as the city limits.

E. *Housing Opportunities and Resources*

Existing Housing Programs

A variety of housing programs are offered by governmental and nonprofit agencies that assist in the provision, rehabilitation and retention of housing, primarily for lower to moderate-income households. Additionally, there are a large number of private developers who can assist in providing affordable housing in Calistoga.

Housing Authority Services

The City has long received support services from the Housing Authority of the City of Napa (HACN), including affordable housing policy and development assistance, and direct services related to affordable housing contract monitoring and grant application assistance.

In addition, HACN oversees Section 8 Housing vouchers, which includes 20 participants from Calistoga. Other housing services provided by HACN include income verification and loan document preparation for the City's Down Payment Assistance Program and any subordination requests associated with existing deed restricted for-sale affordable housing units.

HACN Recently worked with the City to secure a \$500,000 HOME grant to establish an owner-occupied housing rehabilitation program.

Disabled Housing Resources

The City's Zoning Code allows supportive and transitional housing, and limited residential care by right in the R-1, R-2 and R-3 zoning districts, and general residential care in these districts with a conditional use permit. Convalescent and senior care facilities are allowed with a use permit in the Community Commercial Zoning District.

Chapter 17.60 of the Calistoga Zoning Code allows the Planning and Building Director to approve requests for reasonable accommodation made by any disabled person when the application of a zoning law or other land use regulation, policy or practice acts as a barrier to fair housing opportunities. A request for reasonable accommodation may include a modification or exception to the rules, standards and practices for the siting,

development and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a disabled person equal opportunity to housing of their choice. A nominal processing fee is charged for these requests.

The City has also adopted a Universal Design Policy stating that accessible design features shall be incorporated into newly-constructed and substantially-rehabilitated single-family and duplex residences to the maximum feasible extent. To implement this policy, housing designers and contractors are required to incorporate as many accessibility features into their plans for newly-constructed and substantially-rehabilitated single-family and duplex residences as is feasible. Builders of new for-sale homes must provide a checklist of available universal accessibility features to the home buyer.

The City provides funding to housing rehabilitation programs such as Rebuilding Calistoga, which has provided assistance to lower-income disabled homeowners with accessibility improvements. Napa County provides support services for low-income blind, disabled, and elderly adults through its In-Home Supportive Services program. Fourteen disabled persons received the Section 8 housing assistance described above.

Senior Services

The Area Agency on Aging and Napa County work together to make services and resources, including those related to housing, accessible to seniors. A County eligibility worker visits the UpValley Family Center weekly and is available to help seniors determine if they are eligible for various programs and assist with application paperwork. The Family Center has also provided one-time assistance for seniors unable to pay their space rent. The Napa Valley Volunteer Center provides volunteer companions, transportation, and home repairs for seniors. The Calistoga Senior Association is also active in the community.

The Chateau Calistoga and Rancho de Calistoga senior mobile home park owners have a rent deferral program under which qualifying tenants may obtain a rent deferral for all or portions of their rental obligation that exceed 30 percent of the monthly income of all the persons residing at the space. Between the two parks, 20 tenants were receiving this form of assistance in 2014. Fair Housing Napa Valley at times has been able to negotiate modifications in rent payments for park residents unable to pay.

As discussed previously, the City has adopted a Mobile Home Rent Stabilization Ordinance, which controls rent increases for mobile homes that are largely occupied by senior citizens and others on fixed and limited incomes. The City has incurred more than \$185,000 in legal fees defending the ordinance.

The City also provides funding to Rebuilding Calistoga, which focuses on housing rehabilitation for lower-income seniors and assists them with needed health and safety repairs that they are unable to afford.

Farmworker Housing Services

The California Human Development Corporation (CHDC) manages three farmworker housing centers in Napa County (Calistoga, Mondavi and River Ranch) that are designed to serve the short-term housing needs of unaccompanied male residents during peak agricultural seasons. Residents tend to be employed by labor contractors and occupy beds for five days during the week, returning home to their families elsewhere in Northern California on the weekend. The dormitory-style housing in each center has 60 beds (30 rooms with 2 beds each), for a total of 180 beds. None of the centers are open year round; each is closed for portions of the period from November to February, when the demand for labor goes down. However, the months during which they close are staggered, such that at least one of the centers is open during any given month of the year. On average, between 2007 and 2012, the Calistoga Center has been closed for 52 days per year.

In addition to the three CHDC centers, there are seven licensed farmworker housing facilities that provide an estimated 130 beds. One of these, with 24 beds, is located in close proximity to Calistoga.

The City has amended the Growth Management System to give preference to special needs housing projects, including those for farmworkers, has amended the definition of “one-family dwelling” in the Zoning Code to include employee housing for six or fewer persons as provided by California Health and Safety Code Section 17021.5, and has consented to the inclusion of planted vineyard acreage within the city limits in a County assessment area to acquire, construct, lease and maintain farmworker housing.

In 2013, the City approved the 48-unit Calistoga Family Apartments project that is targeted to very low- and low-income farmworker households. Expected to be occupied at the beginning of 2015, it will include one-, two- and three-bedroom units, laundry facilities, clubhouse, community building with a kitchen and computer room, two playgrounds, barbeque area and on-site vehicle and bicycle parking. The project is located adjacent to the Napa River and Logvy Community Park, which includes a swimming pool and playfields, and is within walking distance to all of the community’s schools. It is also within close proximity to the downtown and bus transit. Processing of the project’s use permit, design review and variance applications was expedited by City staff, and the project was approved at a single public hearing by the Calistoga Planning Commission. The project is funded in part by the U.S. Department of Agriculture’s Section 514/516 Farm Labor Housing Program.

Homeless Services

The UpValley Family Center provides both a venue for outreach and an opportunity for the Napa County Health and Human Services to have a local presence in coordinating the delivery of homeless services in Calistoga. Among its services, the County is able to provide occasional transportation for homeless individuals who would benefit from services at either the Hope Center or the South Napa Shelter, thereby relieving the Police Department from having to make these trips. The local interaction between the Human Services’ counselor and members of the Police Department also improves the delivery of services.

Napa County residents who become or are at risk of becoming homeless are fortunate to have access to extensive local support resources.

Napa County Health and Human Services operates the Hope Resource Center, a weekday drop-in center in downtown Napa. The Hope Center is the axis of the shelter system; this is the facility where homeless services start and where during the day referrals are handled for individuals who need shelter or other basic services. Its main mission is outreach to the “hard to serve” homeless, i.e., the truly down-and-out, including drug and alcohol abusers who have a hard time abiding by any rules. It provides washers, dryers and showers, and access to resources.

Under contract with the County of Napa, Community Action of Napa Valley (CANV), a non-profit organization, operates three homeless shelters and one emergency shelter, all based within the City of Napa, approximately 25 miles south of Calistoga.

- The Samaritan Family Center is an entry point to services for homeless families. Emergency shelter is offered along with coaching and case management to assist families in becoming financially self sufficient and sustainably housed.
- The South Napa Shelter is a facility for clean and sober individuals 18 and older. The facility provides coaching and assistance to help its guests increase their income and secure sustainable housing.

- The Emergency Winter Shelter is open from mid-November through mid-April. Each year, people move from the facility into other shelters and eventually sustainable housing. All guests must be referred through the Hope Center (see below).

CANV also offers long- and short-term assistance to help families and individuals avoid homelessness by maintaining the housing they currently have. Funds may be available for rental deposits, lapsed rent, utilities and shallow on-going rental subsidy. If authorized, those payments are paid directly to the landlord or vendor. Its Rapid Rehousing program helps homeless households move into and maintain sustainable housing. Rental subsidies may be available while intense case management helps to keep the households housed. CANV estimates that it provided services for twelve Calistogans during the last year. The City provides annual funding to CANV to support its services.

Recently-opened Hartle Court Apartments, operated in Napa by the Progress Foundation, offers 18 single-bedroom apartments and six two-bedroom apartments to those transitioning from homelessness or foster care. To qualify to live in one of the two-bedroom units, one must be between the ages of 18 and 25 and just leaving the foster care system. These apartments will serve as transitional housing, so tenants may stay up to two years. The single-bedroom units are permanent housing for people ages 18 and older and can be rented to anyone who is low-income, homeless and has a psychiatric disability. All the ground-level units are adaptable to people with physical disabilities. Residents will not pay more than 30 percent of their income to live at the apartments and will receive continued assistance from support professionals.

To facilitate the provision of transitional and supportive housing services within Calistoga, the Zoning Code treats transitional and supportive housing as residential uses subject to the same permitting processes and without undue special regulatory requirements, consistent with Government Code Section 65583(a)(5). The Calistoga Zoning Code also allows emergency shelters without a use permit or other discretionary action in the Community Commercial (CC) Zoning District (consistent with Government Code Section 65583(a)(4)), except that an administrative use permit is required if it is located within a General Plan-designated entry corridor in order to ensure that the design of development is consistent with the rural, small town qualities of the city. The CC Zoning District is generally located in areas where transit service exists and where basic necessities can be purchased. There are 16 vacant sites within the CC Zoning District that could accommodate development of an emergency shelter. These sites range from 5,000 square feet to over 5 acres. The City's Growth Management System exempts projects sponsored by public and non-profit organizations that provide medical, dental, social services and the like for residents of Calistoga. An emergency shelter is a land use that would be considered exempt from the City's Growth Management System regulations under this provision.

Fair Housing Services

The City supports fair access to housing for all persons without regard to race, color, religion, sex, marital status, national origin, or ancestry. The City contracts with Fair Housing of Napa Valley, a private 501(c)(3) non-profit corporation dedicated to promoting and developing fairness and equality of housing opportunity for all people, to assist on local issues related to rental housing and tenant rights, housing discrimination and fair housing advocacy. Fair Housing's goal is to eliminate housing discrimination and ensure equal housing opportunity through leadership, education, facilitation, outreach, training, advocacy, and enforcement.

Referral Services

The UpValley Family Center, which maintains an office in Calistoga, provides a wide range of social services, including referrals to affordable housing, interim housing and fair housing resources. The City provides annual funding to the Family Center to support these services.

Down Payment Assistance

In 2009, the City established a down payment assistance program for low- and moderate-income households with members who live or work in Calistoga. The program allows for a maximum City subsidy of 4 percent of the purchase price or \$15,000, whichever is less, in the form of a deferred interest-free loan. The buyer is required to provide a minimum of two percent of the purchase price of the unit as down payment and closing cost contribution. To date, only one loan in the amount of \$12,000 has been made at an interest rate of three percent. The program's lack of success is probably attributable to the relatively small amount that is contributed by the City, considering the high cost of local housing prices. The City of Napa recently increased its maximum loan amount to \$100,000, and reduced its interest rate to one percent. The program should be re-evaluated for possible modifications that would improve its success.

Financial Resources

Affordable Housing Fund

The Affordable Housing Fund is a special-purpose fund established by the City to preserve and expand the stock of affordable housing through construction, acquisition, rehabilitation and provision of subsidies. There is currently a balance of approximately \$334,000 in this Fund.

Linkage Fees

The Affordable Housing Fund is funded primarily through the assessment of a fee on new employment-generating uses. The basis for this "linkage fee" is the fact that the development of non-residential uses in the City generates a need for additional workers, many in lower-income categories. Restaurants and wineries generate the most significant numbers of households below 65 percent of the area's median income level, while tourist accommodation and commercial uses also generate substantial numbers of households in the 65 to 80 percent of area median income bracket. Additionally, many commercial jobs are comprised of retail where wages are below those in other commercial land use sectors (e.g. office, light industrial).¹⁸

Calistoga's attractiveness and market orientation towards single-family ownership limits the availability of multi-family housing. Local workers compete for a limited housing supply with retirees who may have built substantial equity in their prior homes or higher-income households who have more flexibility regarding where they choose to live. As a result of this type of demand on the City's housing supply, it is difficult for lower-wage workers to find suitable housing in the city without a program designed to bring the cost of housing down to an affordable range. The cost to construct new housing units is higher than can be supported by the rents that many workers can pay. The difference between costs and affordable rent levels is considered an "affordability gap."

The linkage fee is assessed on new commercial and industrial projects, and additions to existing facilities. The fee is paid in conjunction with issuance of a building permit in the amounts noted below.

¹⁸ EPS, *Nonresidential Housing Linkage Fee Nexus Study*, 2014.

<u>Land Use</u>	<u>Fee</u>
Retail	\$3.25 per square foot
Restaurant	\$3.25 per square foot
Office	\$2.25 per square foot
Industrial	\$1.65 per square foot
Tourist Accommodation	\$1,500 per guest room

Linkage fees are also negotiated as part of development agreements. The Affordable Housing Fund balance would rise to nearly \$1 million upon completion of the Indian Springs Expansion and Silver Rose projects.

In-Lieu Fees

Additional contributions to the Affordable Housing Fund are generated by fees paid in-lieu of constructing the affordable housing required by the City's inclusionary housing program (see description under Government Constraints section). The fee has been determined on a project basis in the past; however, the City is currently in the process of establishing a set fee per unit. Development agreements negotiated for several large projects that are using this alternative could generate more than one million dollars for the Affordable Housing Fund during the planning period if all of them are constructed¹⁹.

Loan Repayments

The Affordable Housing Fund occasionally receives loan repayments associated with the Down Payment Assistance Program and second mortgages that the City holds on homes that were purchased under a first-time homebuyer program.

