



Site Selection Workshop

Calistoga Housing Advisory Committee

December 20, 2021



Presentation Outline

- **RHNA**
- **Net New RHNA**
- **Site Selection**
- **Outreach Summary**
- **Survey Results**
- **Policy Themes**



RHNA



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

Net New RHNA



RHNA Credit



Pipeline Projects



Accessory Dwelling Units



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

ADU production

2020: 4

2019: 2

2018: 3

Average: 3

Safe Harbor

3 (average yearly units)
x 8 (years in 6th Cycle)
24

	(0 – 50%) AMI	(51 - 80%) AMI	(81 - 120%) AMI	(above 120%) AMI	Total
ADUs	7	7	7	3	24

30% Very Low, 30% Low, 30% Moderate, 10% Above Moderate

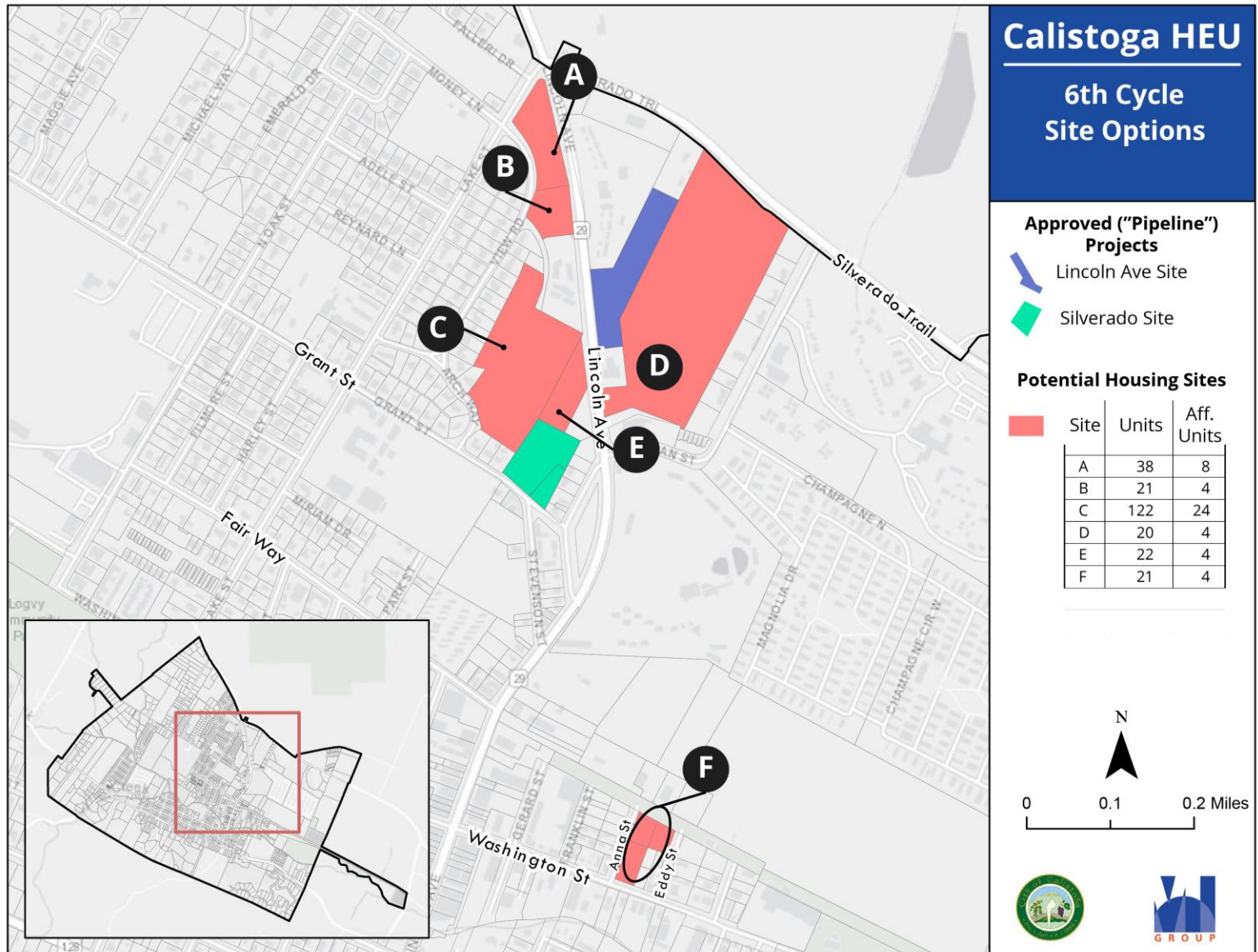
Net New RHNA

	Very Low	Low	Moderate	Above Moderate	Total Units
	(0 – 50%) AMI	(51 - 80%) AMI	(81 - 120%) AMI	(above 120%) AMI	
6th Cycle RHNA	31	19	19	50	119
30% Buffer	9	6	6	15	36
6th Cycle RHNA with 30% Buffer	40	25	25	65	155
Pipeline Projects					
Silverado Terrace	0	8	0	42	50
1855 Lincoln	24	37	16	1	78
ADUs	7	7	7	3	24
RHNA Credit	31	52	23	46	152
Total Net New Units Needed	9	0	2	19	30

