

Responses to HCD Comments on Draft Housing Element

HCD Comment	Revisions to Draft Housing Element
1. Add overpayment information for moderate- and above moderate-income households	Table H-19 revised to include this data
2. Identify existing number of extremely-low income households	Page H-17 revised to include this data
3. Add information on the needs of existing developmentally-disabled residents and available resources, and action to address needs	Page H-24 revised to include this Information and Action A4.1-8 added to address needs
4. Add realistic development capacity for each potential development site	Table H-33 revised to include this data
5. Add action to revise Zoning Code to allow transitional and supportive housing in the RR and RR-H Zoning Districts	Action A4.1-7 added requiring these amendments
6. Identify amount of each development impact fee	Table H-38 revised to include this data and text on page H-56 revised to reflect recent update
7. Add action to revise Zoning Code definition of "family" to reflect current case law	Action A6.1-7 added requiring this amendment, as well updating the definitions for "supportive housing" and "transitional housing," and adding a definition for "target household." Text added on Page H-53 explaining the need for these amendments.
8. Revise Table A-1 (Evaluation of 2011 Housing Element Programs) Action H-1.2, A.4 to note that multi-family residential is still allowed in the CC District by use permit	Comment on Action H-1.2, A.4 revised to reflect this.
9. Update Public Participation section to summarize comments received during public review and how they were addressed by Element	Text added to Page H-2 describing comments received and the actions that respond to these comments.
10. Delete Actions A2.1-5 and A4.203 because they are duplicative of other actions.	Actions deleted.
11. Provide timeframes for ongoing actions, including A4.1-3, where feasible	Timeframes added to Actions A2.1-4, A2.1-5, A3.2-1, A4.2-3, A5.1-2, A5.2-3, A8.1-1
12. Add action to specifically address Extremely Low-Income Household needs	All goals, policies and actions that refer to "low- and moderate-income households" revised to add "extremely low-" to highlight the needs of this income group
13. Add action to specifically address developmentally-disabled housing needs	Action A4.1-8 added to encourage developers of affordable housing projects to designate a

	share of the units for developmentally-disabled persons
14. Add action that continues current fair housing actions	Action A7.1-4 added to require continued implementation of fair housing practices
15. Identify zoning districts that allow agricultural uses	Information added to page H-25
16. Add action to ensure that consistency with General Plan is maintained	Action A1.1-5 added regarding General Plan consistency
17. Expand Action A4.1-3 to continue the provision of funding in support of County migrant farmworker housing	Action A4.1-3 expanded to include the continued provision of funding
18. Expand Action A2.2-1 to include annual consultation with Housing Authority regarding funding opportunities and as Notices of Funding Availability are released	Action A2.2-1 expanded to include annual consultation
19. Expand Action A7.1-1 to provide fair housing information in locations in addition to web site	Action A7.1-1 expanded to include displaying printed materials at City Hall and providing printed materials to the UpValley Family Center

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

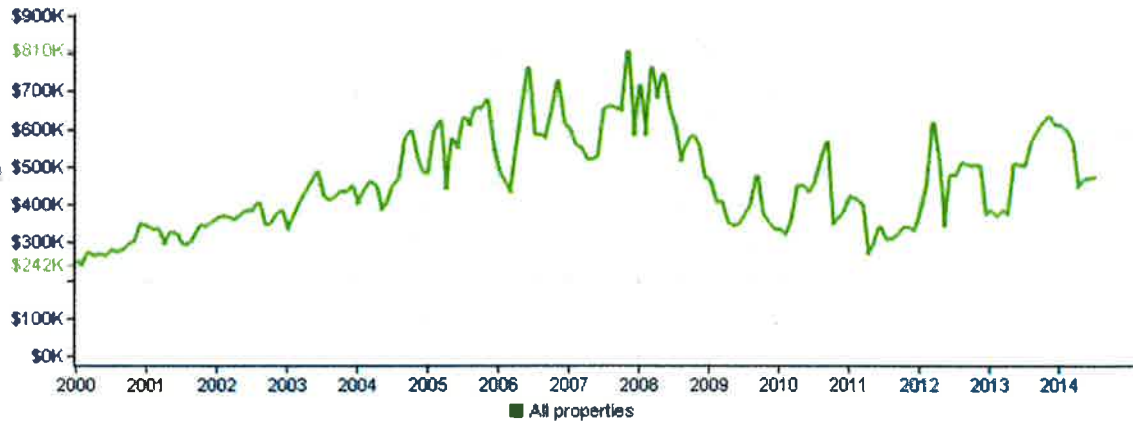
State law requires a housing element to be prepared with public participation. Specifically, Government Code Section 65583(c)(7) requires that the City, "make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element."

