



# CITY OF CALISTOGA

## HOUSING ELEMENT

2023 - 2031 planning period

6<sup>th</sup> cycle

Public Review Draft

*The purpose of the Housing Element is to work towards accommodating the city's housing needs while maintaining Calistoga's rural small-town character and appearance, its sense of community, and its natural and historic setting.*

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# HOUSING ELEMENT

*The purpose of the Housing Element is to accommodate the city's housing needs while maintaining Calistoga's rural small-town character and appearance, its sense of community, and its natural and historic setting.*

## CHAPTER 1: INTRODUCTION

The State Legislature has established the attainment of a decent home and satisfying living environment for every California resident as a goal of the highest priority. However, this goal is not just a matter of statewide concern. Each city and county has an obligation to contribute its part by including a Housing Element as one of the seven mandatory elements of the General Plan. It is a primary goal of the City to provide safe and affordable housing<sup>1</sup> for all Calistoga residents and to ensure that adequate housing is planned as the population expands in the future consistent with available resources.

The purpose of Calistoga's Housing Element is to provide a long-term, comprehensive plan to address the housing needs for all economic segments of the community. The Housing Element addresses existing and projected housing demand and establishes goals, quantifiable objectives, policies, and actions to assist the City in implementing the plan, while also striving to protect its rural small-town character and appearance, sense of community, and natural and historic setting.

This 2023 Housing Element Update also creates a plan for meeting the City's share of region-wide housing need for the planning period from January 31, 2023 to January 31, 2031 as required by state law. It is organized into the following sections:

**Introduction.** The Introduction summarizes State requirements relating to the Housing Element.

**Review of the 5<sup>th</sup> Cycle Housing Element.** This section evaluates the progress made on the 2015-2023 RHNA and actions from the last housing element.

**Affirmatively Furthering Fair Housing.** This section includes an assessment of fair housing issues and describes the community engagement process used to ensure public involvement in the development of the 2023-2031 Housing Element.

**Demographic and Housing Stock Overview and Housing Needs.** This section includes demographic and housing data that characterize the community's housing profile and existing and projected housing needs. This section also includes an inventory of at-risk affordable housing units in the city.

**Housing Sites and Resources.** This section provides an updated inventory of approved housing projects and sites for the development of housing, and identifies housing opportunities and resources.

**Constraints to the Development of Housing.** This section provides an overview and analysis of potential constraints to the development of housing.

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<sup>1</sup> For the purposes of this Housing Element, "affordable housing" means housing affordable to extremely low-, very low-, low-, or moderate-income households, as defined in Health and Safety Code §50052.5.

**Energy Conservation.** This section of the Housing Element describes opportunities for energy conservation in residential development.

**Housing Policies and Actions.** This section includes the housing goals, policies, and implementing actions that will guide housing development and services to meet the city’s regional housing allocation.

### *Housing Policies and Actions*

The policy portion of the Element contains goals, objectives, policies, and actions, including “quantified objectives” that translate the actions into expected numbers of housing units to be produced. The City’s progress in implementing the actions contained in the 2015-2023 Housing Element along with recommendations to maintain, modify or delete its objectives, policies, and actions in light of its success and changed circumstances is contained in Table 2-2.

The most current housing data and population information was provided by the Metropolitan Transportation Commission/Association of Bay Area Governments (MTC/ABAG) which includes 2019 census data. Other information sources include a housing stock conditions survey that was conducted during 2021 by city staff and interviews with regional housing providers and city staff.

### *Legal Requirements*

The California Government Code requires every city and county in California to include a housing element in its general plan. Unlike the rest of the general plan, which typically encompasses a 20-year time period, housing elements are prepared approximately every eight years, following timetables set forth by state law. According to state law, Calistoga and all other San Francisco Bay Area jurisdictions are mandated to complete and adopt a housing element covering the period from January 31, 2023 to January 31, 2031.

The housing element must be integrated and consistent with all other elements of the General Plan. All possible steps in the preparation and review of the 2023 Housing Element Update have been taken to ensure that there are no conflicts in data, goals, objectives, policies, and actions.

State requirements for the information to be included in a housing element are identified throughout this document in each appropriate section.

### *Consistency with the General Plan*

The Housing Element is one of the 11 elements that compose the City’s General Plan, and it will be updated every eight years in compliance with State Law. This Housing Element update does not coincide with any other General Plan element updates.

## CHAPTER 2: REVIEW OF THE 5<sup>TH</sup> CYCLE HOUSING ELEMENT

### *Evaluation of Previous Housing Element*

California Government Code Section 65588 requires that a Housing Element evaluate the appropriateness, effectiveness, and progress relative to achieving its stated goals and objectives. This complete and thorough review process provides information that informs best practices for achieving successful implementation over the next planning period. Additionally, by comparing the City's Regional Housing Needs Allocation (RHNA) performance between 2015 and 2023 against the current RHNA target, the City can identify the strengths and weaknesses of current strategies. Accomplishments under the 5<sup>th</sup> Cycle Housing Element are evaluated in this chapter to determine the effectiveness of the previous housing element, the City's progress in implementing the 5<sup>th</sup> Cycle Housing Element, and the appropriateness of the housing goals, objectives, and policies.

The City of Calistoga's 5<sup>th</sup> Cycle Housing Element was adopted on January 6, 2015 after a public outreach and engagement process that included a general community meeting and public hearings with the Planning Commission and City Council. Through this process, the resulting 5<sup>th</sup> Cycle Housing Element focused on achieving an adequate supply of safe, decent housing for all residents of Calistoga through maintaining and preserving the existing housing stock, preserving the character of Calistoga's residential neighborhoods, meeting the City's regional housing needs allocations, and providing additional affordable housing. Specifically, the 5<sup>th</sup> Cycle Housing Element identified the following goals:

- Goal H-1      Maximize opportunities for the development of housing to accommodate anticipated growth and facilitate mobility within the ownership and rental housing markets.*
- Goal H-2      Promote housing that meets the needs of extremely low-, low- and moderate-income households, particularly those who work in Calistoga.*
- Goal H-3      Maintain the City's housing stock and protect the affordability of affordable units.*
- Goal H-4      Address the housing needs of special-needs population groups, including seniors, farmworkers, the disabled, large families, and female-headed households.*
- Goal H-5      Maintain and enhance the physical condition and aesthetic qualities of existing residential neighborhoods.*
- Goal H-6      Remove governmental constraints to the maintenance, improvement and development of housing, where feasible.*
- Goal H-7      Prevent housing discrimination on the basis of race, color, sex, religion, age, ancestry, marital status, children or disability*
- Goal H-8      Reduce energy use and greenhouse gas production in existing and new residential development.*

*RHNA Progress***TABLE 2-1 2015-2023 REGIONAL HOUSING NEEDS ALLOCATION ACCOMPLISHMENTS**

Income Level	RHNA Allocation	Total Through 2021	Percent Complete
Extremely Low	3	3	100%
Very Low	6	20	333%
Low	2	12	600%
Moderate	4	8	200%
Above Moderate	15	40	266%
<b>Total</b>	<b>27</b>	<b>83</b>	<b>307%</b>

As indicated in Table 2-1, the City met all of its RHNA housing targets. This success is attributed to a combination of the City's strong financing programs, successful core operational practices, meaningful zoning code changes, and a relatively low RHNA. A summary of these programs is provided below and includes a reference to specific action items that were included in the 5<sup>th</sup> Cycle Housing Element. Additional information and analysis on each policy and program is provided in Table 2-3. Specific projects that highlight Calistoga's efforts in achieving their housing goals are also included below. The section concludes with a discussion on action items that were not addressed during the planning period.

The 5<sup>th</sup> Cycle Housing Element also included policies and actions to achieve each of the identified goals. Table 2-3 analyzes each implementation action provided in the 5<sup>th</sup> Cycle Housing Element, describing the results of the action and recommending whether each policy or implementation action should remain, be modified, or be removed in this update to the Housing Element.

*Quantified Objectives Progress*

The City has fully met its Quantified Objectives for the current planning period in the moderate-income category and has partially met its objectives for the other income categories as shown in Table 2-2.

