

City of Calistoga

Staff Report

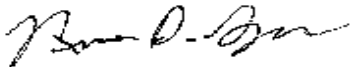
TO: Honorable Mayor and City Council

FROM: Richard Spitler, City Manager

DATE: April 21, 2015

SUBJECT: Consideration of the Type of Affordable Housing for a .74 acre parcel located at 611 Washington Street

APPROVAL FOR FORWARDING:



Richard D. Spitler, City Manager

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2 **ISSUE:** Consideration of the Type of Affordable Housing for a .74 acre parcel located at
3 611 Washington Street.

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5 **RECOMMENDATION:** By motion, give direction.

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7 **BACKGROUND:** At its February 17, 2015 the City Council by resolution directed the
8 City Manager to negotiate a possible purchase of 611 Washington Street for an
9 affordable housing project from the Corporation for Better Manager authorization to agree
10 to a senior housing project, as the preferred type of affordable housing on this property,
11 this item is back before the Council for further direction.

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14 **DISCUSSION:** CHB has indicated that they only type of affordable housing that can be
15 feasibly built on this property at sufficient densities is a senior, rental apartment project.
16 The project would have 30 units total with mostly one bedroom units. 34 parking spaces
17 would be on-site. The building would be 3 stories (35 to 40 feet high). See Attachment 3.
18 They would seek funding from various sources including tax credits, Home Loan Funds,
19 among others. If the City is financially involved, it can influence the type of housing built.

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21 The property is zoned R-3 Residential/Professional Office District. The project would
22 need several incentives, including a density bonus, as it has more units than the
23 allowable 20 units per acre. They would also need a parking space reduction (justified by
24 the senior population) and a building height increase allowance. The units would be
25 handicapped adapted to allow easy conversion to those in need. An elevator would be

26 installed. A 750 sf community room would be included. Rents would be restricted to
27 affordable rates, probably in the very low income range. See Attachments 2 & 3.

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29 There is no doubt that there is an urgent need for rental housing for all types of
30 households, including family and single occupancy. In staff's opinion this property is too
31 small to provide the on-site parking required for most types of affordable housing. Only
32 special housing needs that have a reduced parking demand can be accommodated on
33 this property. The alternative would be to reduce the number of units down to 12 which
34 was what was previously approved under the Rossi apartment project in 2006. However,
35 there is concern that if the number of units is reduced to this level that funding would not
36 be available to subsidize the project to meet affordable rental guidelines.

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38 The proposed project would be a three story building which has not been done recently in
39 Calistoga. It should be noted that a 3 story building increases the need for a ladder truck
40 in Calistoga, although this project would not necessarily mandate one.

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42 The City does not need to purchase this property; however, City involvement does help in
43 making it competitive for tax allocation funding.

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45 **ATTACHMENTS:**

- 46 1-Air photo of Project Property
- 47 2- Site Plan for senior housing
- 48 3- Schematic of three story apartment
- 49 4- Resolution No. 2015-022