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 ~~2014 Housingdraft~~ Element on October 7, 2014Update after receiving a staff presentation, along with written and oral public comments, 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 __, 2015.

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.

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.

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

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

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.

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

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 BY LOWER INCOME HOUSEHOLDS, 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
<u>Moderate income</u>	<u>25</u>	<u>29</u>
<u>Above moderate income</u>	<u>45</u>	<u>10</u>
Totals	40110	255294
<u>Renter-occupied households</u>		
Very low income	145	225
Low income	15	50
<u>Moderate income</u>	<u>15</u>	<u>0</u>
<u>Above moderate income</u>	<u>0</u>	<u>0</u>
Totals	160175	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.

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.

Potential Loss of Affordable Units

Restricted affordable housing

As shown in Table H-20 , there are no multi-family rental affordable housing developments in Calistoga that are at risk of converting to market-rate rents due to the termination of a subsidy contract, mortgage pre-payment, or expiration of restrictions on use during the next 10 years (i.e., prior to 2024). This includes multi-family rental housing that receives governmental assistance under a federal program, state and city multi-family revenue bond programs or City programs.

- 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.

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%

⁸ North Bay Regional Center

⁹ ABAG, Projections 2013

¹⁰ The 2010 Census does not include this data

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*¹⁰ 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.

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.¹¹ 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.

¹⁰ BAE Urban Economics, March 29, 2013.

¹¹ Yctman, Robert. March 2009. Napa Valley Wine Industry Wages & Benefits. Prepared for the Napa Valley Grape Growers Association.

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	<u>35 units</u>	<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	<u>74 units</u>	<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	<u>33 units</u>	<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	<u>26 units</u>	<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	<u>62 units</u>	<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	<u>12 units</u> <u>3 units</u>	<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	<u>11 units</u>	<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	<u>10 units</u>	<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	<u>8 units</u>	<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	<u>9 units</u>	<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	<u>6 units</u>	<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	<u>16 units</u>	<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	<u>4 units</u>	<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	<u>41 units</u>	<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	<u>24 units</u>	<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	<u>30 units</u>	<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	<u>22 units</u>	<ul style="list-style-type: none"> • Existing single-family residence • No obvious constraints

Source: City of Calistoga

- 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

- 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 ~~is in the process of 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 13.4% 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	\$1,560,375
Development Impact Fees ²	\$58,091,658,840	\$2,408,152,510,94
• <u>City Administrative</u>	\$2,577	\$2,195
• <u>Cultural/Recreational</u>	\$5,949	\$5,068
• <u>Excise Tax</u>	\$125	\$125
• <u>Fire</u>	\$2,171	\$1,850
• <u>Police</u>	\$577	\$492
• <u>Transportation</u>	\$9,461	\$5,866
• <u>Wastewater</u>	\$23,126	\$21,990
• <u>Water</u>	\$15,134	\$13,508
Building Permit / Plan Review	\$6,450	\$68,400,1,980
Total Cost	\$65,291	\$2,478,112
Total Cost per Unit	\$65,291,73,040	\$51,627,53,074

¹ Includes processing of design review application

² Includes water, wastewater, public safety, excise and Excludes School District development impact fees and (does not include reimbursement fees)

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

⁴ Based on a 1,000 square foot apartment 48-unit (16, 1-bdrm; 16, 2-bdrm; and 16, 3-bdrm) apartment complex on a 3.32-acre parcel having a valuation of \$8,467,944

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	\$65,291,73,040	\$51,627,53,074
Percentage of total development cost	9.510.6%	13.47%

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 48-unit (16 1-bdrm; 16 2-bdrm; and 16 3-bdrm) apartment complex on a 3.32-acre parcel having a valuation of \$8,467,944

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 annually 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 Housing Trust 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

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 (TOT), to support housing opportunities for 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

Responsible Entity: City Council

A2.1-5 Use local funding to leverage funding available from federal, state, county and private sources for affordable housing and housing for special needs groups.