Affordable Housing Subsidies

The City has supported the development of affordable housing through financial allocations and in helping to secure project funding from public and private sources.

- In 2003, the City allocated \$540,000 for the development of the 18-unit Saratoga Manor project, which is comprised of 18 two- and three-bedroom units available for purchase by low-income families. Two non-profit organizations, Calistoga Affordable Housing (CAH) and Burbank Housing Development Corporation collaborated to construct the project. The City also committed to reducing development fees. The combined subsidy from the City was approximately \$30,000 per housing unit.
- In 2006 and 2007, the City assisted CAH in obtaining funding for two affordable housing projects. These efforts resulted in \$7.8 million of funding (including \$3.1 million from the HOME Program) for the Palisades Apartments in 2008.
- In 2007, the City provided an \$80,000 loan to CAH to fund the Lakewood I Multi-Family Rental Rehabilitation Project which includes eight deed-restricted very low-income units (including four deed-restricted farmworker units).
- In 2012, the City approved variances in support of a 48-unit rental farmworker project developed by Corporation for Better Housing. The City also assisted the developer with its state and federal funding applications.

These and other non-profit organizations can be important providers of affordable housing in the community, and the City will continue to work with them as it implements this Housing Element.

¹⁹ Development agreement affordable housing fees: Silver Rose project: \$496,914, Calistoga Hills: \$577,025

Public Funding Sources

There a number of programs potentially available to assist the City in increasing and improving its affordable housing stock.

- HOME program funds can be used to develop and support affordable rental housing and home ownership affordability. For Calistoga, these funds are made available on an annual competitive basis through the State's small cities program. Allowed activities include acquisition, rehabilitation, construction, and rental assistance. As mentioned above, HOME funds were used to support construction of the Palisades Apartments and will be used to rehabilitate owner-occupied housing in the community, beginning in 2014.
- The federal Section 8 Rental Assistance Program provides rental subsidies to very low-income families. A portion of the family's monthly rent is paid in the form of a subsidy directly to the landlord by the Housing Authority of the City of Napa (HACN). Participants pay approximately 30 percent of their adjusted gross income to the landlord for rent. HACN staff assure that Section 8-assisted housing is safe and of high quality by requiring owners to meet housing quality standards and local codes. Section 8 vouchers currently assist 20 households containing a total of 27 residents over the age of 18 within the 94515 zip code, which includes Calistoga. Fifteen of the vouchers are held by seniors. The same number of voucher holders was reported to be disabled and may be the same households. Fourteen of the voucher holders are female.
- Community Development Block Grant funds have been used by Calistoga for housing rehabilitation loans, infrastructure improvements, public facilities and public services. Proceeds from those activities are deposited into a revolving loan fund established from low- interest loans for rehabilitation and could be a resource for housing stock preservation.
- Under the Community Reinvestment Act, federal law requires that banks, savings and loans, thrifts, and their affiliated mortgaging subsidiaries annually evaluate the credit needs for public projects in communities where they operate.
- The Low-Income Housing Tax Credit Program provides federal and state tax credits for private developers and investors who agree to set aside all or an established percentage of their rental units for low-income households for no less than 30 years. The recently-constructed Calistoga Family Apartments project was the beneficiary of tax credits.
- Recently-approved Proposition 41, the Veterans Housing and Homeless Prevention Bond Act of 2014, authorized \$600 million of general bonds to provide multi-family housing for veterans and their families. To access funds in this program, the City would work with veterans organizations in addition to nonprofit housing developers.

New Housing Opportunities

Table H-32 and Figure H-3 identify housing units that are under construction or that have been approved and could be constructed during the planning period. Comparing the City's total regional housing need of 27 units for the planning period as shown in Table H-30 to Table H-32 demonstrates that this need can be readily accommodated. Furthermore, the 48-unit Calistoga Family Apartments project, which is under construction, will more than fulfill the City's total lower-income allocation of eight units, while the Silver Rose project, which will begin construction in the coming months, will exceed its Above-Moderate Income allocation of 15 units. The only short-fall would be one unit in the Moderate Income category.

TABLE H-32 APPROVED AND UNDER-CONSTRUCTION HOUSING

Project Name (map refer.)	Total Units	Income Group					Affordability Determination
		XL	VL	L	M	AM	
Silver Rose (A)	20					20	Anticipated sales prices
White Parcel Map (B)	3					3	Anticipated sales prices
Decker Parcel Map (C)	3					3	Anticipated sales prices
Brogan Parcel Map (D)	4					4	Anticipated sales prices
Vineyard Oaks (E)	15					15	Anticipated sales prices
Arroyo Parcel Map (F)	4					4	Anticipated sales prices
Centre Court (G)	3					3	Anticipated sales prices
Pestoni Subdivision (H)	6					6	Anticipated sales prices
Puerto Vallarta Apt. (I)	1				1		Anticipated rent
Calistoga Hills (J)	13					13	Anticipated sales prices
Coates Live-Work Unit (K)	1				1		Anticipated rent
Calistoga Family Apartments ¹	48	6	28	13	1		Funding rent restrictions
Totals	121	6	28	13	3	71	

¹ Project was approved with an additional 8 units that may be constructed in the future
Source: City of Calistoga

Development Site Inventory

In addition to the approved housing identified above, Table H-33 identifies 16 sites in Calistoga (illustrated in Figure H-4) that provide realistic development opportunities for the provision of housing to all income segments within the community.

Most of the properties in the inventory below are vacant; a few are underutilized (e.g., developed with one single-family residence) and could be developed with more-intense residential uses.

Therefore, in combination with the approved units identified in Table H-32, the City can readily accommodate its RHNA of 27 units for the planning period. It is important to note that identification of a site in this inventory does not restrict or require that it be developed exactly as described in the inventory. Likewise, sites that are not identified in the inventory are not precluded from developing with residential uses that would help fulfill the City's regional housing need. The purpose of preparing the site inventory and analysis is to comply with state law that requires the City to demonstrate it has adequate housing sites for meeting projected housing needs.

Potential Development Constraints

Sites identified for potential residential development in the city were analyzed to determine their relationship to public facilities and services and existing or potential physical constraints to development. Of the 16 identified sites, only one (Site 15) has significant constraints that may limit its development. The following sub-sections provide a general discussion of potential development constraints known to exist within the city.

TABLE H-33 HOUSING OPPORTUNITY SITES

Site No.	Location and Assessor No(s).	General Plan Designation	Zoning	Density Range	Acres	Development Capacity ²⁰	Development Constraints and Opportunities
1	Lincoln Avenue 011-062-008, -009	Community Commercial	CC-DD	4 – 20 du/acre	2.91	35 units	<ul style="list-style-type: none"> • Vacant site • No known constraints • Parcels under same ownership
2a	Lincoln Avenue 011-072-020 (portion)	High Density Residential	R-3	10 – 20 du/acre	4.93	74 units	<ul style="list-style-type: none"> • Vacant site • No known constraints • Access required through adjoining commercially-zoned property
2b	Lincoln Avenue 011-072-020 (portion), 011-101-002 & -003	Community Commercial	CC-DD	4 – 20 du/acre	2.74	33 units	<ul style="list-style-type: none"> • Vacant site • No known constraints
3	Lincoln Avenue 011-050-044 (portion)	High Density Residential	R-3	10 – 20 du/acre	1.76	26 units	<ul style="list-style-type: none"> • Vacant site • Off-site storm drain improvements anticipated • Access required through adjoining commercially-zoned property
4	Lincoln Avenue 011-050-024 (portion)	Community Commercial	CC-DD	4 – 20 du/acre	5.14	62 units	<ul style="list-style-type: none"> • Vacant site • Off-site storm drain and sewer improvements anticipated • Appropriate for multi-family development
5	Anna/Eddy Streets 011-214-001, -002, -006	High Density Residential Community Commercial	R-3 CC-DD	10 – 20 du/acre 4 – 20 du/acre	0.84 0.23	12 units 3 units	<ul style="list-style-type: none"> • Vacant site • No known constraints • Proximate to downtown • Parcels under same ownership • 33 standby water & sewer allocations
6	611 Washington Street 011-260-027	High Density Residential	R-3	10 – 20 du/acre	0.74	11 units	<ul style="list-style-type: none"> • Vacant site • Proximate to downtown • Very small portion of site in 100-year floodplain

²⁰ Based on mid-point of density range

Site No.	Location and Assessor No(s).	General Plan Designation	Zoning	Density Range	Acres	Development Capacity ²⁰	Development Constraints and Opportunities
7	Anna/Franklin Streets 011-213-001/-004, -012/-014	Downtown Commercial	DD-DD	4 – 20 du/acre	0.79	10 units	<ul style="list-style-type: none"> • Vacant site • No known constraints • Proximate to downtown • Parcels under same ownership • 27 standby water & sewer allocations
8	Eddy/Earl Streets 011-215-001, -011	High Density Residential	R-3	10 – 20 du/acre	0.55	8 units	<ul style="list-style-type: none"> • Vacant site • No known constraints • Proximate to downtown
9	Mitzi Drive 011-422-021/-023, -031	Medium Density Residential	R-2	4 – 10 du/acre	1.35	9 units	<ul style="list-style-type: none"> • Vacant site • No known constraints • Parcels under same ownership
10	Myrtle/Foothill Blvd. 011-192-002 (ptn.), -003, -014, -015, -019, -020	Medium Density Residential	R-1	4 – 10 du/acre	0.93	6 units	<ul style="list-style-type: none"> • Vacant site • Downtown infill lots • No known constraints
11	011-400-014 (portion)	Rural Residential	R-1-PD	1 du/acre	16.43	16 units	<ul style="list-style-type: none"> • Vacant site • No obvious constraints
12	1857 Money Lane 011-010-052	Low Density Residential	R-1-10-PD	1 – 4 du/acre	1.94	4 units	<ul style="list-style-type: none"> • Existing single-family residence • No obvious constraints
13	2008 Grant 011-010-033	Medium Density Residential	R-1	4 – 10 du/acre	5.85	41 units	<ul style="list-style-type: none"> • Vacant site • Possible off-site storm and sewer improvements
14	Lake Street 011-526-004	Medium Density Residential	R-1-PD	4 – 10 du/acre	3.46	24 units	<ul style="list-style-type: none"> • Vacant site • Off-site sewer improvements anticipated
15	Cedar Street 011-410-019	Medium Density Residential	R-2	4 – 10 du/acre	4.25	30 units	<ul style="list-style-type: none"> • Vacant site • Major off-site sewer improvements anticipated • Multiple environmental constraints, including mature trees and creek setbacks
16	1873 Lake 011-523-009	Medium Density Residential	R-1	4 – 10 du/acre	3.20	22 units	<ul style="list-style-type: none"> • Existing single-family residence • No obvious constraints

Source: City of Calistoga

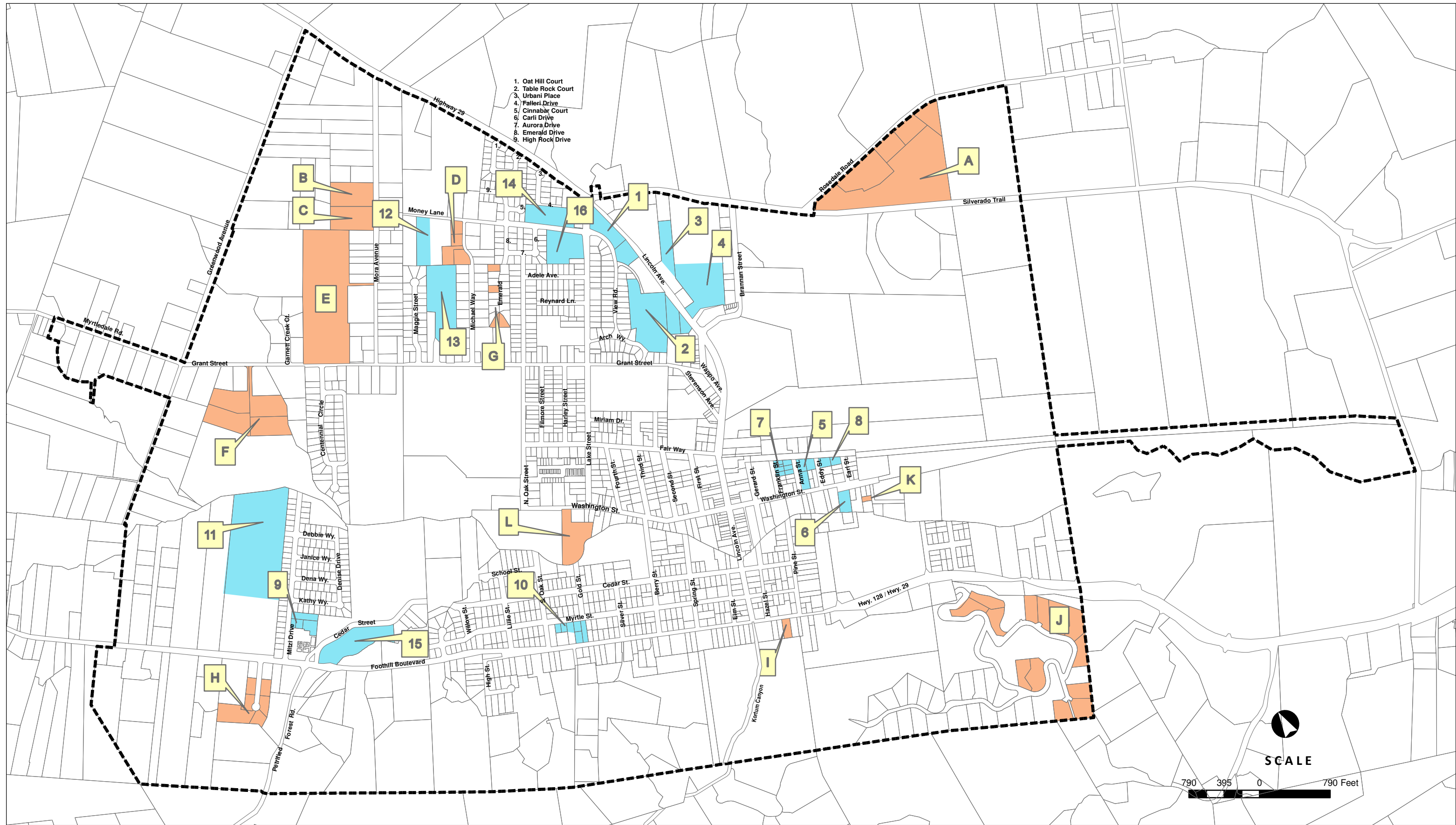


FIGURE H-4

HOUSING OPPORTUNITY SITES

- Public Services

Nearly all of the identified sites are convenient to water and sewer lines. In 1998, the City purchased 500 acre feet per year of domestic water from the City of American Canyon's North Bay Aqueduct entitlement. In 2000, an additional 925 acre feet of water per year were purchased from Kern County. These purchases,

