



**Inclusionary Housing Proposal and request for Density Bonus,
Development Standards Concession and Reduced Parking**

Calistoga Vista Project- 1506 Grant Street

October 6, 2017

Healthy Buildings proposes the development of 50 rental condominiums at 1506 Grant Street. The units will be rented as apartments until they are sold sometime in the distant future. This statement addresses how our project will fulfill the City's inclusionary housing requirement and – as allows by state law- requests the approval of a density bonus, development standard concession and reduced parking for the project.

Fulfillment of Inclusionary Housing Requirement

We propose to meet the inclusionary housing requirements of Calistoga Municipal Code Section 17.08.020 by providing 8 units (16% of total project units) at rents/sales prices affordable to low-income households (80% of AMI), which exceeds the minimum 10% requirement. We will enter into an agreement to restrict the rental/purchase price by such households for the minimum required 55-year period.

Density Bonus Request

The Calistoga General Plan's Land Use Map designates the project site as Community Commercial, which allows the development of multi-family housing at densities of up to 20 dwelling units per acre. Based on our project area of 1.93 acres, this density would allow a maximum of 39 units to be constructed.

The proposed 8 affordable units represent 21% of the maximum 39 units that could be constructed. Therefore, pursuant to Govt. Code Section 65915, we are entitled to a density bonus of 35%. We are requesting approval of a 28 %density bonus (11 additional units), which is equal to a density of 26 units per acre.

Concession Requests

By qualifying for a density bonus, our project is entitled to up to two "concessions" or "incentives" (Govt. Code Sections 65915(d) and (k)). The requested concessions/incentives must be granted unless the City makes specified written findings, based upon substantial evidence, that they would not result in identifiable and actual cost reductions, or that they would cause adverse effects upon the public welfare or physical environment that cannot be mitigated.

Concession Request #1 -Building Height ◦ Healthy Buildings hereby requests a modification to Calistoga Municipal Code Section 17.22.060, which limits the height of primary buildings to 30 feet, to allow a maximum project building height of 36'-6". In order to provide 8 units at rents/prices affordable to low income households, as well as 12 units affordable to workforce households whose income is up to 140% of area median income, our project needs to include 30 market rate units. In order to achieve this density, a 3 story building design is necessary. If the development were held to the 30-foot maximum building height, the development could not yield enough units to be economically feasible and the project could not proceed.

Concession Request #2 - Reduced Parking ◦ By qualifying for a density bonus, our project is entitled to relief from municipal parking standards per Govt. Code Section 65915 (p), which provides that the vehicular parking ratio, inclusive of handicapped and guest parking for qualifying projects cannot exceed the following ratios: (a) one bedroom: one onsite space, (b) two to three bedrooms: two spaces onsite. Pursuant to these ratios, the development is not required to provide more than 58 spaces. However, since the site design can accommodate more parking than mandated, the development will provide a total of 68 onsite parking spaces. Parking provided onsite breaks down as follows:

Carport Parking= 56 spaces (includes 4 handicapped spaces)
Uncovered Compact Parking = 10 spaces
Uncovered Standard Parking= 2 spaces (at required access easement)
Total Parking onsite = 68 spaces

There will be EV charging stations for 4 compact parking spaces and 2 handicapped spaces. A total of 18 bike parking spaces will be provided.

The requested density bonus, development standards concession and parking reduction are within the parameters of state law, and will afford the City of Calistoga an attractive, well planned housing development of affordable, workforce and market rate housing.

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