**TABLE 2-2 PROGRESS ON QUANTIFIED OBJECTIVES FOR HOUSING, 2015-2022**

Target Income Group	No. of Units	Units Built
Extremely Low ( $\leq 30\%$ of AMI <sup>1</sup> )	6	3
Very Low (31 - 50% of AMI)	28	20
Low (51 - 80% of AMI)	13	12
Moderate (81 - 120% of AMI)	4	8
Above Moderate ( $\geq 120\%$ of AMI)	29	40
<b>Total</b>	<b>80</b>	<b>83</b>

### ***Financing Programs***

The City has a robust financing program that provides a range of housing development opportunities and residential services, especially for households who rely on affordable housing. The City's Affordable Housing Fund serves as the primary source of funding for affordable housing programs, which is at times supplemented by General Fund allocations, CDBG and HOME grants, and private funding. The Affordable Housing Fund is primarily financed by the assessment of the City's Affordable Housing Development Impact Fee and the Commercial Linkage Fee, which is applied to new commercial development projects or projects that convert or demolish existing affordable housing units (A2.3-1 and A3.1-1). However, the City's other development impact fees can also provide funding for housing related programs and capital improvement projects, indirectly. This includes city-wide ADA improvements and the maintenance and revitalization efforts to retain the city's existing housing stock in its older residential neighborhoods (A4.4-1, A4.4-2, A4.4-3, and A5.2-1).

Between 2015 to 2023 the City used approximately \$1.5 million of the local funding to purchase three properties for future use as affordable housing development sites (A2.1-4, A4.2-1, and A4.2-2). In 2020, the City also approved a \$2 million loan and fee deferral package for the 78-unit Lincoln Avenue Apartments project that would subsidize a portion of the affordable housing project's water and wastewater fees (A1.3-5).

During the planning period, the City also provided funding for a variety of housing service partners. This includes Community Action Napa Valley for operation of homeless shelters, the Hope Center, Calistoga Family Center and UpValley Family Center to help maintain housing referral services, City of Napa Housing Authority, Napa Valley Fair Housing, Rebuilding Calistoga (A2.1-5, A4.1-4, A4.2-3, A5.1-2 and A7.1-2). Beyond homeless and emergency housing support services, the City has also directed funding to programs that encourage its homeowners to maintain their properties in a safe condition (A5.1-3 and A5.1-2).

### ***Core Operations***

As part of its standard operating procedures the city provides information on available housing programs on a daily basis. General housing information is available both at City Hall and on the City's Housing Resources website (A4.1-6, A4.3-2, and A5.1-1). However, the city also provides specialized information relative to emergency housing services, weatherization, energy-efficiency programs, such as HERO and CalFirst, and the City's Mill Act program (A4.1-5, A5.2-3, A6.1-1, and A8.1-1). Information regarding fair housing practices, is provided in both English and Spanish at City Hall, the UpValley Family Center, and on the City's Housing Resource webpage (A7.1-1).

During review of development proposals or enforcement cases the City also regularly applies local and state standards, such as the City's Universal Design Policy, the City's residential design standards, ADA, State standards for water-efficient landscape design, the State Green Building Code, and the State Historic Building Code (A4.4-1, A4.4-2, A5.2-2, A5.3-1, and A8.1-2). The City also maintains an annual inspection program for mobile home parks and multi-family housing developments (A5.1-5). Every year, the City provides public information on existing affordable housing and new development projects. The City also annually reports and monitors all affordable housing projects to verify rents and household incomes (A3.2-1).

### ***Zoning Code Changes***

Between 2015 and 2021, the City adopted zoning code changes that contributed to housing production by providing exceptions for residential floor area from maximum floor area ratio (FAR) limits and supporting the development of second residential units (Accessory Dwelling Units or ADUs) (see A1.1-2 and A1.2-2). Additionally, the City passed zoning code changes that expanded the area permitting the development of



supportive and transitional housing projects, as well as incentivizing the inclusion of affordable housing targeted for very low, low-, and moderate-income households in market rate developments through a density bonus program (A2.1-1, A2.3-2, A4.1-8, A6.1-2, and A6.1-7).

### ***Project Highlights***

The success of Calistoga's 5<sup>th</sup> Cycle Housing Element through funding availability, strong core operational practices, and zoning code changes have facilitated the following new affordable housing development projects:

- Calistoga Center: approval of 104 units of farmworker housing, supplemented by annual supportive funding for this site and two others to the Napa County Housing Authority. (A4.1-3)
- Calistoga Senior Apartments: approval of a 58 percent density bonus for a 30-unit senior apartment project that serves very low- and low-income seniors in which three units were designated as fully accessible and the remaining units were designed as adaptable to the disabled. (A1.2-1, A4.1-9, and A6.1-2)
- Lincoln Avenue Apartments: In 2020 the City approved a \$2 million loan and fee deferral package for the 78-unit Lincoln Avenue Apartments project that would subsidize a portion of the affordable housing project's water and wastewater fees. Additionally, the project received a 25 percent density bonus in 2018. (A1.2-1, A1.3-5, and A6.1-2)

### ***Action Items Not Completed***

Although Calistoga achieved its RHNA objectives in all income categories the 5<sup>th</sup> Cycle Housing Element includes a number of action items that were not completed during the planning period for various reasons. These items are as follows:

- Alternative housing arrangements for re-zonings to Planned Unit Development (PUD) districts. No property owners chose to pursue this program as a development project. (A1.2-4)
- Adopt a mobile home park conversion ordinance. (A3.1-2)
- In 2018 the City hired a full-time Code Enforcement Officer who has issued citations for unsafe living conditions. However, currently this position is not filled. (A5.1-4)
- Encourage larger residential subdivisions (10 or more units) to provide a range of lot sizes and designs. The City did not receive any larger subdivisions during the planning period. (A5.3-2)
- Allow joint utilization of parking spaces in certain conditions. The City did not receive a request for an alternative parking space configuration. (A6.1-3)

### ***Housing and Services for Special Needs Populations***

Calistoga provides services and facilitates housing for special needs populations such as farmworkers, seniors, people with disabilities, unhoused individuals and families, and families with female heads of household. To finance these programs, the city maintains its Affordable Housing Fund as a source of funding for housing for special-needs population groups (A4.2-1). While many programs provide services to a breadth of special needs populations, the following are specific actions that contributed to targeted efforts:

- Farmworkers: In 2015, the City used CDBG funds to support programs for fair housing resources, residential rehabilitation, and farmworker housing. This effort resulted in the approval and

construction of a 104-unit farmworker housing project. The city continues to provide annual funding to the Napa County Housing Authority to support the three farmworker housing centers, including the Calistoga Center (A2.1-5, A4.1-3, and A4.2-3).

- **Seniors:** During the planning period, the city approved a density bonus for the Calistoga Senior Apartments project. Three of the units in the project were designated as fully accessible units the remaining units are constructed to accommodate fully accessible renovations as needed (A1.2-1, A4.1-9, and A6.1-2).
- **People with Disabilities:** The City uses CDBG and HOME residential rehabilitation grant funds to retrofit existing housing that provides disabled accessibility (A4.4-3). As part of its Capital Improvement Program the City has also continued ADA ramp replacement projects citywide which serves to increase its accessibility (A5.2-1). The City advises members of the public on reasonable accommodation provisions as appropriate (A.4.4-4).
- **Unhoused Individuals and Families:** The city provides annual funding to Napa Valley Community Action and the Calistoga Family Center to provide homeless services and the operation of homeless shelters (A4.1-4).
- **Families with Female Heads of Household:** In 2015, the City adopted an ordinance to allow supportive and transitional housing as a permitted use in the Rural Residential and Rural Residential-Hillside Zoning Districts. While the provision of supportive and transitional housing supports many types of individuals, it is especially an important type of housing for female heads of households that may require emergency housing services (A4.1-8 and A6.1-7). Funding to the Calistoga Family Center and the UpValley Family Center also provide housing referral services (A4.1-4).

### ***Appropriateness of Housing Element***

The overarching goals and policies of the 5<sup>th</sup> Cycle Housing Element continue to be appropriate and will be generally kept in the Housing Plan, with modifications to streamline or clarify objectives where appropriate. As indicated in Table 2-3, many housing programs continue to be appropriate and the intent of these programs will be kept in the Housing Element and revised to address identified specific housing needs, constraints, or other concerns identified as part of this update.

The policies and programs of the 5<sup>th</sup> Cycle Housing Element that were developed to modify the City's former Zoning Code have been implemented and will be removed from the Housing Element as they are no longer necessary.

This update to the Housing Element will revise existing programs and include new programs, where appropriate, to ensure that the City's priorities are addressed, that requirements of the State law are addressed, and that constraints to housing are removed, to the extent feasible. See Chapter 8 for the goals, policies, and actions of the 2023-2031 Housing Element.