combined with the City's original North Bay Aqueduct entitlement and its Kimball Reservoir water supply is projected to provide an adequate water supply in Calistoga through the next 20 years. The City recently completed construction of a 1.5 million-gallon water tank on Mt. Washington to improve storage capacity and better manage municipal water supply during peak demand times. The City expanded its wastewater treatment plant in 2003. This expansion provides 20 to 30 years of development capacity based on the annual average growth rate between 2000 and 2009 of 0.30 percent.

- Flooding

Certain areas of Calistoga lie within the 100-year floodplain of the Napa River and are at risk of flooding. Residential areas known to be prone to flooding include areas around Silver Street, from Gold Street to Spring Street, between the river and Myrtle Street; a crescent-shaped area around Washington Street, starting southeast of Oak Street, rising up Lake Street and Fourth Street, and extending to Second Street; and the area from Pine Street southeast to the city limits, between the river and Foothill Boulevard. Policies and actions contained in the Safety Element will ensure that new development would not be exposed or vulnerable to risks associated with flooding.

Another part of Calistoga that could be subject to flooding is property downstream of the Kimball Reservoir. If the dam were to fail, inundation could occur in the northern part of the Planning Area as far south as Tubbs Lane. South of Tubbs Lane, dam failure would cause the Napa River to overflow its banks through the rest of the city. The risk of dam failure is small, so the impact of additional development within the dam inundation area is not considered to be a significant constraint.

- Special Status Species and Sensitive Natural Communities

Occurrences of several plant and animal species with special-status have been recorded or are suspected to exist within Calistoga. Most of these are associated with the forest, woodland, and grassland along the fringe of city limits and the outer Planning Area. A few species have been reported from the floor of the valley, generally associated with the aquatic habitat of the Napa River and the freshwater marsh in geyser-fed swales where disturbance has been limited. Figure OSC-1 in the Open Space and Conservation Element illustrates the location of sensitive species and communities known to exist within the City. Site No. 11 is located adjacent to a stretch of the Napa River that is known to provide habitat for a sensitive animal species. In addition, there are numerous mature trees on the property. Given these conditions, the amount of developable land area may be constrained. Development of a few of the sites will result in the loss of grassland and savannah; however they are not considered to be particularly sensitive resources and therefore their potential loss is not considered to be a constraint to development.

- Archaeological Resources

Archaeological resources known to exist within the city include remnants of Native American villages and campsites and other evidence of habitation. Prehistoric archaeological sites are generally located along seasonal and/or perennial watercourses, at or near vegetation ecotones, and at the base of foothills. There is a possibility that sites located in these areas may contain undiscovered archaeological and paleontological resources that could be impacted from development activities involving ground removal or disturbance.

Policies contained in the Community Identity Element require pre-development consultation with tribal representatives and will ensure respectful treatment of resources.

Zoning for a Variety of Housing Types

- Mixed Use Development

A mix of residential and commercial uses is allowed in both of the General Plan's primary commercial land use designations (i.e., Downtown Commercial and Community Commercial). Additionally, within these designations, residential development is excluded from the calculation of a project's maximum floor area ratio, which is an important incentive for such development.

- Multi-Family Units

One duplex or two one-family dwellings are permitted by right (i.e., without a use permit requirement) on a lot of at least 9,000 square feet in the R-2 Two-Family Residential District. Multi-family dwellings are allowed by right in the R-3 Multifamily/Office District. Multi-family housing is also permitted in the Downtown Commercial Zoning District above the ground floor, and in the Community Commercial Zoning District with a use permit.

- Second Dwelling Units

Second dwelling units are permitted through a non-discretionary administrative permit in all residential districts. The maximum lot coverage in the R-1 district may be increased from 30 percent to 37 percent with administrative approval to accommodate accessory structures. This provision is intended to facilitate construction of second units on smaller lots that may have been previously constrained by the 30 percent restriction.

- Licensed Care Facilities

The California Welfare and Institutions Code declares that mentally- and physically-disabled persons are entitled to live in normal residential surroundings, and that the use of property for the care of six or fewer disabled persons is a residential use for the purpose of zoning. A state-authorized, certified, or licensed family care home, foster home, or group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is permitted in all residential zones. No jurisdiction may impose stricter zoning or building and safety standards on these homes than is otherwise required for homes in the same district.

In accordance with state law, the Zoning Code permits licensed residential or community care facilities with six or fewer beds by right in the R-1, R-2 and R-3 residential zoning districts, and allows facilities serving more than six persons in these districts with a use permit.

- Mobile Homes

The Zoning Code allows manufactured, mobile and factory-built homes in any zoning district that allows single-family residential development. Manufactured, mobile and factory-built homes are subject to the same design standards that apply to conventional "stick built" homes.

- Farmworker Housing

The Zoning Code provides for a variety of housing types that would accommodate farmworker housing needs, including multi-family housing, manufactured housing, and second units. In addition, the Zoning

Code allows agricultural employee housing for six or fewer persons by-right in the R-1 (Single-Family) Zoning District.

- Emergency Shelters and Transitional and Supportive Housing

The Zoning Code allows emergency housing shelters and transitional and supportive housing without a use permit or other discretionary action in the Community Commercial Zoning District. Additionally, transitional and supportive housing are permitted uses in the R-1, R-2 and R-3 Residential Zoning Districts.

- Single-Family Attached Units

To address the need for housing that is affordable to moderate income households, the R-2 Zoning District allows the development of one duplex or two one-family dwellings per lot with only design review required.

- Single-Room Occupancy (SRO) Housing

Single-room occupancy residential units (SROs) are a form of affordable housing consisting of a single room, often between 150 and 350 square feet in size for lower- income individuals, homeless, seniors, and persons with disabilities. SROs can have private or shared cooking and sanitary facilities. Currently, SRO housing is not identified as a permitted or conditionally-permitted use in any zoning district. However, it could potentially be allowed in the R-3, DC or CC Zoning Districts subject to a “similar use” determination by the Planning Commission. Applicable General Plan land use densities for the subject zoning districts would limit the number of SRO units in a given project to a maximum of 20 units per acre, although these densities could be higher if rooms do not include cooking facilities and are therefore not considered dwelling units in the traditional sense.

F. Energy Conservation

New homes and residential additions are subject to the California Building Code, which includes stringent energy efficiency requirements. Larger landscaping projects are required to conform to the State’s water-efficiency landscape standards, which minimizes the amount of energy required for water transport and irrigation.

The City has not adopted any restrictions on the design or placement of photovoltaic energy systems on residential property in order to encourage their installation. The Calistoga Family Apartments project will include solar panels on carports and roofs that will generate 356kW of energy, enough to meet the complex’s entire electricity demand.

Opportunities for improving energy conservation in the design of residential development include ensuring the consistency of tentative tract maps with Section 66473.1 of the Subdivision Map Act, which requires the designs of subdivisions to provide for future passive or natural heating or cooling opportunities. The City also requires the planting of trees along streets and in parking lots to reduce heat island effects.

To encourage energy efficiency improvements to the city’s existing housing stock, the City has joined the CaliforniaFIRST and California Home Energy Renovation Opportunity (HERO) Programs that allow residential property owners to finance the installation of energy- and water-efficient improvements, and renewable energy systems. Both programs are Property-Assessed Clean Energy (PACE) Programs, which allows the property owners to pay the loans back as a line item on their property tax bill.

Additionally, the HOME grant that the City recently received for owner-occupied residential rehabilitation will require each of the rehabilitated homes to be upgraded to meet the current state energy code.

The City has initiated an extensive water conservation effort that will have the added benefit of reducing the energy used for water transport. The program offers rebates for residential toilet and washer replacement with water-efficient models and turf replacement with low-water use landscaping or artificial turf. Free residential water audits of both homes and landscaping are offered and kits containing water conservation devices, such as low-flow shower heads and faucet aerators, are distributed.

G. Constraints to the Development of Housing

Governmental Constraints

State law requires each Housing Element to include an analysis of potential and actual governmental constraints on the maintenance, improvement, or development of housing for all income levels and persons with disabilities.

Governmental regulations and exactions are designed to achieve desirable land use patterns, coordinate development with infrastructure expansion, finance capital improvements, equitably distribute the cost of public services, maintain the ambiance of existing neighborhoods, improve the urban environment, and preserve open space and unique ecosystems. However, they should be evaluated to determine whether they are excessive and represent an unnecessary constraint on the availability or affordability of housing being built, or contribute to the loss of existing affordable housing.

In its efforts to remove governmental constraints, Calistoga must also be guided by Government Code Section 65580(e), which notes that the City also has "...the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan...".

The most direct government affect on housing production is the regulation of land use through the General Plan and Zoning Code. Every municipality in the Bay Area limits the location of housing and the number of units that can be built on a property by designating and zoning land for different types of uses and by specifying the range of dwelling units allowed (the density) in each residential land use category. Development standards, such as minimum lot sizes and building setbacks also affect the type and cost of housing that may be developed.

Calistoga mitigates the effects of land use controls on housing production by:

- Providing a range of zoning categories and densities to allow for all types of housing.
- Permitting and encouraging mixed-use developments that combine housing with other uses.
- Providing incentives for affordable housing and second dwelling units, as well as single-family residences on existing residential lots of record.

Calistoga General Plan

Calistoga's General Plan includes a wide range of residential land use designations, including Rural Residential (1 unit/acre), Rural Residential-Hillside (0.5 units/acre), Low Density Residential (2 to 4 units/acre), Medium Density Residential (4 to 10 units/acre) and High Density Residential (10 to 20 units/acre). The Downtown Commercial and Community Commercial land use designations allow for mixed-use development, including residences within a density range of 4 to 20 units per acre. Minimum densities are required for most of the designations in order to maximize residential development on a limited supply of land and achieve a balance and variety of housing types. Consistent with state law, density bonuses may be approved for projects that include dedicated affordable housing and senior housing to exceed the maximum density otherwise allowed.

The maximum densities allowed for the High Density Residential land use designation are not an impediment to the development of affordable multi-family projects. The La Pradera Apartments project, whose 48 units are limited to occupancy by low-income households earning a maximum of 60 percent of the area median income, was constructed at a density of 10.5 units per acre. The Calistoga Family Apartments project, which targets very low- and extremely-low households, was approved at a density of 14.5 units per acre.

Zoning Code

Zoning Districts

The City regulates the type, location, and scale of development through its Zoning Code. The Code includes a wide range of residential zoning districts that allow a variety of housing types, including single-family, multi-family, second units, mobile homes, transitional and supportive housing, and residential care.

TABLE H-34 HOUSING TYPES ALLOWED BY ZONING DISTRICT

Zoning District	Types of Residential Uses Allowed
Rural Residential (RR)	One one-family dwelling per lot One second dwelling unit per lot ¹ Residential care, limited Residential care, general ²
Rural Residential - Hillside (RR-H)	One one-family dwelling per lot One second dwelling unit per lot ¹ Residential care, limited Residential care, general ²
One-Family Residential (R-1 & R-1-10)	One one-family dwelling per lot One second dwelling unit per lot ¹ Supportive housing Transitional housing Residential care, limited Residential care, general ²
Two-Family Residential (R-2)	One one-family dwelling per lot One second dwelling unit on a lot with a one-family dwelling ¹ One duplex or two one-family dwellings on a lot of at least 9,000 square feet Supportive housing Transitional housing Residential care, limited Residential care, general ²
Multi-Family/Office (R-3)	Multi-family dwellings One or more dwelling units accessory to a primary on-site office use ² Supportive housing Transitional housing Residential care, limited Residential care, general ² Convalescent and congregate care facilities ²

Mobile Home Park (MHP)	Residential mobile homes Permanent apartment units, for managers of the park
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¹ Second dwelling unit permit required

² Use permit required

Each district ensures that the type of residential development is consistent with and implements the City's General Plan land use designations. For example, the R-3 Zoning District implements the "High Density Residential" General Plan land use designation, which is intended for multi-family development, by allowing multi-family dwelling units as a permitted use (i.e., not subject to a use permit).

