



HOUSING ELEMENT WORKSHOP

Calistoga Housing Advisory Committee

June 21, 2021

PRESENTATION OUTLINE

- **Introductions**
- **Housing Element**
 - **Outreach**
 - **Regional Housing Needs Allocation**
 - **Site Selection**
 - **Housing Analysis & Policy**
- **Q&A**



INTRODUCTIONS

Policy
Planning

Urban
Design

Environmental
Review

Historic
Preservation

Community
Engagement

Staffing
Solutions



GEOFF BRADLEY
Principal



CHRISTINA PAUL
*Engagement
Manager*



SUNG KWON
*Project
Manager*



OLVIA ERVIN
*Environmental
Manager*

M-Group exists to bring innovative and effective planning solutions to Bay Area cities.

40+ Planners

+ 3 Bay Area Offices

= 1 Team committed to *building better communities.*



HOUSING ELEMENT

HOUSING ELEMENT

- **Update Every 8 Years**
 - Housing Needs
 - Sites Inventory & Analysis
 - Constraints on Housing
 - Past Performance
 - Strategy to Address Needs
 - **Affirmatively Furthering Fair Housing (AFFH)**

NEW!



FAIR HOUSING

AFFH/FAIR HOUSING

Affirmatively Furthering Fair Housing (Assembly Bill 686)

This 2018 state law requires all state and local public agencies to facilitate deliberate action to explicitly address, combat, and relieve disparities resulting from past patterns of segregation to foster more inclusive communities.

OUTREACH



Survey



Focus Groups



Individual Interviews



Pop-up



Housing Advisory Committee

RHNA

WHAT IS RHNA

- **Regional Housing Needs Allocation**

Since 1969, California has required that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in the community.

- **Regional Number**

California Department of Housing and Community Development sets the RHNA of each region/council of governments.

- **Calistoga RHNA**

Association of Bay Area Governments provides allocation by local agency.



WHAT COUNTS

Must be a unit per the US Census definition

- ✓ Yes - Single family house, ADU, junior ADU, apartment, condominium
- ✗ No - traditional dorms or nursing homes

5TH CYCLE RHNA PROGRESS

	Allocation	Total through 2020	Percent Complete
Very Low	6	23	383%
Low	2	12	600%
Moderate	4	8	200%
Above Moderate	15	40	266%
Total	27	83	307%

6TH CYCLE RHNA

2023-2031

	5 th Cycle	6 th Cycle
Very Low	6	31
Low	2	19
Moderate	4	19
Above Moderate	15	50
Total	27	119*

* An additional 15-30% buffer is recommended

SITE SELECTION

SITE SELECTION



Pipeline Projects



Accessory Dwelling Units



Reuse Sites



APPROVED PROJECTS

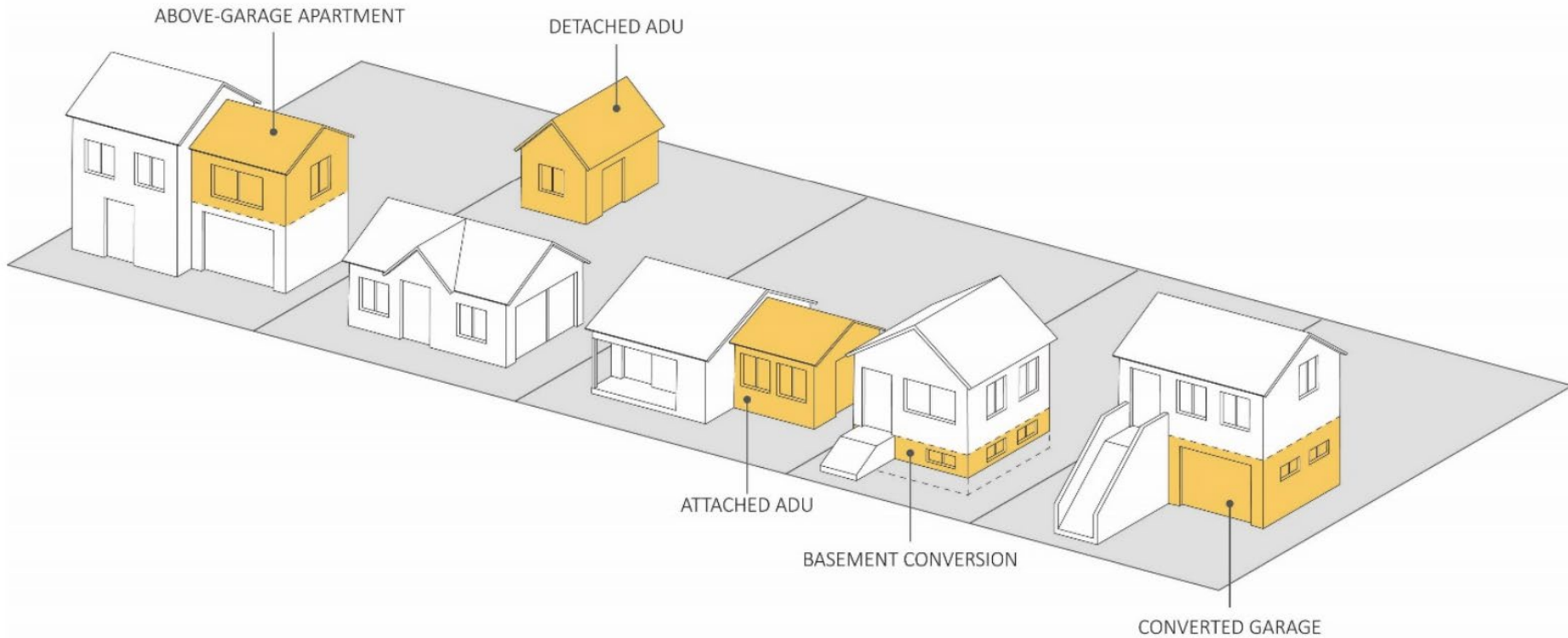
	Silverado Terrace	1855 Lincoln
Very Low		24
Low	8	37
Moderate		16
Above Moderate	42	1*
Total	50	78

* Manager's Unit

ACCESSORY DWELLING UNITS



ACCESSORY DWELLING UNITS



POTENTIAL REUSE SITES



HOUSING ANALYSIS & POLICY

MAJOR BUILDING BLOCKS

Existing Housing Needs

- Affordable Housing at Risk of Conversion
- Extremely Low-Income Housing Needs
- Overpayment & Overcrowding

Projected Housing Needs

- New housing needed – Regional Housing Needs Allocation (RHNA)

MAJOR BUILDING BLOCKS

Special Housing Needs

- Large Families, Female Headed Households
- Homelessness
- People with Disabilities including Developmental Disabilities
- Seniors

Site Inventory & Analysis

- Adequate Sites & Analysis
- Inventory of Suitable Land
- Accessory Dwelling Units (ADUs)
- Opportunities for Energy Conservation

MAJOR BUILDING BLOCKS

Constraints

- Regulations and Codes
- Constraints for People with Disabilities
- Fees & Exactions
- Land Use Controls
- Non-Governmental Constraints
- Processing & Permitting Procedures

Program Requirements

- Quantified Objectives
- Address, Mitigate and Remove Constraints
- Assist in the Development of Housing
- Identify Adequate Sites
- Improve & Conserve the Existing Housing Stock
- Preserve Units at Risk of Conversion of Market Rates
- Provide Equal Housing Opportunities

QUESTIONS?



Questions



Ideas



Concerns

Thank you for your time and commitment to the City of Calistoga.

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