**TABLE 2-3 CITY OF CALISTOGA 5TH CYCLE HOUSING ELEMENT EVALUATION**

Housing Element Objective, Policy or Action Name/Number	Program Description and Objective	Evaluation Notes	Recommendation to Retain, Modify or Remove the program
<b>Goal H-1: Maximize opportunities for the development of housing to accommodate anticipated growth and facilitate mobility within the ownership and rental housing markets.</b>			
Objective H-1.1	Ensure that an adequate amount of land is available for residential development for all economic segments of the community and to meet the city’s regional share of housing.		Retain
Policy 1.1-1	Maintain a supply of residentially-designated land at appropriate densities that is adequate to accommodate Calistoga’s share of the regional housing need and accommodate projected housing needs.		Retain
Policy 1.1-2	Encourage the development of housing in combination with commercial uses.		Retain
Policy 1.1-3	Encourage the development of housing where public services are available.		Retain
Action A1.1-1	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	Timeframe: Ongoing.  In 2015 the reclassification of 1213 and 1303 Foothill from residential to commercial was conditioned to require the preservation of an	Retain

	residential development for all economic segments of the community and achieve its quantified housing objectives.	existing residential unit on the properties. No such projects or proposals were reviewed since that time.	
Action 1.1-2	Amend the commercial zoning districts of the Zoning Code to exclude residential floor area from the calculation of the maximum floor area allowed for a mixed-use project, as provided by the General Plan’s commercial land use designations.	Timeframe: Within one year of Housing Element certification. Amendments were completed in 2015.	Remove
Action1.1-3	When awarding Growth Management System allocations, give preference to the construction of residential units on vacant, underdeveloped or redeveloped land with necessary public infrastructure already in place.	Housing Units Caps (non-voter initiated) no longer allowed by SB 330.	Remove
Action1.1-4	When awarding Growth Management System allocations, give preference to residential units that are proposed as part of a mixed-use development project.	No preferential treatment was required because sufficient allocations were available for all residential developments. Housing Units Caps (non-voter initiated) no longer allowed by SB330.	Remove
Action1.1-5	Ensure that any amendments to the Housing Element or other General Plan elements maintain internal consistency with the General Plan as a whole.	Timeframe: Ongoing. All amendments were reviewed in 2015 to ensure consistency with the General Plan as a whole. There have been no amendments since that time.	Retain

Objective H-1.2	Make effective use of residential development sites.		Retain
Policy P1.2-1	Make the best use of available housing site when they are developed.		Retain
Policy P1.2-2	Promote the development of second dwelling units on lots with single-family residences.		Modify Change to “accessory dwelling unit” instead of “second dwelling unit”
Policy P1.2-3	Accommodate alternative kinds of housing (e.g., share housing, clustered housing, co-housing, cottage-style housing, and non-profit housing co-operatives) in areas designated for medium- and high-density residential development and commercial uses.	Different housing typologies has been identified as desirable by the community.	Retain
Action A1.2-1	Encourage new residential development to be built with no less than 50 percent 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.	Timeframe: Ongoing  Completed as required. During the planning period, the City has approved a 58 percent density bonus for the Calistoga Senior apartments project (2016), a 28 percent density bonus for the Calistoga Vista project (2017) and a 35 percent density bonus for the Lincoln Avenue Apartments project (2018). No other major residential projects were reviewed during this time.	Retain

Action A1.2-2	Consider amendments to the Zoning Code’s regulations for second residential units, such as deleting the requirement that the owner of a property with both a primary and second dwelling unit occupy one of them, and the reduction of development impact fees.	Timeframe: Within one year of Housing Element certification.  Completed in 2015 with further modifications adopted in 2017, 2018, and 2020.	Remove
Action A1.2-3	Exempt second dwelling units from the Growth Management System allocation requirement.	Timeframe: Ongoing; provided by CMC Section 19.02.050(A)  ADUs are exempt from this per State legislation. The Growth Management System is also no longer allowed by SB 330.	Remove
A1.2-4	Allow alternative housing arrangements through the approval of property rezoning to a Planned Development District.	Timeframe: Ongoing  One application submitted and pending for Yellow Rose Ranch.	Modify to allow alternative housing arrangements through by-right housing instead of limiting to Planned Development District
Objective H-1.3	Provide public services and facilities needed for the development of housing.		Retain

Policy P1.3-1	Ensure that new development does not outpace Calistoga’s ability to provide services to meet the existing and future needs of its residents.		Modify to focus on services, not limiting housing development
Actions A1.3-1	Update the Capital Improvement Program to ensure that sewer, water, and street improvements facilitate residential development.	Timeframe: Annually  Included updated Capital Improvement Program in annual budget, including sewer, water, and street improvements.	Retain
Actions A1.3-2	Provide periodic reports to the City Council on the available water supply and wastewater treatment capacity, and awarded and available Growth Management System allocations.	Timeframe: Ongoing  Housing Units Caps (non-voter initiated) no longer allowed by SB 330.	Modify to focus on available services
Action A1.3-3	Assess impact fees on development projects to support adequate sewer, water and transportation services, and parks and cultural facilities.	Timeframe: Ongoing  Development impact fees are routinely assessed on projects, as applicable.	Retain
Action A1.3-4	Periodically review and update development-related impact fees to ensure that fees are commensurate with the cost to the City for providing required infrastructure.	Timeframe: Ongoing  Development impact fees were comprehensively updated in 2014.  In 2017 the City adopted reduced water and wastewater development impact fees for multi-housing projects by 30-60 percent per unit, and for accessory dwelling units by \$10,000 per unit.	Modify to include considerations for fee reductions for 100% affordable housing projects

Action 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.	<p>Timeframe: Ongoing</p> <p>In 2020, the City approved a \$2 million loan and fee deferral package for the 78-unit Lincoln Avenue Apartments project. No other project opportunities were available prior to that time. This action has been a key component in meeting the City’s affordable housing goals.</p>	Retain
<b>Goal H-2: Promote housing that meets the needs of extremely low-, low- and moderate-income households, particularly those who work in Calistoga.</b>			
Objective H-2.1	Encourage the development of affordable housing.		Retain
Policy P2.1-1	Provide incentives for the development of affordable housing.		Retain
Action A2.1-1	Adopt an ordinance providing for the approval of density bonuses and other incentives for projects that reserve units for extremely low-, low- and moderate-income households, consistent with State law.	<p>Timeframe: Within one year of Housing Element certification.</p> <p>Completed in 2015.</p>	Modify to reference state law compliance
Action A2.1-2	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.	Housing Units Caps (non-voter initiated) no longer allowed by SB330	Remove
Action A2.1-3	Maintain the City’s Affordable Housing Fund as a source of funding for affordable housing to extremely low-, low- and moderate-income households.	<p>Timeframe: Ongoing</p> <p>In 2015 \$650,000 from the Affordable Housing Fund was used to purchase the 611 Washington site for</p>	Retain



		<p>construction of low-income apartments. In 2017, the City purchased a potential affordable housing site using \$472,000 from the Affordable Housing fund. In 2018, the City purchased a potential affordable housing site using \$500,000 from the Affordable Housing fund. The City regularly assesses the affordable housing development impact fee on applicable new commercial development projects.</p>	
Action A2.1-4	<p>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 extremely low-, low- and moderate-income households, including for use in land banking, development of affordable housing, or other uses that will lead to more affordable housing.</p>	<p>Timeframe: Ongoing. Within two years of Housing Element certification, pursue the purchase of property for the construction of affordable and/or special-needs housing.</p> <p>In 2015 a loan from the General Fund to the Affordable Housing Fund was used for the purchase of 611 Washington for the construction of low-income apartments. No other opportunities have become available during the planning period.</p>	Retain
Action A2.1-5	<p>Use loan repayments from the 1980s CDBG residential rehabilitation program to fund programs and projects</p>	<p>Timeframe: Ongoing. Funds from this account are used annually to support</p>	Retain

	that benefit extremely low-, low- and moderate-income households.	contract services with the City of Napa Housing Authority (grant applications and program administration), Napa Valley Community Action (homeless services), Napa Valley Fair Housing and Rebuilding Calistoga.  In 2015, funds were used to support programs for fair housing resources, residential rehabilitation and farmworker housing.	
Objective H-2.2	Pursue state and federal funding assistance appropriate to Calistoga’s needs for affordable housing.		Retain
Policy P2.2-1	Use state and federal funding assistance, to the extent these subsidies are available and appropriate to Calistoga, to assist people in need of affordable housing and developers interested in constructing affordable housing.		Retain
Action A2.2-1	Use local funding to leverage funding available from federal, state, county and private funding sources for affordable housing and housing for special needs groups.	Timeframe: Ongoing. Meet with the Housing Authority of the City of Napa at least annually to review upcoming funding application notices, identify feasible programs and determine how the Affordable Housing Fund and Community Development Fund can be leveraged to maximize the likelihood of success in obtaining	Retain