The Zoning Code currently requires approval of a "second dwelling unit permit" by the Planning and Building Director for second dwelling units (i.e., an independent living unit that is subordinate to the main dwelling on a lot), after providing written notice to property owners within 300 feet of the proposed unit. This additional step could constrain the development of second units by adding time to the review process.

Development Standards

Provisions in the Zoning Code specify minimum lot areas, lot widths, lot depths and setbacks; and maximum lot coverage and building heights. Additional development regulations specify parking requirements. Development standards applicable to residential development are summarized in Tables H-35 and H-36. These standards are typical of many California communities and contribute to the protection of the public health, safety and welfare, and the maintenance of the city's quality of life.

- Building height and lot coverage

The Zoning Code limits the height of residential buildings to a maximum height of 25 feet in residential zones and 30 feet in commercial zones. However, heights up to 30 feet in residential zones and 35 feet in commercial zones are allowed where a finding can be made that the taller building height would be more compatible with surrounding buildings due to their special historical, architectural or aesthetic interest, and that the taller building height does not encroach on the light or views of adjacent properties.

This provides more than enough height to accommodate two-story construction, but can make it difficult to construct a three-story building with sufficient height to accommodate a pitched roof on a parcel designated for high density and mixed-use development. Furthermore, the Zoning Code measures building height at the point that is half the distance between the ridge and eave on a gable roof, rather than to the highest point of the roof, thereby allowing additional height for sloped roofs.

Limits on lot coverage and building height have not been a constraint to the development of housing for any income groups, including affordable housing projects. All of the projects have been two-story, and the lot coverages for the Palisades Apartments and Calistoga Family Apartments were 26% and 15%, respectively.

- Setbacks

Setback requirements in the Zoning Code reflect the importance of maintaining adequate buffering between adjoining properties to avoid potential use conflicts. These setbacks are typical of similar communities and have not appeared to be an impediment to the development of housing. The commercial zoning districts do not require any setbacks unless located adjacent to or across the street from a parcel located in a residential zoning district.

TABLE H-35 RESIDENTIAL DEVELOPMENT STANDARDS

Development Standard	Zoning Districts						
	RR-H	RR	R-1	R-1-10	R-2	R-3	MHP
Minimum Lot Area	Varies ¹	20,000 – 80,000 square feet ²	6,000 sq. ft. (interior) 7,000 sq. ft. (corner)	10,000 sq. ft. (interior) 12,000 sq. ft. (corner)	9,000 sq. ft. (interior) 10,000 sq. ft. (corner)	9,000 sq. ft. (interior) 10,000 sq. ft. (corner)	3,500 sq. ft.
Minimum Lot Width	Varies ¹	100 feet	70 feet (corner) 60 feet (interior)	120 feet (corner) 100 feet (interior)	70 feet (corner) 60 feet (interior)	70 feet (corner) 60 feet (interior)	50 feet
Minimum Lot Depth	Varies ¹	200 feet	100 feet	100 feet	100 feet	120 feet	70 feet
Minimum Front Setback	Varies ¹	20 feet	20 feet	20 feet	20 feet	15 feet	10 feet
Minimum Side Setback	Varies ¹	15 feet (corner) 10 feet (interior)	5 – 20 feet ³	5 – 20 feet ³	5 – 20 feet ³	5 – 20 feet ³	5 – 10 feet
Minimum Rear Setback	Varies ¹	20 feet	20 feet	20 feet	20 feet	10 feet (one story) 15 feet (two story)	5 feet
Maximum Height	Varies ¹	25 feet	25 feet	25 feet	25 feet	25 feet	n/a
Maximum Lot Coverage	40%	30%	30% ⁴	30% ⁴	40%	40%	50%
Off-Street Parking ⁵	2 spaces per unit	2 spaces per unit	2 spaces per unit	2 spaces per unit	2 spaces per unit	2 spaces per unit	2 spaces per unit + 1 per 5 units
Usable Open Space						300 sq. ft. per unit	

¹ Determined on a case-by-case basis through a slope/density formula

²Varies depending on access to city water and sewer

³Varies based on lot position and building height.

⁴ Lot coverage may be increased up to 37% with administrative approval.

⁵ One additional parking space is required for a second unit. Parking may be covered or uncovered.

TABLE H-36 RESIDENTIAL DEVELOPMENT STANDARDS – COMMERCIAL ZONING DISTRICTS

Development Standard	DC District	CC District
Minimum Lot Area	5,000 square feet	5,000 square feet
Minimum Lot Width	30 feet	50 feet
Minimum Lot Depth	None	None
Minimum Front Setback	0 feet / 20 feet ¹	10 feet / 20 feet ¹
Minimum Side Setback	0 feet / 5 feet ² (interior) 0 feet / 15 feet ² (street side)	0 feet / 5 feet ² (interior) 0 feet / 15 feet ² (street side)
Minimum Rear Setback	0 feet / 10 feet ³	10 feet / 10 feet ³
Maximum Height	30 feet / 25 feet ⁴	30 feet / 25 feet ⁴
Max. Lot Coverage	80 percent ⁵	60 percent ⁵
Max. Floor Area Ratio ⁶	2.0	0.8
Off-street Parking	Two spaces per unit	Two spaces per unit

¹ Front yard setback distance increases if site is located directly across the street from a residential zoning district

² Side yard setback distances increase if site is located directly across the street from a residential zoning district

³ Rear yard setback distance increases if site abuts or is adjacent to a residential zoning district

⁴ Maximum building height reduced when site abuts or adjoins a parcel in a residential zoning district

⁵ May be increased by use permit

⁶ Residential portion of mixed use development projects is excluded from floor area ratio calculation.

- Parking

The Code prescribes minimum parking requirements for residential uses to minimize potential off-site impacts from overflow parking. These have not proved to be an impediment to housing development. Furthermore, parking is not required to be covered, which differs from the covered parking requirement of most jurisdictions. Additionally, the shared use of parking facilities is allowed for mixed use-type projects, which can reduce the number of overall required parking spaces. However, the current parking standard of two spaces per senior housing unit may be excessive for some types of senior housing and should be revised to allow fewer parking spaces under appropriate conditions.

- Second dwelling units

Second dwelling units are an affordable and efficient means of increasing the housing stock. However, very few have been constructed in the City. There are a number of development standards included in Chapter 17.37 of the Zoning Code that could constrain their development. These requirements include, but are not limited to:

- Approval of a separate permit by the Planning and Building Director and notification of property owners within 300 feet
- Occupation by the property owner of either the primary dwelling or second dwelling unit
- Conformance with the rear yard setback requirements for a primary dwelling unit

- Screening of trash and recycling areas
- Prohibition of visually separating a second dwelling unit from the primary dwelling unit

The Zoning Code allows the establishment of planned development districts in which the development standards may be specifically tailored to the project that is proposed, allowing design flexibility. Both the Palisades Apartments and La Pradera Apartments affordable housing projects have their own planned development districts.

Definitions

SB 745, which took effect on January 1, 2014, generally amends Government Code Section 65582 to replace prior Health and Safety Code definitions of "supportive housing," "transitional housing" and "target population" with definitions now more specific to housing element law. Therefore, Zoning Code Chapter 17.04, Definitions, needs to be amended to revise the existing definitions for "supportive housing" and "transitional housing" and to add a definition for "target population."

The Code's definition of "family" also needs to be updated to reflect current case law.

Processing and Permit Procedures

The Zoning Code states the type of residential uses permitted within the City's residential and commercial zoning districts and specifies whether the use is permitted by right, or requires administrative review or approval of a use permit. Uses permitted by right are those that are allowed without discretionary review as long as the project complies with all development standards. Uses requiring administrative review are approved by the Planning and Building Director, which allows some flexibility on the part of the City to ensure basic health and safety, and general welfare concerns are met. Use permits are subject to approval by the Planning Commission. Many uses subject to a use permit also require design review, which is processed concurrently with the use permit application. Findings for use permit and design review approval include that the project is consistent with the General Plan, the use is compatible with surrounding uses, meets certain design objectives, and addresses basic public health, safety and general welfare concerns.

The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. Table H-37 identifies general processing timeframes for various planning permits. It should be noted that projects do not necessarily have to complete each step in the process (i.e., small-scale projects consistent with the General Plan and Zoning Code would not require an environmental impact report, General Plan amendment, rezone or variance). It should also be understood that multiple applications for a project are usually processed concurrently.

These processing times are comparable to those of other communities. The City has a consolidated and streamlined permitting process in order to expedite building and planning applications as much as possible. For example, most design review occurs at the administrative level and final maps are only considered at the City Council level. When a project requires rezoning or amendment of the General Plan, the City strongly encourages that those requests be processed concurrently.

TABLE H-37 GENERAL TIMEFRAMES FOR PERMIT PROCEDURES

Type of Approval	Processing Time ¹	Review Body(ies)
Administrative Approval ²	3 weeks	Planning & Building Director
Use Permit	4-6 weeks	Planning Commission
Design Review	4-6 weeks	Planning Commission
Variance	2 months	Planning Commission
Parcel Map	3 months	Planning Commission
Subdivision Map	6 months	Planning Commission, City Council
Environmental Review⁴		
(Mitigated) Negative Declaration	2 to 4 months	Planning Commission
Environmental Impact Report	6 to 12 months	Planning Commission

¹ Assumes project is exempt from the California Environmental Quality Act (CEQA).

² Includes administrative permits and administrative Design Review.

⁴ Estimate of additional processing time required to prepare review required by CEQA.

- Design Review

Design review of proposed residential development is required in order to ensure conformance with the Calistoga General Plan, to promote high quality design and a harmonious relationship of buildings, to preserve the unique character and ambiance of Calistoga, to ensure compatibility of new development with existing development, and to promote the preservation of historic structures.

The Planning and Building Director is empowered to grant design review approval for one-family dwelling units in the RR, R-1/R-1-10 and R-2 Zoning Districts. The Planning Commission conducts design review for all other types of residential development applications

Potential applicants are encouraged to submit their preliminary plans for review by city department representatives at no cost to the applicant, and/or the Planning Commission, for a nominal fee. The applicants obtain feedback that can be readily incorporated into the final project design.

The design review process often results in an improved design that benefits both future project residents as well as neighbors. The Planning Commission includes an architect who can facilitate the non-design professional members' understanding of project designs.

In approving a design review application, the Director or Commission must find that the proposed design:

- Is in accord with the General Plan and any applicable planned development.
- Is in accord with all applicable provisions of the Zoning Code.
- Is consistent with any adopted design review guidelines to the extent possible
- Will not impair or interfere with the development, use or enjoyment of other property in the vicinity or the area

The design review approval process is typically completed within four to six weeks, which is considered very short when compared with other jurisdictions. Even the Calistoga Family Apartments project that required preparation of a mitigated negative declaration was recently approved within three months of the application's initial submittal.

The review of project site plans, elevation drawings and landscaping plans is guided by adopted Residential Design Guidelines, which help facilitate projects through the review process by eliminating ambiguity in design expectations. They also promote both variation in design and compatibility with the desirable qualities of existing development. Manufactured homes located outside of mobilehome parks are subject to the same design standards as conventionally-constructed housing.

The multi-family design guidelines are intended to encourage designs that maximize common space, blend with the surrounding community, limit views of parking facilities from public streets, provide architectural compatibility of accessory buildings, and direct on-site lighting on driveways and walkways and away from adjacent properties. All of these standards are compatible with the typical design of recently-constructed affordable housing projects. The Zoning Code and General Plan also provide guidelines for residential development that occurs in commercial areas and on hillsides in order to promote compatible design.

- **Building Permits**

Upon submittal of a complete set of plans for a typical single-family residence, plan check is conducted and a building permit is issued within approximately two to four weeks, and about four to six weeks for a typical multi-family plan check. The City sometimes contracts with a consultant for more complex plan checks in order to expedite their review; however, such plan checks are done on a time and materials basis to minimize the cost.

In summary, Calistoga's processing and permit procedures are reasonable and more expeditious compared to those in many 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 staff and officials. This is especially true of the environmental review component of the process, yet the City of Calistoga has little flexibility to change this, since the California Environmental Quality Act specifies procedures that local jurisdictions must observe in reviewing the potential environmental impacts of development projects.

Growth Management

Growth has been a significant issue in Calistoga for nearly three decades. The City's Growth Management System was established as a regulatory mechanism for ensuring that population and employment growth is commensurate with the City's ability to provide essential public services and facilities. The System has been designed to facilitate and implement goals and policies contained in the Calistoga General Plan. Its primary objectives include:

- Prioritize projects with housing that is affordable to lower-income households.
- Promote infill development over new development at the edges of town.
- Reduce dependency on the automobile by providing a mix of housing types in areas located close to services, transit and City parks.
- Provide a balance of residential and non-residential growth to ensure the community's unique quality of life and economic well-being.

Consistent with the General Plan, the Growth Management System is based on an annual growth rate of 1.35 percent. Based on Calistoga's average household size, the 1.35% growth rate equates to approximately 28 new units annually. The City's Regional Fair Share Housing total allocation of 27 units for the 2015 - 2022 planning cycle is well within these limits.