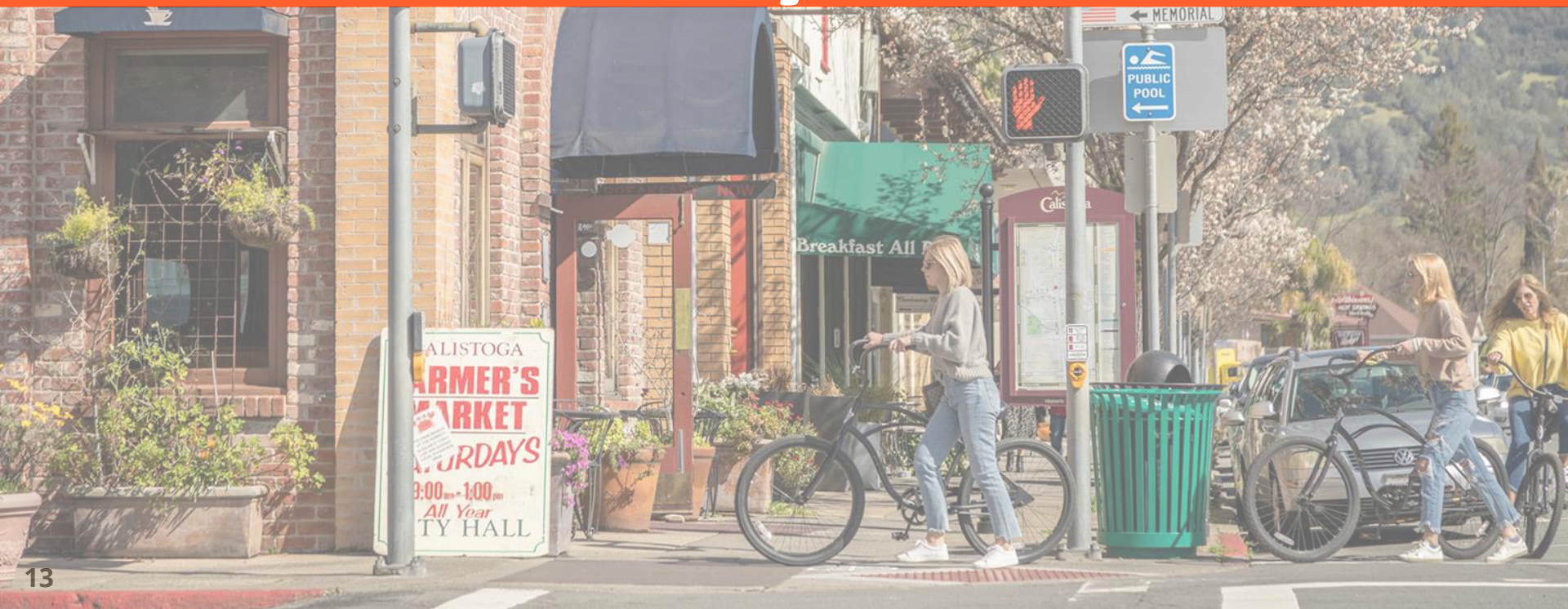
Site Selection



Reuse Sites



Community Outreach



Outreach



Focus Groups



Individual Interviews



Pop-up



City Website



Survey



City Website

Rain has arrived, but Calistoga is still in drought. Please turn off your irrigation systems to conserve water.



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Wed, Dec 15, Partly Cloudy

68F°

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Calistoga Housing Element Project

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Calistoga is in the process of updating the Housing Element of the City's General Plan.

Like other cities in the Bay Area, Calistoga is required by State Law to update its General Plan Housing Element to plan for the construction of new homes at all income levels to be built in Calistoga between 2023 and 2031. The City will need to develop strategies to meet housing needs in the city and accommodate those new homes. The decisions made during this process will shape the future evolution of Calistoga.

What is the Housing Element?

Through the Regional Housing Needs Assessment (RHNA), the State of California requires all local jurisdictions to plan for a share of the region's housing needs between 2023 and 2031. The Housing Element is part of the General Plan and is the City's primary housing strategy. This document includes an assessment of housing needs and conditions in the city and establishes goals and policies to meet these needs.

The City's existing Housing Element can be found [here](#).