		<p>funding awards. Assist the HACN in applying for suitable funding.</p> <p>The 2015 purchase of 611 Washington for affordable housing will help leverage funding for its construction. In 2020 the City provided a \$2 million loan and fee deferral package for the 78 unit Lincoln Avenue apartments project. No other project opportunities were available during the planning period.</p>	
Action 2.2-2	<p>Assist developers in seeking funding for affordable housing from at least three sources: (1) local banks seeking to meet their obligations under the Community Reinvestment Act, (2) investors seeking Low-Income Housing Tax Credits, and (3) federal and state funds, including those available under the HOME program.</p>	<p>Timeframe: Ongoing.</p> <p>In 2015 the City assisted the developer of the affordable housing project at 611 Washington Street with their application for AHSC funding. In 2020, the City assisted the developer of the 78 unit Lincoln Avenue Apartments project with a \$2 million loan and fee deferral package. No other project opportunities were available during the planning period.</p>	Retain
Objective H-2.3	<p>Address the impacts of nonresidential development and market-rate residential development on the demand for, and the development of, affordable housing.</p>		Retain
Policy P2.3-1	<p>Offset the impact of new nonresidential development and market-rate residential development on the need</p>		Retain

	for, and the provision of, housing affordable to extremely low-, low- and moderate-income households.		
Action 2.3-1	Revise the Zoning Code’s inclusionary housing requirements to reflect recent court decisions regarding their applicability to rental housing and the feasibility of providing affordable housing within market-rate residential projects.	Timeframe: Within one year of Housing Element certification The City adopted an ordinance in 2015.	Remove
Action 2.3-2	Assess affordable housing linkage fees on nonresidential development that are deposited in the Affordable Housing Fund to be used, in part, to increase the supply of affordable housing. Periodically review and revise the fees as necessary.	Timeframe: Ongoing; provided by CMC Section 17.08.020(B) The City updated linkage fees during the comprehensive development impact fee update in 2014. Since that time linkage fees have been assessed on non-residential development projects.	Retain
<b>Goal H-3: Maintain the City’s housing stock and protect the affordability of affordable units.</b>			
Objective H-3.1	Minimize the loss of existing housing.		Retain
Policy P3.1-1	Discourage the loss of housing by new development, expansion of development and conversion to non-residential uses.		Retain
Policy P3.1-2	Regulate the conversion of mobile home parks to other uses.		Retain
Policy P3.1-3	Prohibit vacation rentals to maximize housing available to long-term occupants.		Retain

<p>Action A3.1-1</p>	<p>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 to the Affordable Housing Fund for lost units in addition to any affordable housing linkage fee in cases where the proposed uses clearly provide other benefits to the City.</p>	<p>Timeframe: Ongoing</p> <p>The City required payment of in-lieu fees for a dwelling that was converted to another non-residential use (the Craftsman Inn expansion project in 2016) and the conversion of a dwelling unit to an office at 509-B Washington (2017). Additionally, a demolished unit at 1001 Cedar was replaced with another housing unit (2017). No other affordable housing was demolished or converted to another use during the planning period.</p>	<p>Retain</p>
<p>Action A3.1-2</p>	<p>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.</p>	<p>Not completed.</p> <p>The State already regulates the conversion of mobile home parks into other uses.</p>	<p>Remove</p>
<p>Action A3.1-3</p>	<p>Continue to actively enforce the Zoning Code’s prohibition of vacation rentals (i.e., the renting of homes for fewer than 30 days).</p>	<p>Timeframe: Ongoing.</p> <p>Staff monitored vacation rental websites and advised property owners of prohibition where possible.</p>	<p>Retain</p>
<p>Objective H-3.2</p>	<p>Minimize the conversion of affordable units to market-rate units.</p>		<p>Retain</p>

Policy P3.2-1	Monitor affordable housing projects to ensure their continued occupancy by appropriate individuals and households.		Retain
Policy P3.2-2	Control rent increases on mobile home park spaces.		Retain
Action A3.2-1	Monitor deed-restricted affordable housing projects to ensure compliance with affordability requirements and restrictions.	Timeframe: Ongoing. Monitoring reports verifying rents and household incomes completed by Housing Authority of the City of Napa annually.  Projects were monitored by the Housing Authority of the City of Napa.	Retain
Action 3.2-2	Continue to administer the Mobile Home Rental Stabilization Ordinance and defend it against legal challenges. Monitor the effectiveness of the Ordinance and revise if necessary to maximize its effectiveness.	Timeframe: Ongoing.  No rent increases were requested beyond those allowed by the Ordinance.	Retain
<b>Goal H-4: Address the housing needs of special-needs population groups, including seniors, farmworkers, the disabled, large families, and female-headed households.</b>			
Objective H-4.1	Promote housing for special-needs population groups.		Retain
Policy P4.1-1	Provide incentives to projects providing housing for special-needs population groups.		Retain

Policy P4.1-2	Provide information on local services that assist special-needs population groups.		Modify to include housing resources
Policy P4.1-3	Collaborate with Napa County and non-profit organizations to promote housing for special-needs population groups.		Retain
Policy P4.1-4	Improve disabled accessibility to existing residences and promote universal design in new residences.		Retain
Policy P4.1-5	Encourage larger residential development projects to provide a range of unit sizes.		Retain
Policy P4.1-6	Provide information on housing resources to special-needs population groups.		Remove Combined with Policy P4.1-2
Action A4.1-1	When awarding Growth Management System allocations, give preference to the construction of housing that will assist one or more special-needs groups.	Housing Units Caps (non-voter initiated) no longer allowed by SB 330.	Remove
Action A4.1-2	Approve residential density bonuses and incentives consistent with the provisions of State law for senior housing projects.	Timeframe: Ongoing  The City approved the Calistoga Senior Apartments, which provided 30 affordable senior housing units. The development completed construction in 2018.	Retain
Action A4.1-3	Collaborate with Napa County, the agricultural industry, and non-profit organizations to assess the need, plan for, fund and develop farmworker housing	Timeframe: Ongoing. The City approved 56 units of farmworker housing units in 2013, 48 of which are under construction and will be	Retain

	to meet the needs of permanent and seasonal laborers.	<p>completed in 2015. Continue to provide annual funding to the Napa County Housing Authority to support the three farmworker housing centers, including the Calistoga Center.</p> <p>In 2015 the City contributed \$10,000 to the Napa County Housing Authority for the operation of three housing centers for migrant farmworkers.</p>	
Action A4.1-4	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.	<p>Timeframe: Ongoing. The City provides annual funding to Community Action Napa Valley to support homeless services.</p> <p>From 2015 to 2017, the City 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.</p> <p>From 2018 and onwards, the City provided funding to UpValley Family Center to help maintain housing referral services.</p>	Retain
Action A4.1-5	Provide information about the 211-phone system, which provides assistance to persons in need of emergency shelter.	Timeframe: Ongoing. The City provides this information at city offices and on its website.	Retain



		The City regularly provides up-to-date flyers at City Hall and on the Housing Resources page on the City’s website.	
Action A4.1-6	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.	Timeframe: Ongoing  The City maintains a Housing Resources page as part of the broader city website.	Retain
Action A4.1-7	As part of the project review process, provide incentives to market-rate rental housing projects of 10 or more units that provide three- and four- bedroom units, which may include waivers from or modifications to development standards as determined to be appropriate through the development review process.	Timeframe: Ongoing  In 2017 the City approved a density bonus for the Calistoga Vista project which includes 3-bedroom units. In 2018 and 2020 the City approved a density bonus for the Lincoln Avenue Apartments project which includes 3-bedroom units. In 2020 the City also approved a density bonus for the Silverado Terrace Townhomes. No other applications for such projects were received.	Retain
Action A4.1-8	Amend the Rural Residential and Rural Residential-Hillside Zoning Districts to allow supportive and transitional housing as permitted uses.	Timeframe: Within one year of Housing Element certification  In 2015 an ordinance was adopted.	Remove
Action A4.1-9	Encourage developers of affordable housing projects to designate a share of the units for the disabled, including developmentally disabled persons.	Timeframe: Ongoing  In 2015 three units in the approved Calistoga Senior Apartments project were designated as fully-accessible;	Retain

		the remainder are designed as adaptable to the disabled.	
Objective H-4.2	Financially support housing for special-needs population groups.		Retain
Policy 4.2-1	Provide local funding to support housing for special-needs population groups.		Retain
Action A4.2-1	Maintain the City’s Affordable Housing Fund as a source of funding for housing for special-needs population groups.	Timeframe: Ongoing The fund is augmented regularly by non-residential affordable housing fees.	Retain
Action A4.2-2	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.	Timeframe: Ongoing In 2015 a loan from the General Fund to the Affordable Housing Fund was used for the purchase of 611 Washington for the construction of senior apartments.	Retain
Action A4.2-3	Use loan repayments from the CDBG account to fund programs and projects that benefit special-needs population groups.	Timeframe: Ongoing. Funds from this account are used annually to support contract services with the City of Napa Housing Authority (grant applications and program administration), Napa Valley Community Action (homeless services), and Rebuilding Calistoga.	Retain