The Growth Management System is implemented through an annual allocation process. Preference for residential allocations is generally given to projects that include one or more of the following:

- The majority of project units count towards fulfillment of the City's remaining regional housing need in the very low-, low and moderate-income housing categories
- Housing for moderate-income households
- Housing proposed as part of a mixed-use development project
- Housing proposed on vacant, underdeveloped or redeveloped land with necessary public infrastructure in place
- Housing for special need housing groups or populations.

Allocations are not required for second dwelling units or the construction of a single-family residence on an existing lot of record.

The City has a documented history of periodically reviewing and adjusting the Growth Management System program to ensure the process is as efficient and streamlined as possible, including adoption of Resolution 2009-103, which suspended the procedures requiring: (1) an annual determination of available resources by the City Council, (2) submittal of applications only during the annual enrollment period (applications for growth management allocations can now be submitted any time during the year), and (3) approval of requested allocations by the City Council (administrative authority to approve allocation requests has been delegated to the Planning and Building Director). This continued monitoring and adjustment of the Growth Management System program as needed in response to market conditions will ensure that the program does not impose a significant constraint to the production of housing.

There are still certain aspects of the program that could constrain the production of housing, such as the one-year time frame to complete the project once an allocation had been awarded. For affordable housing projects in particular, the one-year time frame may not be enough for securing funding commitments from multiple public and private funding sources and securing planning and building permits. The one-year time frame is also challenge for projects involving subdivision maps.

Another potential constraint is the absence of a provision that allows unused/expired allocations to be rolled over from one five-year cycle to the next. In the last year of a five-year cycle, there may not be a sufficient number of allocations available or remaining to award to a larger development project. Because allocations cannot be borrowed from the next five-year cycle, the allocation award would have to be delayed for a year.

Fees and Other Exactions

Development Impact Fees

The City recently updated its development impact fees that generate funding for capital facilities and equipment investments associated with the police, fire, cultural/recreation, City administration, and transportation functions. These one-time charges on new development are used to cover the cost of capital equipment and facilities that are required to serve new growth. The fees are typically collected upon issuance of a building permit, though in some cases on issuance of a certificate of occupancy or final inspection. While these fees may affect housing prices, the only alternatives would be their payment by existing Calistoga taxpayers or no further residential development, neither of which is feasible. The City Council elected to adopt fees below the maximum supportable level, in part to avoid deterring development in the community. They are similar to those of similar communities in the vicinity. The City's impact fees associated with domestic water service and wastewater treatment are generally higher than most other communities. The fees are based on the estimated reasonable costs of providing the services and the construction, reconstruction and maintenance of the related facilities, which were derived from a detailed analysis and projections

regarding the City's system costs, improvements and revenue needs. The connection charges for second dwelling units, which may be constructed on many lots with single-family residences and are limited in size to 750 square feet, are the same as those for single-family units and represent a significant deterrent to their development.

Processing and Permit Fees

Generally, the fees associated with processing planning and building permit applications are consistent with other communities.

Table H-38 summarizes development fees, including impact, processing and permit fees. Table H-39 identifies these fees as a percentage of development costs. For a typical 2,000-square foot detached home, development fees would be approximately 9.5% of total cost. For a 48-unit multi-family apartment building, development fees would be approximately 13.8% of total per unit cost. The per unit fee portion as a percentage of total cost for new single-family and multi-family development is within a range that is considered to be acceptable.

The City Council has the authority to reduce development fees for affordable housing developments. In 2003, the City subsidized the majority of exactions and permit processing fees for an 18-unit low-income ownership housing development (Saratoga Manor).

TABLE H-38 ESTIMATED RESIDENTIAL PROCESSING AND PERMIT FEES

Cost Category	Single-Family ³	Multi-Family ⁴
Planning Entitlements ¹	\$750	\$375
Development Impact Fees ²	\$59,120	\$51,094
• City Administrative	\$2,577	\$2,195
• Cultural/Recreational	\$5,949	\$5,068
• Excise Tax	\$125	\$125
• Fire	\$2,171	\$1,850
• Police	\$577	\$492
• Transportation	\$9,461	\$5,866
• Wastewater	\$23,126	\$21,990
• Water	\$15,134	\$13,508
Building Permit / Plan Review	\$6,450	\$1,980
Total Cost per Unit	\$65,570	\$53,074

¹ Includes processing of design review application

² Excludes School District development impact fees and reimbursement fees)

³ Based on a 2,000 square foot home having a valuation of \$332,640

⁴ Based on a 1,000 square foot apartment

TABLE H-39 DEVELOPMENT FEES AS PERCENTAGE OF DEVELOPMENT COSTS

	Single-Family ³	Multi-Family ⁴
Total estimated cost per unit ¹	\$686,500	\$385,354
Fee portion of cost per unit ²	\$65,570	\$53,074
Percentage of total development cost	9.5%	13.8%

¹ Includes land, design and construction, permits, fees and other costs

² From Table H-38

³ Based on 2,000 square foot home on a 7,200 square foot lot having a valuation of \$332,640

⁴ Based on four 1,000 square foot apartments on a 10,000 square foot lot

Inclusionary Housing Program

The cost of land and its relatively limited availability within the City create market conditions that make it difficult for the private sector to produce housing that is affordable to moderate- and lower-income households. In the interest of facilitating development of housing that is affordable at these income levels, the City requires certain residential projects to contribute to the production of affordable housing within the City.

Under the inclusionary housing requirement, residential development projects consisting of five or more units must restrict 20% of the units in the project at a cost affordable to moderate- or lower-income households. Alternatives to the 20% on-site inclusionary requirement, such as payment of in-lieu fees, dedication of land or other equivalent action that would provide a comparable or superior benefit to the on-site requirement, may be considered by the City Council.

Developers must enter into an agreement with the City that sets forth the provisions of affordability for the project before the issuance of a building permit or the approval of a final map if the project involves a division of land. Inclusionary housing requirements for residential (or commercial) development projects for which a development agreement has been entered into with the City are negotiated as a term of the development agreement.

Under the auspices of the inclusionary housing requirements, the City negotiated the dedication of land (now developed with the Palisades Apartments affordable housing project), construction of on-site housing units, and agreements that could result in the payment of several million dollars of in-lieu housing fees during the planning period. These fees are deposited into the City's Affordable Housing Fund and may be used to subsidize the development of affordable housing.

An update of the inclusionary housing requirement is necessary to limit its applicability to ownership projects in light of recent court decisions that have interpreted the limitation on rents charged for rental inclusionary unit as a form of rent control. The inclusionary housing requirement could be replaced with an in-lieu fee for smaller projects due to the substantial cost to the developer of selling a unit at a below-market price.

Codes and Enforcement

The City has adopted the California Building Standards Code. The City may adopt amendments to the State Code where local conditions warrant more-restrictive regulations. In the case of Calistoga, climatic, geographical and topographical conditions justify a more-restrictive Fire Code, such as the following requirements:

- Illuminated or reflective address numbers
- Brush clearance and fire-resistant roofing materials
- Automatic sprinkler systems for certain building additions, alterations, repairs and changes in occupancy

While code requirements might increase the cost of providing housing, they also provide an important safeguard for the local population.

The City enforces its codes on a "complaint basis." While the enforcement of building and housing codes could conceivably reduce the number of units and increase the cost of housing, code enforcement provides a public benefit in that it ensures that housing is safe and sanitary. This is especially important for low-income households who may not have the option of moving elsewhere if the housing they live in is not maintained.

On- and Off-Site Improvements

The Subdivision Ordinance requires a subdivider to provide the following infrastructure and improvements:

- paved streets
- concrete curbs and gutters
- street name and traffic control signs
- street trees
- sanitary sewage collection and pumping system
- water distribution and fire protection systems
- storm water drainage systems
- undergrounded utility lines
- fences and landscaping along the rear of lots backing onto streets or highways

Developers may also be required to provide off-site improvements necessary for the general health, safety and welfare. In some instances, off-site improvements may be reimbursed using impact fees that have been collected from other projects, or by establishing a reimbursement fund that subsequent developers in the area pay into.

The local street width standard is two travel lanes and two parking lanes. Sidewalks may be required along non-rural streets and highways. With sidewalks and easements, total right-of-way width is a minimum of 56 feet, although it is wider in some areas. This design is intended to adequately accommodate traffic, parking, pedestrians and drainage. These standards may be modified if warranted by individual circumstances, and therefore are not a constraint on development.

The extent to which these improvements are required varies according to the size, type and intensity of the proposed development. Moreover, these requirements are typical of those in similar communities, and necessary for the health and welfare of those living in the subdivision or to mitigate impacts on the surrounding community. Many of the requirements, such as those for street paving, street name signs, and traffic control signs, have little impact on housing construction since the street network is already completed in most areas of the city.

Constraints to Housing for the Disabled

This section provides an analysis of governmental constraints on the development, maintenance and improvement of housing for persons with disabilities. As described above, the City facilitates permit processing for all types of housing and retrofit efforts through its rapid processing times for most housing projects. In addition, most retrofit improvements for accessibility, such as installation of ramps, do not require design review, and are only subject to inspection for building permit approval in order to ensure safety compliance. To keep in conformance with State ADA requirements, the City adopts the California Building Standards Code every three years and amends local code provisions as needed. In addition, the City has established a Building Standards Advisory and Appeals Board to hear and decide on disabled access issues as they relate to building code provisions specific to unreasonable hardships.

As further described above, no specific limitations or restrictions are contained in the Zoning Code concerning special needs housing, as they are allowed by right in all residential zones. Additionally, the Code provides for the approval of requests for reasonable accommodation by the Planning and Building Director. A request for reasonable accommodation may be made by any disabled person when the application of a zoning law or other land use regulation, policy or practice acts as a barrier to fair housing opportunities. A

request for reasonable accommodation may include a modification or exception to the rules, standards and practices for the siting, development and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a disabled person equal opportunity to housing of their choice. If an applicant needs assistance in making the request, the Planning and Building Department endeavors to provide the assistance necessary to ensure that the process is available to the applicant.

Non-Governmental Constraints

Non-governmental constraints are those that are not created by a local government, but may be lessened through its actions.

Construction Costs

Housing prices are influenced partly by the types of construction materials used. Homes in Calistoga are generally of wood frame construction and finished with stucco or wood siding. This type of construction is the least-expensive conventional method (brick, stone and concrete block are more costly). Composition shingle and built-up roofs, which are found on a large share of the community's homes, are also the least expensive, followed by wood shingle, wood shake, concrete tile, metal tile and clay tile.

The cost of lumber and wood products accounts for approximately one-third of the costs of materials used to build a home. A typical 2,000-square foot home uses nearly 16,000 board feet of lumber and 6,000 square feet of structural panels, such as plywood, and every \$1 increase in the average wholesale price of 1,000 board feet of lumber increases the cost of a typical home about \$20²¹. The recent downturn in the housing construction industry reduced the average price for framing lumber in 2009 to \$222 per thousand board feet, compared to \$400+ in the late 1990s. However, prices rebounded to an average of \$384 in 2013. Similarly, structural panel composite prices have increased from \$259 per thousand square feet in 2009 to \$426 in 2013²².

Labor costs are the single biggest expense in a home's construction after land. Over the long term, direct construction costs (including materials and labor) have decreased as a proportion of total costs due to a dramatic drop in the number of person-hours required to construct a unit, and the use of less-skilled (and therefore, lower-paid) workers because of a greater use of pre-fabricated materials.

The City can minimize construction costs by not requiring more costly kinds of building materials on residences, such as clay tile roofs. However, there is little within the City's power to affect the cost of skilled labor and building materials.

Design Preferences

Housing costs are affected in part by a residence's design, including the number and type of amenities and size. There has been a dramatic change over the last 30 years in the size of housing units and the amenities provided to them, which has resulted in higher prices for housing. New single-family homes sold in 2007 had the following characteristics according to the U.S. Census:

- The average house had 2,521 square feet, 801 more square feet than in 1977.
- 38 percent of new homes had four or more bedrooms, almost double the rate of 20 years ago, despite the drop in average household size. The larger number of rooms was partly due to the rise of specialty rooms such as home offices, sunrooms, media rooms and exercise rooms.
- In homes with four or more bedrooms, over half (57 percent) had three bathrooms or more.

²¹ National Association of Home Builders

²² www.randomlengths.com; accessed 5/28/14

- 27 percent of new homes had three or more bathrooms, nearly triple the rate from 1987.
- 90 percent of new homes had air conditioning, compared to 36 percent in 1971.
- Nearly 20 percent of new homes had at least a three-car garage.
- Half of the new homes had at least one fireplace, compared to 36 percent in 1971.

Land Costs

Approximately 25 percent of housing costs are attributable to land costs in most real estate markets. A major component of this cost is land speculation. Land costs are also affected by such factors as zoning density, the availability of infrastructure, the existence or absence of environmental constraints and the relative amount of similar land available for development.

Land costs for single-family lots in Calistoga range between \$200,000 and \$400,000, depending on the size of the parcel and its location. A 7,400-square foot vacant lot zoned R-1, which is centrally located, flat and ready to build on, was recently listed at \$225,000. Vacant lots of approximately 14,000 square feet in the Brogan subdivision sold for \$350,000. All of these properties had City sewer and water services available, but the price of the lot did not include the connection charges.

In 2013, the Corporation for Better Housing, a non-profit developer, purchased 3.32 acres of property at a cost of \$2.5 million for the 48-unit Calistoga Family Apartments project, which equates to approximately \$52,000 per unit in land costs for high-density rental housing.

