

City of Calistoga
Housing Element Implementation - 2017¹

Housing Element Action		Status	Actions Taken in 2017
1.1-1	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.	Ongoing	No such projects or proposals were reviewed in 2017
1.1-3	When awarding Growth Management System allocations, give preference to the construction of residential units on vacant, under-developed or redeveloped land with necessary public infrastructure already in place.	Ongoing	No preferential treatment was required because sufficient allocations were available for all residential development
1.1-4	When awarding Growth Management System allocations, give preference to residential units that are proposed as part of a mixed-use development project.	Ongoing	No preferential treatment was required because sufficient allocations were available for all residential development
1.1-5	Ensure that any amendments to the Housing Element or other General Plan elements maintain internal consistency within the General Plan as a whole.	Ongoing	The General Plan was not amended during 2017
1.2-1	Encourage new residential development to be built with no less than 50% 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.	Ongoing	Approved a 28% density bonus for the Calistoga Vista project No other major residential development projects were reviewed during 2017
1.2-2	Consider amendments to the Zoning Code's regulations for second residential units to promote their development.	Completed	Adopted amendments to promote accessory dwelling units, including a parking waiver
1.2-4	Allow alternative housing arrangements through the approval of rezonings to the Planned Development District.	Ongoing	No applications for rezoning to PD received
1.3-1	Update the Capital Improvement Program to ensure that sewer, water, and street improvements facilitate residential development.	Ongoing	Included updated CIP in annual budget, including sewer, water, and street improvements
1.3-2	Provide periodic reports on the available water supply and wastewater treatment capacity, and awarded and available Growth	Ongoing	Presented report to City Council on July 18, 2017

¹ Excludes actions that were completed in previous years

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	Management System allocations.		
1.3-4	Periodically review and update development-related impact fees to ensure that fees are commensurate with the cost to the City for providing required infrastructure.	Ongoing	Reduced water and wastewater development impact fees for multi-family by 30-60%/unit, and accessory dwelling units by \$10,000/unit
1.3-5	Consider using the Affordable Housing Fund to subsidize all or part of the water and wastewater connection fees for affordable housing projects.	Ongoing	No opportunities for subsidies available
2.1-2	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.	Ongoing	No preferential treatment was required because sufficient allocations were available for all residential development
2.1-3	Maintain the Affordable Housing Fund as a source of funding for housing affordable to extremely low-, low- and moderate-income households.	Ongoing	Assessed Affordable Housing Development Impact Fee on new commercial development Purchased a potential affordable housing site using \$472,000 from the Affordable Housing Fund
2.1-4	Allocate, as economic resources permit, a portion of tax revenue resulting from new development, including transient occupancy tax (TOT), to support affordable housing opportunities.	Ongoing	--
2.2-1	Use local funding to leverage funding available from federal, state, county and private funding sources for affordable housing and housing for special needs groups.	Ongoing	--
2.2-2	Assist developers in seeking funding for affordable housing	Ongoing	--
3.1-1	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.	Ongoing	Demolished unit at 1001 Cedar was replaced In-lieu fee paid for conversion of dwelling unit to office at 509-B Washington
3.1-2	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.	Not completed	--
3.1-3	Continue to actively enforce the Zoning Code's prohibition of vacation rentals	Ongoing	Monitored vacation rental web sites and advised property owners of prohibition

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3.2-2	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.	Ongoing	Administered Ordinance
4.1-1	When awarding Growth Management System allocations, give preference to the construction of housing that will assist one or more special-needs groups.	Ongoing	No preferential treatment was required because sufficient allocations were available for all residential development
4.1-3	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.	Ongoing	--
4.1-4	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.	Ongoing	Provided funding to Community Action Napa Valley for operation of homeless shelters and Hope Center, and to Calistoga Family Center to help maintain housing referral services
4.1-5	Provide information about the 211 phone system, which provides assistance to persons in need of emergency shelter.	Ongoing	Provided flyers at City Hall and on Housing Resources page on the City's web site
4.1-6	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.	Ongoing	Maintained Housing Resources page
4.1-7	As part of the project review process, provide incentives to market-rate rental housing projects of 10 or more units that provide 3- and 4- bedroom units.	Ongoing	Approved density bonus for Calistoga Vista project, which includes 3-bedroom units
4.1-9	Encourage developers of affordable housing projects to designate a share of the units for the disabled, including developmentally-disabled persons.	Ongoing	--
4.2-2	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.	Ongoing	--
4.3-1	Use local funding to leverage funding available from federal, state, county and private funding sources for special needs groups.	Ongoing	No opportunities were available for leveraging such funding
4.3-2	Maintain a Housing Resources page on the City's web site that provides information on	Ongoing	Maintained Housing Resources page