Calistoga Housing Element 101

City of Calistoga

Housing Element Update

November 2021

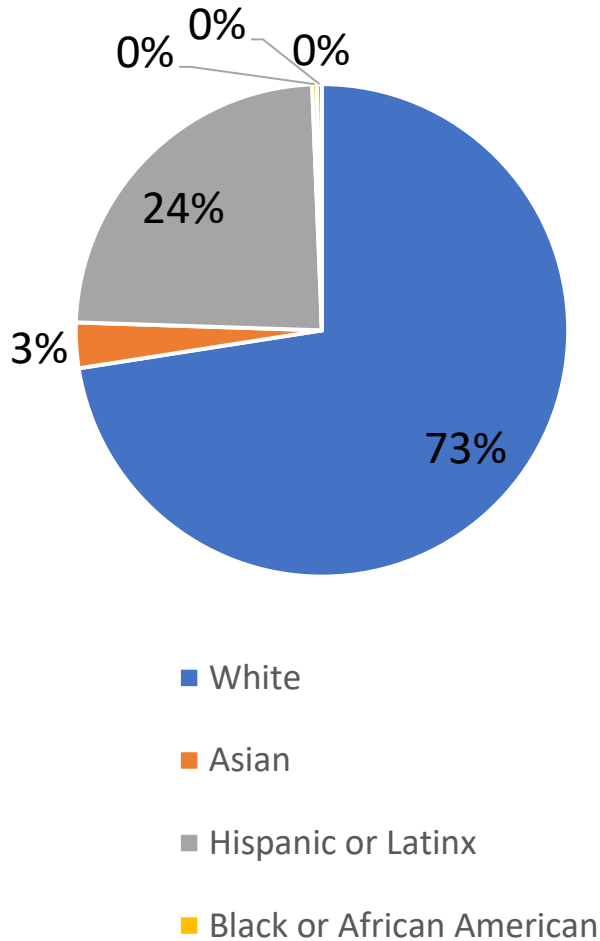
Housing Element 101

Survey Demographics

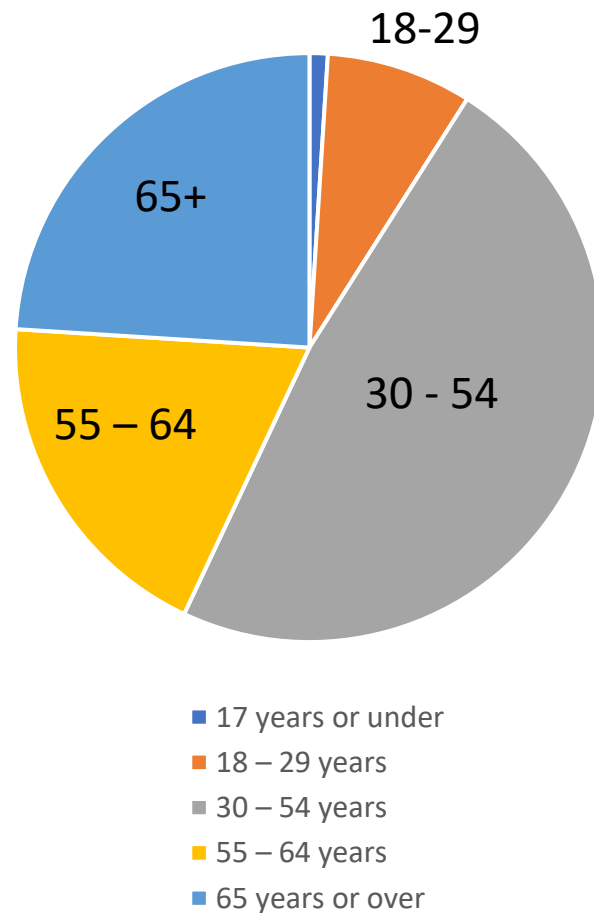
- Over **300** people have completed the survey
- **95%** of respondents are residents
 - Homeowners | 70%
 - Renters | 28%
- **35%** of respondents live and work in Calistoga
- **38%** of respondents are retired and living in Calistoga
- **22%** of respondents live in Calistoga but work elsewhere

Survey Demographics

Race and Ethnicity



Age



Important Criteria for New Housing

1. Ensure that the housing market in Calistoga provides a diverse range of housing types (including single-family homes, townhomes, apartments, duplex/triplex, and condominiums to meet the varied needs of local residents) **69%**
2. Fair/equitable housing opportunities and programs to help maintain and secure neighborhoods that have suffered foreclosure **57%**
3. Ensuring that children who grow up in Calistoga can afford to live in Calistoga **54%**
4. Establish programs to help at-risk homeowners keep their homes, including mortgage loan program **51%**

% said this was Very Important

Policy Themes



Policy Themes

The following themes were identified through public feedback to guide the development of policies in the HEU

1. **Support missing middle housing**
2. **Rent regulation**
3. **Subsidized housing**
4. **Financial assistance**
5. **Prioritization of fair and equitable housing opportunities**
6. **Vacation homes (not occupied) should be limited**
7. **Allocated workforce housing**
8. **Affordability and availability of housing**
9. **Appeal to 18-24 years olds**
10. **Population increase and its relationship to the Safety/evacuation plan**

Next Steps

Upcoming Events

Joint Planning Commission and Housing Advisory Committee Meeting

TBD



Questions?



Questions



Ideas



Concerns

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

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Income Limits Napa

Income Level	% of Area Median Income	1 person Household	2 Person Household	3 Person Household	4 Person Household
Extremely Low	0 – 30%	\$23,900	\$27,300	\$30,700	\$34,100
Very Low	30 – 50%	\$39,800	\$45,500	\$51,200	\$56,850
Low	50 – 80%	\$63,050	\$72,050	\$81,050	\$90,050
Moderate	80 – 120%	\$91,750	\$104,850	\$117,950	\$131,050
Above Moderate	Over 120%				

2021 Napa County Area Median Income: \$109,200 (4-person Household)

<https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/income-limits-2021.pdf>