Financing Costs

Home Financing

Mortgage credit is difficult to obtain for most first-time buyers and the recent tightening of underwriting standards also hinders the ability of households at the low and middle tiers to move up.

Mortgage rates are currently at historic lows. Besides lowering monthly interest payments for buyers, low interest rates allow existing homeowners to refinance their homes, thereby lowering monthly housing costs and perhaps preserving their ownership status.

In the past, mortgages for homes above the half-million-dollar mark, commonly known as “jumbo loans,” were more difficult to obtain, even for well-qualified buyers. However, in federally-designated high-cost counties, which includes Napa County, conventional and FHA loan limits have been increased to \$625,500 to assist homebuyers. Furthermore, jumbo loans have become comparatively cheaper. Lenders are currently offering rates that are more than a quarter of a percentage point lower than those on the conforming loans backed by Fannie Mae and Freddie Mac, and are increasingly holding these jumbo loans on their books as a revenue enhancer. As the Federal Housing Finance Agency, which regulates Fannie and Freddie, seeks to boost the two agencies' reserves against losses from mortgage defaults, it has raised fees and other costs for borrowers. Since Fannie and Freddie don't back jumbo mortgages, those fees don't apply and therefore aren't passed on to borrowers.

The City of Calistoga assisted 27 low- and moderate-income first-time homebuyers in purchasing homes in the Palisades, Emerald Oaks and Silverado Place Subdivisions by providing each buyer with a “silent second” mortgage to close the gap between the appraised value of the homes and the price affordable to the particular household. A deed restriction was recorded on each property that required the City be provided with an option to purchase the home in the event of re-sale in order to try to keep the homes in the community's affordable housing inventory.

Many major financial institutions and mortgage lenders that finance housing have offices in nearby cities. Homes sales are occurring in all parts of the community, and there is no evidence of mortgage-deficient areas in the community for new construction or rehabilitation loans.

The ability to accumulate a down payment is a formidable barrier to many potential homebuyers. Low-income households find it difficult to make the transition from rental to ownership units because they cannot accumulate a down payment while renting. Similarly, very low-income households may be unable to obtain rental housing because they cannot accrue the necessary security deposits and first and last months' rents.

Construction Financing

Overall, construction financing usually represents a small portion of total housing costs. Financing costs for construction are affected partly by how early in the development process loans must be taken out and how long the loans must be carried. Project delays can increase total interest payments, as well as create greater financial risk for a project. Construction financing for higher-density in-fill projects is generally harder to obtain than for conventional single-family construction.

Community Acceptance of Residential Development

Public resistance to residential development proposals, especially affordable, multi-family and/or in-fill projects, can result in lengthy and expensive review processes as well as the loss of potential units. In general, Calistoga residents are accepting of development if such concerns as privacy impacts and additional traffic are addressed. During the recent review and approval process for the Calistoga Family Apartments project – consisting of 56 very low- and low-income apartments on an in-fill site, few neighbors expressed concerns about the project. This resulted in the unanimous approval of the project by the Planning Commission, with no loss of units or an appeal of their decision to the City Council.

H. Key Findings

The key findings of the above analysis are summarized below. Any issues should be addressed in the Housing Element's goals, policies and actions.

Population, Employment and Household Income Characteristics

1. Between 2000 and 2010, Calistoga saw an increase in the diversity of its population. The percentage of the city's population who categorize themselves as Hispanic grew from 38.4 percent in 2000 to 49.4 percent in 2010, while the share of non-Hispanic White decreased from 59.1 percent to 47.7 percent. This is especially significant considering that the latter category represented 73.7 percent of the population in 1990.
2. The median age in Calistoga increased from 38.1 years to 40 years between 2000 and 2010. This increase appears attributable to an increase in the proportion of the population between 55 and 65 years of age. Calistoga's median age is virtually the same as Napa County's as a whole, but nearly 5 years older than California's median of 35.2 years. The city's distribution is very similar to Napa County's, while it has a higher elderly share and lower youth share than the State's.
3. Although housing prices in Calistoga have declined in recent years, they are expensive when compared to the average income levels of local residents. Approximately 200 low-income households devote more than 30 percent of their income for shelter, which is considered overpayment, and 500 low-income households pay more than 50 percent of their income for housing.

4. Accommodations, spa services and food service businesses employ the most workers in Calistoga. The local school district is also a large employer.
5. Many local employees are members of very-low, low-income and moderate-income households, which include service workers in the restaurant, visitor accommodation and personal service industries; and entry-level teachers; firefighters and police officers.
6. Calistoga has the lowest median household income in the county (more than \$10,000 less than the next highest city) and the highest poverty rate. (However, it should be noted that the 2007-2011 survey data is based on relatively small sample sizes with high margins of error, and should be viewed as estimates rather than definitive numbers.)

Housing Stock Characteristics

7. While 70 housing units were added to the city's housing stock between 2000 and 2010, only one has been added since 2010.
8. Compared to the county's and state's housing unit type distributions, Calistoga has a substantially higher proportion of mobile homes, and a significantly lower share of multi-family units than the state.
9. According to a survey of housing conditions in 2010, only 4.5 percent of the community's conventionally-constructed units need some level of rehabilitation. The generally well-maintained condition of surveyed homes is also evidence of an interest in conserving the city's existing units in the face of limited housing development. There is also a growing recognition and appreciation for the historic qualities of the homes in many of Calistoga's older neighborhoods.
10. The purchase of local residences as vacation homes and the offering of other homes as vacation rentals reduce the housing stock available to those who wish to permanently reside in the community.
11. There has been no visible impact on local residential property conditions as a result of foreclosures. This could be attributed to the relatively few foreclosures that have occurred in the community, their dispersed locations and the continued maintenance of the properties by the lenders who assume ownership of these properties.
12. There are very few housing units – both homes and apartments – available for rent in the community.
13. A moderate-income family of four cannot afford the recent median \$505,000 sale price of a single-family home in Calistoga.
14. There are 172 affordable, deed-restricted housing units existing or under construction in the city, including single-family homes, townhomes and apartments, which represent approximately seven percent of its total housing inventory. Their affordability ranges from extremely low (≤ 30 percent of area median income) to moderate income (≤ 120 percent of area median income) and include units targeted to first-time homebuyers and farmworkers.
15. Calistoga's average household size in 2014 was estimated at 2.56 persons per household, which is less than the countywide average of 2.73 persons and significantly less than the statewide average of 2.95 persons. However, approximately 195 renter households are living in overcrowded or severely-overcrowded units.

Special Needs Housing

16. A large proportion of Calistoga residents are seniors. Nearly 19 percent of Calistoga's population was over 65 years of age in 2010, compared to 15 percent for Napa County as a whole and 11 percent for the State. Some elderly homeowners are not physically or financially able to maintain their homes. Seniors with low incomes have particular difficulty affording housing, especially in an area with high house prices and rents such as Calistoga. In 2000, more than 11 percent of persons over the age of 65 in Calistoga were below the poverty level.
17. Over half of Calistoga's senior homeowners live in mobile homes and there are limited opportunities for alternate housing in the community. A survey of the senior mobile home parks reported that 42 percent of the households were spending more than 30 percent of their income on housing expenses and 13 percent of these were spending more than one-half of their incomes on housing.
18. Approximately 45 percent of farmworkers living in Napa County who rent their housing have housing cost burdens of greater than 30 percent. Approximately 18 percent who rent their housing pay more than 50 percent of their income towards housing. Farmworkers living in market-rate housing are also likely to experience overcrowding.
19. Up to two homeless persons regularly reside in Calistoga. A 2014 countywide survey identified 73 chronically-homeless individuals; 42 of these were unsheltered. No chronically-homeless families were found.
20. There are an estimated 55 individuals with developmental disabilities in Calistoga. Persons with development disabilities are often faced with financial hardships when searching for stable, long-term and independent housing due to low income and limited financial assistance.

Projected Housing Needs

21. The Association of Bay Area Governments (ABAG) expects Calistoga's population to grow to 5,600 by 2040, an increase of less than 500 persons, and expects total jobs in Calistoga to increase by 420 by 2040. ABAG has determined that the city's "fair share" of regional housing for the planning period of 2015 through 2022 is 27 housing units.
22. Projections developed by the City anticipate as many as 754 additional residents within the next 20 years and as many as 1,300 additional jobs within the next 20 years, many of which will pay low-income wages. If this development occurs, up to 400 units could be needed, most of them at affordable prices and rents.

Housing Opportunities and Resources

23. There is a broad range of services available to assist the City and its residents with housing needs, including special needs groups. However, the City's down payment assistance program for low- and moderate-income households has had limited success and needs to be re-evaluated.
24. The City's Affordable Housing Fund is used to preserve and expand the stock of affordable housing through construction, acquisition, rehabilitation and provision of subsidies. Funds are generated primarily through the assessment of a fee on new employment-generating uses. The basis for this "linkage fee" is the fact that the development of new non-residential uses in the City generates a need for additional workers, many in lower-income categories. Development agreements negotiated for several large projects could generate more than one million dollars for the Affordable Housing Fund during the planning period if all of them are constructed. Additional contributions to the Affordable

Housing Fund are generated by fees paid in-lieu of constructing the affordable housing required by the City's inclusionary housing program.

25. Over the last 10 years, the City has assisted with the development of 98 affordable housing units.
26. There are a number of state and federal programs potentially available to assist the City in increasing and improving its affordable housing stock.
27. Seventy-three housing units have been approved and could be constructed during the planning period.
28. In addition to the approved housing units, 16 sites in Calistoga provide realistic development opportunities for the provision of housing to all income segments. Most of the sites are vacant and only one has significant constraints that may limit its development.
29. The Zoning Code allows for a wide range of housing types, including mixed use, multi-family, second dwelling units, licensed care facilities, mobile homes, farmworker housing, emergency housing shelters and transitional and supporting housing.

Energy Conservation

30. New homes and residential additions are subject to the California Building Code, which includes stringent energy efficiency requirements. Larger landscaping projects are required to conform to the State's water-efficiency landscape standards, which minimizes the amount of energy required for water transport and irrigation. The City has not adopted any restrictions on the design or placement of photovoltaic energy systems on residential property in order to encourage their installation.
31. The City has joined the CaliforniaFIRST and California Home Energy Renovation Opportunity (HERO) Programs that allow residential property owners to finance energy-efficient improvements and renewable energy systems. Additionally, the HOME grant that the City recently received for owner-occupied residential rehabilitation will require each of the rehabilitated homes to be upgraded to meet the current energy code.
32. The City has initiated an extensive water conservation effort that will have the added benefit of reducing the energy used for water transport.

Governmental Constraints

33. Calistoga's General Plan includes a wide range of residential land use designations and allows residential development at up to 20 units per acre, which has not proven to be an impediment to the construction of affordable housing. The Zoning Code includes a wide range of residential zoning districts that allow a variety of housing types, including single-family, multi-family, second units, mobile homes, transitional and supportive housing, and residential care.
34. The Zoning Code's development standards are typical of many California communities. However, the current parking standard of two spaces per senior housing unit may be excessive for some types of senior housing and should be revised to allow fewer parking spaces under appropriate conditions. Additionally, the review process, development standards and impact fees for second dwelling units constrain the development of this type of housing.
35. The City's processing times for project applications are comparable to those of other communities. The City has a consolidated and streamlined permitting process in order to expedite building and planning applications as much as possible.

36. The one-year time frame to complete a project once a Growth Management System allocation has been awarded may be insufficient for affordable housing projects and projects involving subdivision maps.
37. The Growth Management System does not allow unused/expired allocations to be rolled over from one five-year cycle to the next. In the last year of a five-year cycle, there may not be a sufficient number of allocations available or remaining to award to a larger development project. Because allocations cannot be borrowed from the next five-year cycle, the allocation award would have to be delayed for a year.
38. The City assesses one-time charges on new development to cover the cost of capital equipment and facilities that are required to serve new growth. While these fees may affect housing prices, the only alternatives would be their payment by existing Calistoga taxpayers or no further residential development, neither of which is feasible. The City is currently updating these fees.
39. There is a need to update the City's current inclusionary housing requirements to exclude their applicability to rental projects and to evaluate the feasibility of providing affordable housing within market-rate residential projects.

Non-Governmental Constraints

40. The size of homes and the number and types of amenities have increased over the last 30 years in response to consumer demands.
41. Mortgage credit is difficult to obtain for most first-time buyers and the recent tightening of underwriting standards also hinders the ability of households at the low and middle tiers to move up.
42. The ability to accumulate a down payment is a formidable barrier to many potential homebuyers. Low-income households find it difficult to make the transition from rental to ownership units because they cannot accumulate a down payment while renting. Similarly, very low-income households may be unable to obtain rental housing because they cannot accrue the necessary security deposits, and first and last months' rents.

I. Goals, Objectives, Policies and Actions

The following goals, objectives, policies and actions address the housing needs and issues discussed above.

Goal H-1 Maximize opportunities for the development of housing to accommodate anticipated growth and facilitate mobility within the ownership and rental housing markets.

Objective H-1.1 Ensure that an adequate amount of land is available for residential development for all economic segments of the community and to meet the city's regional share of housing needs.

Policies

- P1.1-1 Maintain a supply of residentially-designated land at appropriate densities that is adequate to accommodate Calistoga's share of the regional housing need and accommodate projected housing needs.