Objective H-4.3	Pursue state and federal funding assistance appropriate to Calistoga’s needs for special-needs housing.		Retain
Policy P4.3-1	Use state and federal funding assistance, to the extent these subsidies are available and appropriate to Calistoga, to assist special-needs population groups in need of affordable housing and developers interested in constructing such housing.		Retain
Action A4.3-1	Use local funding to leverage funding available from federal, state, county and private funding sources for special needs groups.	Timeframe: Ongoing No opportunities were available for leveraging such funding during the planning period.	Retain
Action A4.3-2	Maintain a Housing Resources page on the City’s web site that provides information on resources for special-needs population groups and links to the web sites of local housing organizations and housing agencies.	Timeframe: Ongoing The City maintains a Housing Resources page on the city website.	Retain
Objective H-4.4	Provide disabled access to housing.		Retain
Policy P4.4-1	Maximum accessibility by the disabled to housing units.		Modify to replace “disabled” with “people with disabilities”
Action A4.4-1	Enforce State requirements for accessibility and adaptability in remodeled and new housing projects.	Timeframe: Ongoing The City enforces accessibility and adaptability requirements.	Retain
Action A4.4-2	Enforce the City’s Universal Design Policy that requires accessible design features to be incorporated into	Timeframe: Ongoing	Retain

	newly-constructed and substantially-rehabilitated single-family and duplex residences to the maximum feasible extent, and update as necessary.	The City enforces its Universal Design Policy.	
Action A4.4-3	Seek grants to retrofit existing housing to provide disabled accessibility.	Timeframe: Ongoing  The City administers CDBG and HOME residential rehabilitation grant funds, which are available for such retrofits.	Retain
Action A4.4-4	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.	Timeframe: Ongoing  The City advises members of the public of reasonable accommodation provisions as appropriate.	Retain
<b>Goal H-5: Maintain and enhance the physical condition and aesthetic qualities of existing residential neighborhoods.</b>			
Objective H-5.1	Preserve and improve the quality of existing housing.		Retain
Policy P5.1-1	Enforce health and safety codes and abate unsafe living conditions, giving property owners ample opportunities to correct deficiencies within a reasonable time frame.		Retain
Policy P5.1-2	Encourage homeowners to maintain their property in a safe condition.		Retain
Policy P5.1-3	Make use of governmental programs targeted at the rehabilitation of housing for lower-income households		Retain
Action A5.1-1	Offer technical assistance to aid homeowners in maintaining, upgrading and improving their property.	Timeframe: Ongoing  The City offers and provides technical assistance through flyers,	Retain

		information on the city website and through direct communication with homeowners. This has been an active and successful program.	
Action A5.1-2	Provide funding and cooperate with volunteer groups such as Rebuilding Calistoga to help lower-income households maintain and upgrade their property.	Timeframe: Ongoing.  In 2015, 2016 and 2017 the City provided a sum of \$40,000 to Rebuilding Calistoga and also received HOME residential rehabilitation grants for lower-income households. The City also administers CDBG residential rehabilitation grants.	Retain
Action A5.1-3	Seek to correct health and safety issues identified during routine building permitting and inspection activities.	Timeframe: Ongoing  In 2015 the City pursued correct of identified health and safety issues.	Modify to replace “Seek to” with “Continue to”
Action A5.1-4	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.	Timeframe: Within three years of Housing Element certification  In 2018 the City hired a full-time Code Enforcement Officer who has issued citations for unsafe living conditions. Currently the City of Calistoga uses a contractor and is seeking to hire an in-house code enforcement officer.	Retain
Action A5.1-5	Maintain an annual inspection program to enforce health and safety codes and abate unsafe living	Timeframe: Ongoing.	Retain

	conditions in the City’s multi-family housing complexes and mobile home parks.	The City inspects one mobile home park annually and all multi-family housing is inspected annually. Mobile home parks are also inspected when repairs that require turning off the water lines are needed.	
Objective H-5.2	Encourage private investment in older residential neighborhoods and the private rehabilitation of housing.		Retain
Policy P5.2-1	Support the maintenance and revitalization of Calistoga’s older residential neighborhoods.		Retain
Action A5.2-1	Maintain streets, sidewalks and other municipal systems in older residential neighborhoods in good repair.	Timeframe: Ongoing  During the planning period the following has been completed: construction of Grant Street underground drainage improvements; design work for Grant Street culvert repair and Fairgrounds storm drain repair. The City continues ADA ramp replacement projects and sharing sidewalk repair/replacement costs with property owners.	Retain
Action A5.2-2	Allow the application of the State’s Historic Building Code to qualified homes in order to provide flexibility in rehabilitation and modification efforts.	Timeframe: Ongoing  The City uses the Historic Building Code as appropriate.	Retain

Action A5.2-3	Publicize the City’s Mills Act program to encourage owners of qualified owner-occupied homes to actively participate in the rehabilitation, restoration, preservation and maintenance of their historic property in exchange for a reduction in their property taxes.	Timeframe: Ongoing.  Information is provided on the City’s web site and to property owners of historic properties who apply for building permits.	Retain
Objective H-5.3	Ensure new housing development complements Calistoga’s rural small-town community identity and incorporates quality design.		Modify to include reference to objective design standards
Policy P5.3-1	Encourage good design that incorporates and/or respects neighborhood and community characteristics.		Retain
Policy P5.3-2	Encourage larger residential subdivisions to provide a range of lot sizes and designs.		Retain
Action A5.3-1	The City’s residential design standards and the General Plan’s Character Area Overlay Districts shall be considered in the review of proposed residential projects.	Timeframe: Ongoing  Design and Character Area standards are considered during review of residential projects.	Modify to include reference to objective design standards
Action A5.3-2	As part of the project review process, encourage new residential subdivisions of ten or more lots or units to provide a range of lot sizes and designs to the extent feasible, and avoid “cookie cutter” approaches to subdivision design.	Timeframe: Ongoing  The City did not receive any applicable projects during the planning period.	Retain
<b>Goal H-6: Remove governmental constraints to the maintenance, improvement and development of housing, where feasible.</b>			

Objective H-6.1	Streamline the City’s permit review process, simplify regulations, and minimize fees to promote the provision and maintenance of housing.		Retain
Policy P6.1-1	Maintain development and permitting procedures that are efficient and do not constrain the production of housing.		Retain
Policy P6.1-2	Reduce parking requirements for residential uses that share commercial parking, where appropriate.		Retain
Policy P6.1-3	Ensure that parking requirements for senior housing are the minimum necessary to provide adequate parking.		Retain
Policy P6.1-4	Minimize constraints on housing development related to the Growth Management System.	Housing Units Caps (non-voter initiated) no longer allowed by SB330	Remove
Action A6.1-1	Allow use of the Historic Building Code to facilitate the rehabilitation of historic residences.	Timeframe: Ongoing The Historic Building Code was used when appropriate.	Retain
Action A6.1-2	Fast-track the processing of applications and entitlements for projects that meet General Plan policies and City regulations, with particular attention paid to projects providing affordable housing.	Timeframe: Ongoing The Calistoga Senior Apartments project received environmental review and design review approvals in less than 60 days from application submittal. No other applicable projects were reviewed during the planning period.	Modify to consider by-right housing in commercial districts
Action A6.1-3	Allow the joint utilization of parking spaces where it can be demonstrated that shared use will not result in	Timeframe: Ongoing.	Retain



	an unacceptable impact on parking in the public right-of-way or on off-street parking lots.	No application for such projects were received during the planning period.	
Action A6.1-4	Amend the Zoning Code to allow reduced parking for senior housing.	Timeframe: Within three years of Housing Element certification.  Parking reductions already allowed by CMC Chapter 17.08 prior to the adoption of the 5 <sup>th</sup> Cycle Housing Element.	Remove
Action A6.1-5	Amend the Growth Management System to allow for longer time extensions under appropriate circumstances and when certain performance standards have been met.	Housing Units Caps (non-voter initiated) no longer allowed by SB330.	Remove
Action A6.1-6	Amend the Growth Management System to allow the rollover of unused allocations between five-year housing cycles.	Housing Units Caps (non-voter initiated) no longer allowed by SB330	Remove
Action A6.1-7	Amend Zoning Code Chapter 17.04, Definitions, to update the definitions for "supportive housing" and "transitional housing," consistent with state law, update the definition of "family," consistent with current case law, and to add a definition for "target population."	Timeframe: Within one year of Housing Element certification.  Adopted in 2015.	Remove
<b>Goal H-7: Prevent housing discrimination on the basis of race, color, sex, religion, age, ancestry, marital status, children or disability</b>			
Objective H-7.1	Provide housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, disability or color.		Retain