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	resources for special-needs population groups and links to the web sites of local housing organizations and housing agencies.		
4.4-3	Seek grants to retrofit existing housing to provide disabled accessibility.	Ongoing	Continued to administer HOME and CDBG residential rehabilitation grants, which may be used for such retrofits
4.4-4	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.	Ongoing	Advised public of reasonable accommodations provisions when appropriate
5.1-2	Provide funding and cooperate with volunteer groups such as Rebuilding Calistoga to help lower-income households maintain and upgrade their property.	Ongoing	Contributed \$10,000 to Rebuilding Calistoga
5.1-4	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.	Not completed	--
5.1-5	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.	Ongoing	Inspected the Fairway Manor Mobile Home Park and pursued correction of identified violations
5.2-1	Maintain streets, sidewalks and other municipal systems in older residential neighborhoods in good repair.	Ongoing	Completed construction of Grant Street underground drainage improvements Completed plans for Fairgrounds storm drain repair and all state and federal permitting Completed three-quarters of sidewalk grinding for trip hazards Continued ADA ramp replacement projects
6.1-4	Amend the Zoning Code to allow reduced parking for senior housing.	Not completed. Such parking reductions are allowed by CMC Chapter 17.08.	--
6.1-5	Amend the Growth Management System to allow for longer time extensions under appropriate circumstances and when certain performance standards have been met.	Not completed. Time extensions are not needed.	--

Housing Element Action		Status	Actions Taken in 2017
7.1-1	Provide bilingual information about fair housing at public locations, provide printed materials to the UpValley Family Center, and include links to fair housing resources on the Housing Resources page of the City's web site.	Ongoing	Provided bilingual information about fair housing at prescribed locations
7.1-2	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.	Ongoing	Provided funding to Fair Housing Napa Valley and UpValley Family Center
7.1-3	Include a Fair Housing Marketing Plan as part of housing opportunities created through the City's affordable housing programs.	Ongoing	Implemented fair housing practices as part of the CDBG residential rehabilitation program
7.1-4	Continue to implement fair housing practices in affordable housing programs, such as the HOME residential rehabilitation program.	Ongoing	Implemented fair housing practices as part of the CDBG residential rehabilitation program
8.1-1	Publicize the availability of weatherization and energy-efficiency programs.	Ongoing	Publicized CalFirst and HERO loan programs for energy-efficient home improvements
8.1-2	Ensure efficient water use for irrigation by adopting the State's standards for water-efficient landscape design.	Ongoing	Enforced State's water efficient landscape ordinance
8.1-3	Fund energy conservation improvements through local rehabilitation programs to assist lower-income house-holds in lowering energy expenses.	Ongoing	Included energy conservation improvements as part of the CDBG residential rehabilitation program

Quantified Housing Objectives

The City took the following actions during 2017 towards meeting its regional share of new housing for the 2015-2022 planning period.

- Issued occupancy permits for 2 single-family dwellings (above-moderate income), including a manufactured home, and 1 accessory dwelling unit (moderate income).
- Issued building permits for 55 total units, including:
 - A 30-unit apartment project targeted to extremely low-, very low- and low-income seniors, constructed on a site purchased by the City and leased to the non-profit developer for \$1/year. All units are disabled-accessible or adaptable in design. A 58 percent density bonus and three concessions in the form of deviations from the Municipal Code's development standards were approved to facilitate the project.
 - 20 above-moderate income single-family units at the Silver Rose project
 - 2 above-moderate income single-family units at 1801 & 1805 Michael
 - 1 moderate-income apartment created through the conversion of an adjoining unit's bedroom

- 2 moderate-income accessory dwelling units created through the conversion of existing space.
- Approved 50 multi-family units (Calistoga Vista), including a 28 percent density bonus, reduced parking and increased building height to facilitate its development. Eight units will be deed restricted to low-income households.

The following table shows progress the City has made in meeting its share of regional housing needs during the 2015-2022 planning period, based on building permits issued between January 31, 2015 and December 31, 2017.

**Progress Made Towards Fulfilling
Calistoga's Share of Regional Housing Needs
5th Cycle of Housing Element Planning Period (2015 – 2022)¹**

Income group	RHNA Need	Provided to date	Remaining need
Extremely low ($\leq 30\%$ of AMI ²)	3	3	0
Very low (31-50% of AMI)	3	20	-17
Low (51- 80% of AMI)	2	7	-5
Moderate (81 - 120 % of AMI)	4	3	1
Above Moderate (>120 % of AMI)	15	22	-7
Total units	27	55	-28

¹ January 31, 2015 – January 31, 2023

²Area median income established by HUD on an annual basis