P1.1-2 Encourage the development of housing in combination with commercial uses.

P1.1-3 Encourage the development of housing where public services are available.

Actions

A1.1-1 When reviewing proposed residential development projects and proposals to downzone residential properties or reclassify residentially-designated property to other uses, consider the potential impact on the ability of the City to provide adequate sites for residential development for all economic segments of the community and achieve its quantified housing objectives.

Time Frame: Ongoing

Responsible Entities: Planning and Building Department, Planning Commission, City Council

A1.1-2 Amend the commercial zoning districts of the Zoning Code to exclude residential floor area from the calculation of the maximum floor area allowed for a mixed use project, as provided by the General Plan's commercial land use designations.

Time Frame: Within one year of Housing Element certification

Responsible Entities: Planning and Building Department, Planning Commission, City Council

A1.1-3 When awarding Growth Management System allocations, give preference to the construction of residential units on vacant, underdeveloped or redeveloped land with necessary public infrastructure already in place.

Time Frame: Ongoing; provided by CMC Section 19.02.070(A)(4)

Responsible Entities: City Council

A1.1-4 When awarding Growth Management System allocations, give preference to residential units that are proposed as part of a mixed-use development project.

Time Frame: Ongoing; provided by CMC Section 19.02.070(A)(3)

Responsible Entity: City Council

A1.1-5 Ensure that any amendments to the Housing Element or other General Plan elements maintain internal consistency within the General Plan as a whole.

Time Frame: Ongoing

Responsible Entity: Planning and Building Department, Planning Commission, City Council

Objective H-1.2 Make effective use of residential development sites.

Policies

P1.2-1 Make the best use of available housing sites when they are developed.

P1.2-2 Promote the development of second dwelling units on lots with single-family residences.

P1.2-3 Accommodate alternative kinds of housing (e.g., shared housing, clustered housing, co-housing, cottage-style housing, and non-profit housing co-operatives) in areas designated for medium- and high-density residential development and commercial uses.

Actions

A1.2-1 Encourage new residential development to be built with no less than 50 percent of the maximum number of dwelling units prescribed by the General Plan for specific properties, subject to conformance with the City's residential design guidelines and the General Plan's residential design policies.

Time Frame: Ongoing

Responsible Entities: Planning and Building Department, Planning Commission, City Council

A1.2-2 Consider amendments to the Zoning Code's regulations for second residential units, such as deleting the requirement that the owner of a property with both a primary and second dwelling unit occupy one of them, and the reduction of development impact fees.

Time Frame: Within one year of Housing Element certification

Responsible Entity: Planning and Building Department, Planning Commission, City Council

A1.2-3 Exempt second dwelling units from the Growth Management System allocation requirement.

Time Frame: Ongoing; provided by CMC Section 19.02.050(A)

Responsible Entity: Planning and Building Department

A1.2-4 Allow alternative housing arrangements through the approval of property rezonings to a Planned Development District.

Time Frame: Ongoing

Responsible Entity: Planning and Building Department, Planning Commission, City Council

Objective H-1.3 Provide public services and facilities needed for the development of housing.Policy

P1.3-1 Ensure that new development does not outpace Calistoga's ability to provide services to meet the existing and future needs of its residents.

Actions

A1.3-1 Update the Capital Improvement Program to ensure that sewer, water, and street improvements facilitate residential development.

Time Frame: Annually

Responsible Entity: Public Works Department

A1.3-2 Provide periodic reports to the City Council on the available water supply and wastewater treatment capacity, and awarded and available Growth Management System allocations.

Time Frame: Ongoing; provided by CMC Chapter 13.16

Responsible Entity: Planning & Building Department

A1.3-3 Assess impact fees on development projects to support adequate sewer, water and transportation services, and parks and cultural facilities.

Time Frame: Ongoing

Responsible Entity: Planning & Building Department

A1.3-4 Periodically review and update development-related impact fees to ensure that fees are commensurate with the cost to the City for providing required infrastructure.

Time Frame: Ongoing

Responsible Entities: Planning and Building Department, City Council

A1.3-5 Consider using the Affordable Housing Fund to subsidize all or part of the water and wastewater connection fees for affordable housing projects.

Time Frame: Ongoing

Responsible Entities: City Council

Goal H-2 Promote housing that meets the needs of extremely low-, low- and moderate-income households, particularly those who work in Calistoga.

Objective H-2.1 Encourage the development of affordable housing.

Policy

P2.1-1 Provide incentives for the development of affordable housing.

Actions

A2.1-1 Adopt an ordinance providing for the approval of density bonuses and other incentives for projects that reserve units for extremely low-, low- and moderate-income households, consistent with State law.

Time Frame: Within one year of Housing Element certification

Responsible Entity: Planning and Building Department

A2.1-2 When awarding Growth Management System allocations, give preference to the construction of dedicated housing that is affordable to extremely low-, low- and moderate-income households.

Time Frame: Ongoing; provided by CMC Section 19.02.070(A)(1)

Responsible Entity: City Council

A2.1-3 Maintain the City's Affordable Housing Fund as a source of funding for affordable housing to extremely low-, low- and moderate-income households.

Time Frame: Ongoing

Responsible Entity: City Council

A2.1-4 Allocate, as economic resources permit, a portion of any tax revenue resulting from new development, including transient occupancy tax (TOI), to support housing opportunities for extremely low-, low- and moderate-income households, including for use in land banking, development of affordable housing, or other uses that will lead to more affordable housing.

Time Frame: Ongoing. Within two years of Housing Element certification, pursue the purchase of property for the construction of affordable and/or special-needs housing.

Responsible Entity: City Council

A2.1-5 Use loan repayments from the 1980s CDBG residential rehabilitation program to fund programs and projects that benefit extremely low-, low- and moderate-income households.

Time Frame: Ongoing. Funds from this account are used annually to support contract services with the City of Napa Housing Authority (grant applications and program administration), Napa Valley Community Action (homeless services), Napa Valley Fair Housing and Rebuilding Calistoga.

Responsible Entity: City Council

Objective H-2.2 Pursue state and federal funding assistance appropriate to Calistoga’s needs for affordable housing.

Policy

P2.2-1 Use state and federal funding assistance, to the extent these subsidies are available and appropriate to Calistoga, to assist people in need of affordable housing and developers interested in constructing affordable housing.

Actions

A2.2-1 Use local funding to leverage funding available from federal, state, county and private funding sources for affordable housing and housing for special needs groups.

Time Frame: Ongoing. Meet with the Housing Authority of the City of Napa at least annually to review upcoming funding application notices, identify feasible programs and determine how the Affordable Housing Fund and Community Development Fund can be leveraged to maximize the likelihood of success in obtaining funding awards. Assist the HACN in applying for suitable funding.

Responsible Entity: Planning and Building Department.

A2.2-2 Assist developers in seeking funding for affordable housing from at least three sources: (1) local banks seeking to meet their obligations under the Community Reinvestment Act, (2) investors seeking Low-Income Housing Tax Credits, and (3) federal and state funds, including those available under the HOME program.

Time Frame: Ongoing

Responsible Entity: Planning and Building Department

Objective H-2.3 Address the impacts of nonresidential development and market-rate residential development on the demand for, and the development of, affordable housing.

Policy

P2.3-1 Offset the impact of new nonresidential development and market-rate residential development on the need for, and the provision of, housing affordable to extremely low-, low- and moderate-income households.

Actions

A2.3-1 Revise the Zoning Code’s inclusionary housing requirements to reflect recent court decisions regarding their applicability to rental housing and the feasibility of providing affordable housing within market-rate residential projects.

Time Frame: Within one year of Housing Element certification

Responsible Entity: Planning and Building Department

A2.3-2 Assess affordable housing linkage fees on nonresidential development that are deposited in the Affordable Housing Fund to be used, in part, to increase the supply of affordable housing. Periodically review and revise the fees as necessary.

Time Frame: Ongoing; provided by CMC Section 17.08.020(B)

Responsible Entity: Planning and Building Department

<p>Goal H-3 Maintain the City's housing stock and protect the affordability of affordable units.</p>

Objective H-3.1 Minimize the loss of existing housing units.

Policies

- P3.1-1 Discourage the loss of housing by new development, expansion of development and conversion to non-residential uses.
- P3.1-2 Regulate the conversion of mobile home parks to other uses.
- P3.1-3 Prohibit vacation rentals to maximize housing available to long-term occupants.

Actions

A3.1-1 Where the loss of affordable housing occurs through demolition or conversion, these units shall be replaced on-site or elsewhere. The City Council may allow the payment of an in-lieu fee to the Affordable Housing Fund for lost units in addition to any affordable housing linkage fee in cases where the proposed uses clearly provide other benefits to the City.

Time Frame: Ongoing

Responsible Entities: Planning and Building Department, City Council

A3.1-2 Consider adopting a mobile home park conversion ordinance to require the assessment of impacts, public hearings and relocation assistance before a mobile home park can be converted to another use.

Time Frame: Within two years of Housing Element certification

Responsible Entities: Planning and Building Department, City Council

A3.1-3 Continue to actively enforce the Zoning Code's prohibition of vacation rentals (i.e., the renting of homes for fewer than 30 days).

Time Frame: Ongoing

Responsible Entities: Planning and Building Department, Police Department

Objective H-3.2 Minimize the conversion of affordable units to market-rate units.

Policies

- P3.2-1 Monitor affordable housing projects to ensure their continued occupancy by appropriate individuals and households.
- P3.2-2 Control rent increases on mobile home park spaces.

Actions

A3.2-1 Monitor deed-restricted affordable housing projects to ensure compliance with affordability requirements and restrictions.

Time Frame: Ongoing. Monitoring reports verifying rents and household incomes completed by Housing Authority of the City of Napa annually.

Responsible Entities: Planning and Building Department, Housing Authority of the City of Napa

A3.2-2 Continue to administer the Mobile Home Rent Stabilization Ordinance and defend it against legal challenges. Monitor the effectiveness of the Ordinance and revise if necessary to maximize its effectiveness.

Time Frame: Ongoing

Responsible Entities: Planning and Building Department, City Council

Goal H-4 Address the housing needs of special-needs population groups, including seniors, farmworkers, the disabled, large families and female-headed households.

Objective H-4.1 Promote housing for special-needs population groups.Policies

P4.1-1 Provide incentives to projects providing housing for special-needs population groups.

P4.1-2 Provide information on local services that assist special-needs population groups.

P4.1-3 Collaborate with Napa County and non-profit organizations to promote housing for special-needs population groups.

P4.1-4 Improve disabled accessibility to existing residences and promote universal design in new residences.

P4.1-5 Encourage larger residential development projects to provide a range of unit sizes.

P4.1-6 Provide information on housing resources to special-needs population groups.

Actions

A4.1-1 When awarding Growth Management System allocations, give preference to the construction of housing that will assist one or more special-needs groups.

Time Frame: Ongoing; provided by CMC Section 19.02.070(A)(5)

Responsible Entity: City Council

A4.1-2 Approve residential density bonuses and incentives consistent with the provisions of State law for senior housing projects.

Time Frame: Ongoing

Responsible Entity: Planning and Building Department, Planning Commission

A4.1-3 Collaborate with Napa County, the agricultural industry and non-profit organizations to assess the need, plan for, fund and develop farmworker housing to meet the needs of permanent and seasonal laborers.

Time Frame: Ongoing. The City approved 56 units of farmworker housing units in 2013, 48 of which are under construction and will be completed in 2015. Continue to provide annual funding to the Napa County Housing Authority to support the three farmworker housing centers, including the Calistoga Center.

Responsible Entity: Planning and Building Department

- A4.1-4 Collaborate with Napa County and non-profit organizations to assess the needs of the homeless by participating in efforts to survey this population, and providing funding or other support to ensure the provision of shelters on a regional basis.

Time Frame: Ongoing. The City provides annual funding to Community Action Napa Valley to support homeless services.

Responsible Entities: Planning and Building Department, City Council

- A4.1-5 Provide information about the 211 phone system, which provides assistance to persons in need of emergency shelter.

Time Frame: Ongoing. The City provides this information at city offices and on its web site.

Responsible Entities: Planning and Building Department, Police Department

- A4.1-6 Maintain an up-to-date Housing Resources page on the City's web site that provides information on the City's housing programs and links to the web sites of local housing organizations and housing agencies.

Time Frame: Ongoing

Responsible Entity: Planning and Building Department

- A4.1-7 As part of the project review process, provide incentives to market-rate rental housing projects of 10 or more units that provide three- and four- bedroom units, which may include waivers from or modifications to development standards as determined to be appropriate through the development review process.

Time Frame: Ongoing

Responsible Entities: Planning and Building Department, Planning Commission

- A4.1-8 Amend the Rural Residential and Rural Residential-Hillside Zoning Districts to allow supportive and transitional housing as permitted uses.

Time Frame: Within one year of Housing Element certification

Responsible Entities: Planning and Building Department, Planning Commission, City Council

- A4.1-9 Encourage developers of affordable housing projects to designate a share of the units for the disabled, including developmentally-disabled persons.

Time Frame: Ongoing

Responsible Entities: Planning and Building Department, Planning Commission, City Council

Objective H-4.2 Financially support housing for special-needs population groups.

Policy

- P4.2-1 Provide local funding to support housing for special-needs population groups.

Actions

A4.2-1 Maintain the City's Affordable Housing Fund as a source of funding for housing for special-needs population groups.