Policy P7.1-1	Support fair and equal housing opportunities for all Calistogans and discourage discriminatory housing practices.		Retain
Policy P7.1-2	Support organizations that provide equal housing services to Calistoga residents.		
Action A7.1-1	Provide bilingual information about fair housing at public locations, including displaying printed materials at City Hall, providing printed materials to the UpValley Family Center, and including links to fair housing resources on the Housing Resources page of the City’s web site.	Timeframe: Ongoing  The City has provided bilingual information about fair housing at prescribed locations.	Retain
Action A7.1-2	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.	Timeframe: Ongoing.  The City provides annual funding to both of these groups.	Retain
Action A7.1-3	Include a Fair Housing Marketing Plan as part of housing opportunities created through the City’s affordable housing programs.	Timeframe: Ongoing  The City implements fair housing practices as part of the residential rehabilitation programs.	Retain
Action A7.1-4	Continue to implement fair housing practices in affordable housing programs, such as the HOME residential rehabilitation program.	Timeframe: Ongoing.  Implemented fair housing practices as part of the HOME residential rehabilitation program.	Retain
<b>Goal H-8: Reduce energy use and greenhouse gas production in existing and new residential development.</b>			

Objective H-8.1	Reduce energy demand in new and existing housing through conservation and efficiency.		Retain
Policy P8.1-1	Promote the use of energy conservation features in the design of new and remodeled residential structures.		Retain
Policy P8.1-2	Encourage sustainable design and construction practices in new residential development projects.		Retain
Action A8.1-1	Publicize the availability of weatherization and energy-efficiency programs for existing residences that are offered by utility companies and other organizations.	Timeframe: Ongoing. Information about the HERO and CalFirst loan programs is posted on the city website.	Retain
Action A8.1-2	Ensure efficient water use for irrigation by adopting the State’s standards for water-efficient landscape design.	Timeframe: Within one year of Housing Element certification The City enforces state standards for water-efficient landscape design.	Retain
Action A8.1-3	Fund energy conservation improvements through local rehabilitation programs to assist lower- income households in lowering energy expenses.	Timeframe: Ongoing. The current HOME rehabilitation program includes funding for energy-efficiency improvements.	Retain

## CHAPTER 3: AFFIRMATIVELY FURTHERING FAIR HOUSING

### *Introduction*

All Housing Elements adopted after January 1, 2021, must contain an Assessment of Fair Housing that is consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.<sup>1</sup>

Under state law, affirmatively further fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on projected characteristics.”<sup>2</sup> The AFFH analysis must contain the following, which are covered in this chapter (unless otherwise noted in the list, below):

- Outreach
- Assessment of fair housing
  - Fair housing enforcement and outreach capacity
  - Integration and segregation patterns and trends
  - Racially or ethnically concentrated areas of poverty
  - Disparities in access to opportunity
  - Disproportionate housing needs within the jurisdiction, including displacement risk
- Identification of contributing factors
- Sites inventory – covered in Chapter 5
- Goals, policies, and actions – covered in Chapter 8

This chapter provides a focused analysis of fair housing issues in Calistoga. The chapter provides an Assessment of Fair Housing and identification of Contributing Factors. Affirmatively furthering fair housing is described in terms of Outreach, Site Selection, and Policy Development. Site selection and the opportunity sites inventory are detailed in Chapter 5. Goals, policies, and actions are detailed in Chapter 8.

### *Assessment of Fair Housing*

#### Background Information and Data

To best shape policies and housing solutions, an understanding of local history, population demographics, and economic factors are an essential part of meeting the City’s future housing demand.

The area that is now Calistoga was populated by indigenous people who found ample food and cultural meaning surrounding the hot springs in the locality. After waves of Spanish and American conquest, these springs inspired the development of a spa along the lines of Saratoga Springs in New York, thus the name Calistoga as a portmanteau of "California" and "Saratoga."

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<sup>1</sup> Affirmatively Furthering Fair Housing, 80 Fed. Reg. 42,272 (July 16, 2015).

<sup>2</sup> Gov. Code § 8899.50 (a)(1).

### *Economy*

Calistoga was incorporated as a city in 1886 and its early history was predicated on mining, agriculture, and hot springs tourism. After the "Judgment of Paris" wine tasting of 1976, interest in Napa wines boomed. This led to expanded viticulture and wine tourism in Calistoga. According to recent job counts,<sup>3</sup> the largest industry sectors in the city are:

- Accommodation and Food Services (525 jobs: 30.3 percent of total jobs)
- Retail Trade (198 jobs: 11.4 percent of total jobs)
- Educational Services (152 jobs: 8.8 percent of total jobs)

### *Demographics*

Calistoga's population in 2020 was 5,348. This was a 3.7 percent increase over its population in 2010 (5,155). This is a greater increase than Napa County (1.9 percent increase from 2010-2020) but lower than the Bay Area as a whole (8.9 percent). Calistoga has grown at a slower rate than both Napa County and the Bay Area since 1990. Refer to Figure 4-2.

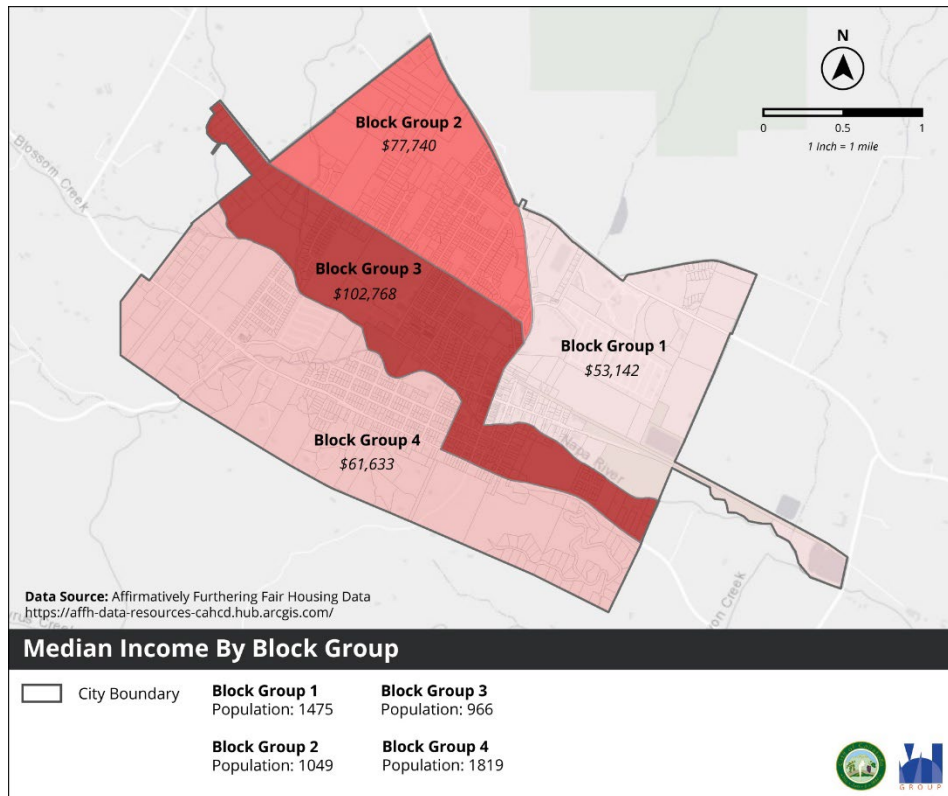
Compared to Napa County, 23 percent fewer households are above the area median income (AMI) in Calistoga. In the City, 35 percent of households are below half the AMI – far higher than the County proportion of 22 percent. This can lead to an increase of large households and overcrowding. In 2017, 59 percent of large households were very low-income, earning less than 50 percent of the area median income. The current housing market in Calistoga does not meet the need for more affordable housing. Refer to Figure 4-5 for additional details.