Time Frame: Ongoing

Responsible Entity: City Council

A2.1-6 Consider using loan repayments from the 1980s CDBG residential rehabilitation program to fund programs and projects that benefit low- and moderate-income households.

Time Frame: Ongoing

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 Housing Trust 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

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

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 Housing Trust 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 (TOT), 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 local funding to leverage funding available from federal, state, county and private sources for affordable housing and housing for special needs groups.~~

~~*Time Frame: Ongoing*~~

~~*Responsible Entity: City Council*~~

A2.1-65 ~~Consider u~~Using 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.

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 Housing Trust 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

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

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 Housing Trust 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.

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

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 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 Housing Trust 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 local funding to leverage funding available from federal, state, county and private sources for housing for special-needs population groups.~~

~~*Time Frame: Ongoing*~~

~~*Responsible Entity: City Council*~~

A4.2-~~3~~⁴ Use loan repayments from the CDBG account to fund programs and projects that benefit special-needs population groups.

Time Frame: Ongoing

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, to be initiated by the end of 2014, will include 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 current 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.

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

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

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 residential 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 ~~anticipated to be initiated in 2014~~ 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 (≤30% of AMI ¹)	6	8%
Very Low (31 - 50% of AMI)	28	35%
Low (51 - 80% of AMI)	13	16%

Goals and Actions	Status & Actions Taken Since 2011	Maintain / Modify / Delete
<p>H-1.2, A.3 ZOA for Agricultural Employee Housing Amend the Zoning Ordinance to allow agricultural employee housing for six or fewer persons by right in the R-1 Zoning District, subject to the same regulations as a single-family dwelling.</p>	<p>Completed Ordinance 685 adopted in 2012</p>	<p>Delete Action has been completed</p>
<p>H-1.2, A.4 ZOA for MF Housing as Permitted Use Amend the Zoning Ordinance to permit multi-family housing as a matter of right in the R-3 and Community Commercial zoning districts subject to a non-discretionary Design Review process.</p>	<p>Partially Completed Ordinance 699 adopted in 2013 allowed multi-family housing as a matter of right in the R-3 Zoning District</p>	<p>Delete Multi-family housing is maintained as a conditionally-permitted use because it may not be appropriate for all Community Commercial-zoned parcels.</p>
<p>H-1.3, A.1 CIP Annual Update Update the Capital Improvement Program annually to ensure that sewer, water, and street improvements facilitate timely residential development.</p>	<p>Ongoing</p>	<p>Maintain</p>
<p>H-1.3, A.2 Housing Element Dissemination Forward the certified Housing Element to public utilities providing gas, electricity and telephone and cable services and to the Calistoga Joint Unified School District, to ensure that public utilities and school facilities are made available to meet the expected housing growth in those areas where development is planned.</p>	<p>Completed The certified Housing Element was forwarded to these entities in 2012</p>	<p>Delete Action has been completed. No changes to housing locations or projected growth are included in the updated element.</p>
<p>H-1.3, A.3 Low-Income Housing Service Priority Adopt an ordinance that establishes specific procedures to grant priority service to housing with units affordable to lower-income households whenever capacity is limited.</p>	<p>Completed Ordinance 685 adopted in 2012</p>	<p>Delete Action has been completed</p>
<p>H-1.4, A.1 Design Standards Adoption Adopt design standards for multi-family, single-family attached, mixed use, residential care and group home facilities based on broad input from the community to ensure these forms of housing are compatible with and complement the community's rural small-town character. Such standards shall be drafted to be non-discretionary (e.g., to ensure that they</p>	<p>Partially Completed Design guidelines for single- and multi-family dwellings were adopted in 2013.</p>	<p>Delete Remainder of Action is not necessary. Design standards for the remaining uses are not needed because mixed use development is likely to be limited, and residential care and group home facilities have unique designs.</p>