Time Frame: Ongoing

Responsible Entity: City Council

A4.2-2 Allocate, as economic resources permit, a portion of any tax revenue resulting from new development, including transient occupancy tax (TOT), to support housing opportunities for special-needs population groups.

Time Frame: Ongoing

Responsible Entity: City Council

A4.2-3 Use loan repayments from the CDBG account to fund programs and projects that benefit special-needs population groups.

Time Frame: Ongoing. Funds from this account are used annually to support contract services with the City of Napa Housing Authority (grant applications and program administration), Napa Valley Community Action (homeless services), and Rebuilding Calistoga.

Responsible Entity: City Council

Objective H-4.3 Pursue state and federal funding assistance appropriate to Calistoga's needs for special-needs housing.

Policy

P4.3-1 Use state and federal funding assistance, to the extent these subsidies are available and appropriate to Calistoga, to assist special-needs population groups in need of affordable housing and developers interested in constructing such housing.

Actions

A4.3-1 Use local funding to leverage funding available from federal, state, county and private funding sources for special needs groups.

Time Frame: Ongoing.

Responsible Entity: Planning and Building Department.

A4.3-2 Maintain a Housing Resources page on the City's web site that provides information on resources for special-needs population groups and links to the web sites of local housing organizations and housing agencies.

Time Frame: Ongoing

Responsible Entity: Planning and Building Department

Objective H-4.4 Provide disabled access to housing.

Policy

P4.4-1 Maximum accessibility by the disabled to housing units.

Actions

A4.4-1 Enforce State requirements for accessibility and adaptability in remodeled and new housing projects.

Time Frame: Ongoing

Responsible Entity: Planning and Building Department

A4.4-2 Enforce the City's Universal Design Policy that requires accessible design features to be incorporated into newly-constructed and substantially-rehabilitated single-family and duplex residences to the maximum feasible extent, and update as necessary.

Time Frame: Ongoing

Responsible Entity: Planning and Building Department

A4.4-3 Seek grants to retrofit existing housing to provide disabled accessibility.

The current HOME Owner-Occupied Rehabilitation Program provides funding for such retrofits.

Time Frame: Ongoing

Responsible Entity: Planning and Building Department

A4.4-4 Inform the public about the City's reasonable accommodations provisions that allow modifications to the City's development standards for persons with disabilities seeking equal access to housing.

Time Frame: Ongoing

Responsible Entity: Planning and Building Department

Goal H-5 Maintain and enhance the physical condition and aesthetic qualities of existing residential neighborhoods.

Objective H-5.1 Preserve and improve the quality of existing housing.

Policies

P5.1-1 Enforce health and safety codes and abate unsafe living conditions, giving property owners ample opportunities to correct deficiencies within a reasonable time frame.

P5.1-2 Encourage homeowners to maintain their property in a safe condition.

P5.1-3 Make use of governmental programs targeted at the rehabilitation of housing for lower-income households.

Actions

A5.1-1 Offer technical assistance to aid homeowners in maintaining, upgrading and improving their property.

Time Frame: Ongoing

Responsible Entity: Planning and Building Department

A5.1-2 Provide funding and cooperate with volunteer groups such as Rebuilding Calistoga to help lower-income households maintain and upgrade their property.

The HOME Owner-Occupied Rehabilitation Program provides funding for such maintenance and upgrades.

Time Frame: Ongoing. Annual funding is provided to Rebuilding Calistoga.

Responsible Entity: Planning and Building Department, City Council

A5.1-3 Seek to correct health and safety issues identified during routine building permitting and inspection activities.

Time Frame: Ongoing

Responsible Entities: Planning and Building Department, Fire Department

A5.1-4 Develop and adopt a procedure as part of the City's Code Enforcement Program for the City to intervene when a property is becoming seriously deteriorated, especially if it is of historic significance.

Time Frame: Within three years of Housing Element certification

Responsible Entities: Planning and Building Department, Police Department

A5.1-5 Maintain an annual inspection program to enforce health and safety codes and abate unsafe living conditions in the City's multi-family housing complexes and mobile home parks.

Time Frame: Ongoing. The City inspects one mobile home park annually and all multi-family housing is inspected annually.

Responsible Entities: Planning and Building Department, Fire Department

Objective H-5.2 Encourage private investment in older residential neighborhoods and the private rehabilitation of housing.

Policy

P5.2-1 Support the maintenance and revitalization of Calistoga's older residential neighborhoods.

Actions

A5.2-1 Maintain streets, sidewalks and other municipal systems in older residential neighborhoods in good repair.

Time Frame: Ongoing

Responsible Entity: Planning and Building Department

A5.2-2 Allow the application of the State's Historic Building Code to qualified homes in order to provide flexibility in rehabilitation and modification efforts.

Time Frame: Ongoing

Responsible Entity: Planning and Building Department

A5.2-3 Publicize the City's Mills Act program to encourage owners of qualified owner-occupied homes to actively participate in the rehabilitation, restoration, preservation and maintenance of their historic property in exchange for a reduction in their property taxes.

Time Frame: Ongoing. Information is provided on the City's web site and to property owners of historic properties who apply for building permits.

Responsible Entity: Planning and Building Department

Objective H-5.3 Ensure new housing development complements Calistoga’s rural small-town community identity and incorporates quality design.

Policies

P5.3-1 Encourage good design that incorporates and/or respects neighborhood and community characteristics.

P5.3-2 Encourage larger residential subdivisions to provide a range of lot sizes and designs.

Actions

A5.3-1 The City’s residential design standards and the General Plan’s Character Area Overlay Districts shall be considered in the review of proposed residential projects.

Time Frame: Ongoing

Responsible Entities: Planning and Building Department, Planning Commission

A5.3-2 As part of the project review process, encourage new residential subdivisions of ten or more lots or units to provide a range of lot sizes and designs to the extent feasible, and avoid “cookie cutter” approaches to subdivision design.

Time Frame: Ongoing

Responsible Entities: Planning and Building Department, Planning Commission

Goal H-6 Remove governmental constraints to the maintenance, improvement and development of housing, where feasible.

Objective H-6.1 Streamline the City’s permit review process, simplify regulations, and minimize fees to promote the provision and maintenance of housing.

Policies

P6.1-1 Maintain development and permitting procedures that are efficient and do not constrain the production of housing.

P6.1-2 Reduce parking requirements for residential uses that share commercial parking, where appropriate.

P6.1-3 Ensure that parking requirements for senior housing are the minimum necessary to provide adequate parking.

P6.1-4 Minimize constraints on housing development related to the Growth Management System.

Actions

A6.1-1 Allow use of the Historic Building Code to facilitate the rehabilitation of historic residences.

Time Frame: Ongoing

Responsible Entity: Planning and Building Department

A6.1-2 Fast-track the processing of applications and entitlements for projects that meet General Plan policies and City regulations, with particular attention paid to projects providing affordable housing.

Time Frame: Ongoing

Responsible Entity: Planning and Building Department

A6.1-3 Allow the joint utilization of parking spaces where it can be demonstrated that shared use will not result in an unacceptable impact on parking in the public right-of-way or on off-street parking lots.

Time Frame: Ongoing

Responsible Entity: Planning and Building Department.

A6.1-4 Amend the Zoning Code to allow reduced parking for senior housing.

Time Frame: Within three years of Housing Element certification

Responsible Entity: Planning and Building Department, Planning Commission, City Council

A6.1-5 Amend the Growth Management System to allow for longer time extensions under appropriate circumstances and when certain performance standards have been met.

Time Frame: Within two years of Housing Element certification

Responsible Party: Planning and Building Department, Planning Commission, City Council

A6.1-6. Amend the Growth Management System to allow the rollover of unused allocations between five-year housing cycles.

Time Frame: Within two years of Housing Element certification.

Responsible Party: Planning and Building Department.

A6.1-7. Amend Zoning Code Chapter 17.04, Definitions, to update the definitions for "supportive housing" and "transitional housing," consistent with state law, update the definition of "family," consistent with current case law, and to add a definition for "target population."

Time Frame: Within one year of Housing Element certification.

Responsible Party: Planning and Building Department.

Goal H-7 *Prevent housing discrimination on the basis of race, color, sex, religion, age, ancestry, marital status, children or disability*

Objective H-7.1 Provide housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, disability or color.

Policies

P7.1-1 Support fair and equal housing opportunities for all Calistogans and discourage discriminatory housing practices.

P7.1-2 Support organizations that provide equal housing services to Calistoga residents.

Actions

A7.1-1 Provide bilingual information about fair housing at public locations, including displaying printed materials at City Hall, providing printed materials to the UpValley Family Center, and including links to fair housing resources on the Housing Resources page of the City's web site.

Time Frame: Ongoing

Responsible Entity: Planning and Building Department

A7.1-2 Provide financial support to, and work with local organizations, such as Fair Housing Napa Valley and the UpValley Family Center, to provide multi-lingual landlord-tenant education, conciliation and the intake of discrimination complaints, investigation and enforcement.

Time Frame: Ongoing. The City provides annual funding to both of these groups.

Responsible Entities: Planning and Building Department, City Council

A7.1-3 Include a Fair Housing Marketing Plan as part of housing opportunities created through the City's affordable housing programs.

Time Frame: Ongoing

Responsible Entity: Planning and Building Department

A7.1-4 Continue to implement fair housing practices in affordable housing programs, such as the HOME residential rehabilitation program.

Time Frame: Ongoing

Responsible Entity: Planning and Building Department

Goal H-8 Reduce energy use and greenhouse gas production in existing and new residential development.

Objective H-8.1 Reduce energy demand in new and existing housing through conservation and efficiency.

Policies

P8.1-1 Promote the use of energy conservation features in the design of new and remodeled residential structures.

P8.1-2 Encourage sustainable design and construction practices in new residential development projects.

Actions

A8.1-1 Publicize the availability of weatherization and energy-efficiency programs for existing residences that are offered by utility companies and other organizations.

Time Frame: Ongoing. Information about the HERO and CalFirst loan programs is posted on the City's web site.

Responsible Entity: Planning and Building Department

A8.1-2 Ensure efficient water use for irrigation by adopting the State's standards for water-efficient landscape design.

Time Frame: Within one year of Housing Element certification

Responsible Entity: Planning and Building Department, City Council

A8.1-3 Fund energy conservation improvements through local rehabilitation programs to assist lower-income households in lowering energy expenses.

Time Frame: Ongoing. The current HOME rehabilitation program includes funding for energy-efficiency improvements.

Responsible Entity: Planning and Building Department, City Council

Quantified Objectives

The following quantified objectives are based on the Housing Element’s identification of existing and projected housing needs, potential housing development sites and financial resources, and the Element’s analysis of constraints to the development and maintenance of housing. This information has been used to establish reasonable estimates of what these programs and policies can accomplish.

The tables below estimate the number of units that could be constructed, rehabilitated and conserved/preserved during the planning period (i.e., February 1, 2015 through January 31, 2023). The quantified objectives do not represent a ceiling, but rather set a goal for the City to achieve, based on needs, resources and constraints.

Construction Objectives

The quantified objectives for housing construction are based on the approved and under-construction housing units shown in Table H-32, modified to reflect what is likely to be constructed during the planning period. The 80 potential units greatly exceed the City’s share of regional housing needs for the period (i.e., 27) and nearly two-thirds of the anticipated units would be affordable to low- and moderate-income households. It should also be noted that 48 of the units are targeted to the farmworker special needs group.

TABLE H-40 QUANTIFIED OBJECTIVES FOR HOUSING, 2015 – 2022

Target Income Group	No. of Units	Share of Total
Extremely Low ($\leq 30\%$ of AMI ¹)	6	8%
Very Low (31 - 50% of AMI)	28	35%
Low (51 - 80% of AMI)	13	16%
Moderate (81 - 120% of AMI)	4	5%
Above Moderate ($\geq 120\%$ of AMI)	29	36%
Total	80	100%

¹ Area median income established by HUD on an annual basis

Rehabilitated Housing Objectives

The rehabilitated housing objectives are the number of units that may be rehabilitated during the planning period. They are based on the HOME owner-occupied rehabilitation program described in the Financial Resources section.

TABLE H-41 REHABILITATED HOUSING OBJECTIVES

HOME Rehabilitation Program	20 Units
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Special Housing Needs Objectives

The special housing needs objectives are the number of units that will be provided for special needs groups. They are based on the Calistoga Family Apartments project that is under construction.

TABLE H-42 SPECIAL HOUSING NEEDS OBJECTIVES

	Units by Special Needs Group			
	Disabled accessible ¹	Disabled adaptable ²	Farmworker household	Hearing impaired ³
Calistoga Family Apartments	3	22	48	1

¹ Incorporates the principles of Universal Design

² Entry to first floor is disabled-accessible, and an accessible path of travel is provided within unit

³ Designed with special lighting and equipment such as paging devices from the entryway to the rooms, vibrating alarm systems, computer teletype technology, strobe lighting to alert residents to smoke or fire

Conserved Affordable Housing Objectives

The conserved affordable housing objectives are the number of units whose affordability will be preserved during the planning period through deed restrictions and the City’s mobile home park rent stabilization ordinance.

TABLE H-43 CONSERVED AFFORDABLE HOUSING OBJECTIVES

	No. and Target Income Groups
Housing with long-term affordability restrictions ¹	173 low- and moderate income units
Mobile home park rent stabilization ordinance	556 low- and moderate income units

¹ Table H-20