Figure 3-1 demonstrates the area median income by block groups in the city. The sites considered for potential housing are located across all income block groups. They are dispersed throughout the city, allowing for balanced growth and preventing one block group's resources from being overwhelmed.

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<sup>3</sup> NAICS (2019). These numbers are from 2019 and do not take Covid-19's effect on the economy into account.

**FIGURE 3-1 MEDIAN INCOME BY BLOCK GROUP**



*Housing Tenure and Type*

According to the California Department of Finance, there were 94 housing units constructed between 2010 and 2020 (2,319 units to 2,413 units). Of these, the majority have been multifamily housing consisting of five or more units (77 units overall). Refer to Table 4-11 and Table 4-12 for additional details.

Housing tenure has remained consistent since 2000 in Calistoga, with approximately 61 percent of housing units owner-occupied. This is slightly lower than the County figure of 64 percent but higher than the Bay Area figure of 56 percent. However, homeownership rates for households in single-family homes are substantially higher than the rates for households in multi-family housing. In Calistoga, 75.6 percent of households in detached single-family homes are homeowners, while 0 percent of households in multi-family housing are homeowners.

Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. These disparities not only reflect differences in income and wealth but also stem from federal, state, and local policies that limited access to homeownership for communities of color while facilitating homebuying for white residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities. In Calistoga, homeownership rates were 0 percent for Asian households, 17.3 percent for Latinx households, and 68.6 percent for White households. Refer to Table 4-16 and Figure 4-8 for additional details.

### Persons with Disabilities

People with physical and/or developmental disabilities face additional housing challenges due to physical, cognitive, and sensory impairments. People with disabilities tend to have fixed incomes. Additionally, not all job opportunities are feasible for someone with a physical or developmental disability. Specialized care is often essential to everyday life, but the high cost of care can force people with disabilities to rely on family members for assistance.

Housing plays a key role in the life of a person with a physical or developmental disability. Affordable and accessible designed housing allows people with a disability to have greater mobility and the opportunity for independence. Due to the high demand for housing, it has become extremely difficult for people with disabilities to secure affordable housing that will meet their needs. People with disabilities are at a high risk of experiencing housing insecurity, homelessness, and institutionalization. The risk significantly increases when they lose aging caregivers.

In Calistoga, 16 percent of the population lives with a physical or developmental disability. This is higher than the County estimate of 12 percent living with a disability. Refer to Figure 4-19 for the different disabilities that are present among Calistoga residents.

### Fair Housing Enforcement and Capacity

There were no Fair Housing Enforcement Organization (FHO) cases filed in Napa County in 2020. In 2010, six cases were filed: two on disability bias and four on family status bias.

### Disparities in Access to Opportunity

All census block groups in Calistoga are categorized as rural areas with Low or Moderate Access to Resources by the California Tax Credit Allocation Committee (TCAC). This categorization indexes block groups in Calistoga under three domains: Economic, Environmental, and Education.<sup>4</sup> The three domains were calculated based on a set of indices including but not limited to poverty, employment, CalEnviroScreen indicators, and high school graduation rates. Each census block group was then given a score out of 100 for each domain. These indices result in each block group falling into one of the following categories:

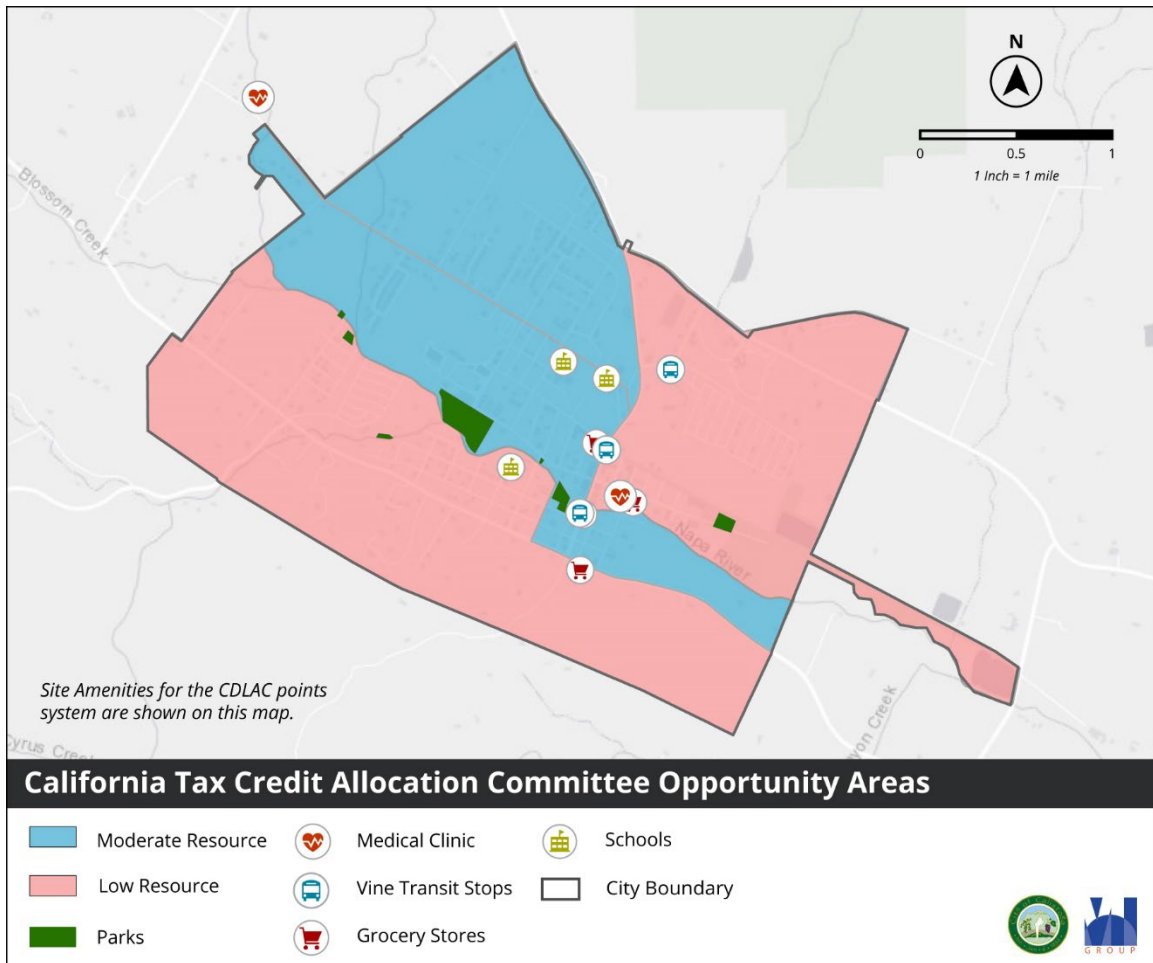
- Highest Resource
- High Resource
- Moderate Resource
- Low Resource
- High Segregation and Poverty

Census blocks in the "Highest Resource" or "High Resource" categories are given higher scoring for tax credit allocation for eligible affordable housing developments. Calistoga, however, consists entirely of census blocks in the "Moderate Resource" or "Low Resource" categories, with very little disparities between the two categories.

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<sup>4</sup> <https://www.treasurer.ca.gov/ctcac/opportunity/2021-hcd-methodology.pdf>

**FIGURE 3-2 CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE OPPORTUNITY AREAS**



**TABLE 3-1 ACCESS TO RESOURCES BY CENSUS BLOCK GROUP**

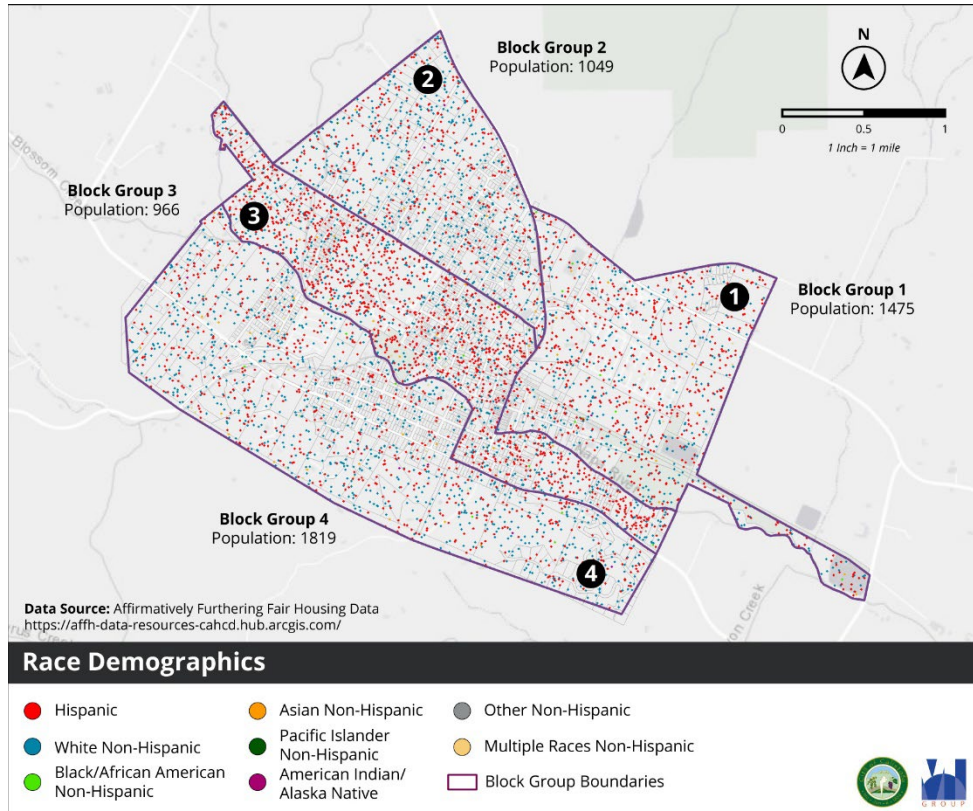
Census Block Group	Economic	Environmental	Education	Category
1	10	61	84	Low Resource
2	23	16	84	Moderate Resource
3	45	23	84	Moderate Resource
4	13	23	84	Low Resource



Integration and Segregation Patterns and Trends

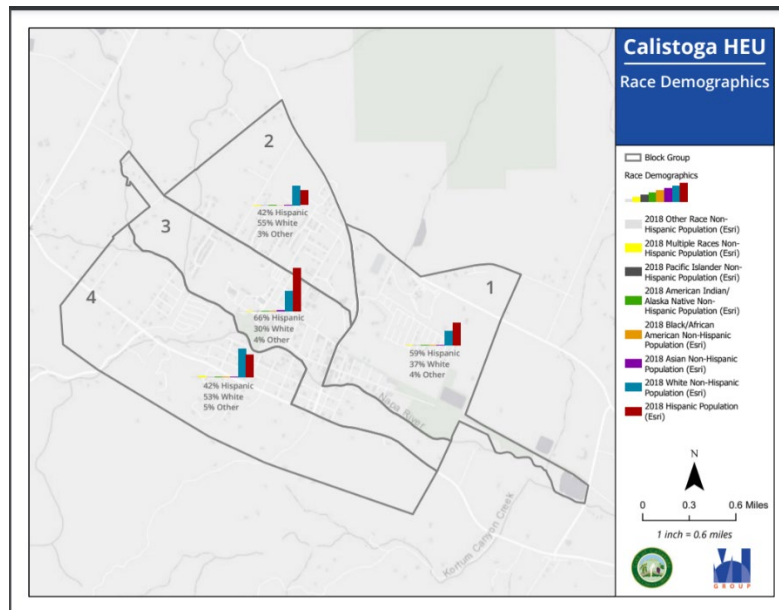
Housing policies and actions are developed effectively when a city’s racial makeup is understood and drives the discussion for equitable outreach and engagement. The racial patterns in Calistoga, like many other cities, is shaped by economic factors and government decisions, such as exclusionary zoning and discriminatory lending practices. Historical segregation and displacement have had one of the largest impacts on racial patterns and continues to impact communities of color today. A decrease in racial and ethnic housing representation can occur when residents are no longer able to find affordable housing that meets their needs.

**FIGURE 3-3 RACE/ETHNICITY BY CENSUS BLOCK GROUP, DOT DIAGRAM**



*Racially or Ethnically Concentrated Areas of Poverty*

Calistoga is within Napa County, which is not defined as an area with Racially/Ethnically Concentrated Areas of Poverty (R/ECAP) or Racially Concentrated Areas of Affluence (RCAA). The White identifying population in Calistoga has increased since 2000, while residents of all other races and ethnicities has decreased. In 2020, 61.7 percent of Calistoga’s population identified as White while 0.0 percent identified as Black or African American, 1.9 percent identified as Asian, and 35.9 percent identified as Hispanic or Latinx. Figure 3-4 demonstrates the racial demographics by Census Block Groups. There is a slightly higher concentration of Hispanic or Latinx households in Census Block Group 3; however, this Block Group is also classified as having moderate resources and has a relatively high median income.

**FIGURE 3-4 RACE/ETHNICITY BY CENSUS BLOCK GROUP**

### *Disproportionate Housing Needs within the Jurisdiction, Including Displacement Risk*

The number of new homes built in the Bay Area has not kept pace with the demand, resulting in longer commutes, rising housing prices, and exacerbating issues of displacement and homelessness. The number of homes in Calistoga increased 4.1 percent from 2010 to 2020, which is above the growth rate for Napa County and below the growth rate of the greater Bay Area during the same time period.

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. These economic disparities also leave communities of color at higher risk for housing insecurity, displacement, or homelessness. In Calistoga, Other Race or Multiple Races (Hispanic and Non-Hispanic) residents experience the highest rates of poverty, followed by White (Hispanic and Non-Hispanic) residents.

Because of increasing housing prices, displacement is a major concern in the Bay Area. Displacement has the most severe impacts on low-and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network. The University of California Berkeley mapped all the neighborhoods in the Bay Area and identified their risk for gentrification. They found that in Calistoga, 100 percent of households live in neighborhoods that are susceptible to or experiencing displacement and 0 percent live in neighborhoods at risk of or undergoing gentrification. Equally important, some neighborhoods in the Bay Area do not have housing appropriate for a broad section of the workforce. UC Berkeley estimates that there are no households in Calistoga that live in neighborhoods where low-income households are likely to be excluded due to prohibitive housing costs.

A household is considered “cost-burdened” if it spends more than 30 percent of its monthly income on housing costs, while those who spend more than 50 percent of their income on housing costs are considered “severely cost-burdened.” Low-income residents are the most impacted by high housing costs and experience the highest

rates of cost burden. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness.

When cost-burdened seniors are no longer able to make house payments or pay rents, displacement from their homes can occur, putting further stress on the local rental market or forcing residents out of the community they call home. Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors. 34.8 percent of seniors making less than 30 percent of AMI are spending the majority of their income on housing. For seniors making more than 100 percent of AMI, 85 percent are not cost-burdened and spend less than 30 percent of their income on housing.

### ***Affirmatively Furthering Fair Housing: Contributing Factors***

Contributing factors to fair housing issues include segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity disproportionate housing needs, and discrimination or violations of civil rights laws or regulations related to housing. Identifying contributing factors shapes how the City of Calistoga will address fair housing issues.

Community outreach and discussions with service and housing providers in the City and County revealed that the two key factors that impact fair housing in Calistoga include:

- Housing for farmworkers and their families
- Affordable housing near amenities in the city

#### Housing for Farmworkers and Their Families

The Housing Element includes policies that support the development of housing and provision of housing services for farmworkers. This includes policies for farmworker family housing in areas of Calistoga close to amenities as well as policies that support greater collaboration between the city and the agricultural companies that hire farm workers to build workforce housing.

Fair Housing Contributing Factors:

- Farmworkers have acute housing needs in Calistoga and in Napa Valley
- There is a lack of outreach for farmworkers and their employers
- There is a lack of housing mobility and housing services

Additional support for housing mobility and housing services is needed for farmworkers, in addition to greater outreach to learn more about their specific housing needs.

Housing actions that address the needs of farmworkers and their families include the following: A1.2-5, A4.1-2, A4.2-1 – A4.2-3, A4.3-1, and A4.5-1 – A4.5-4.

#### Affordable Housing Near Amenities in the City

The Housing Element includes sites along Lincoln Avenue and Washington Street in higher-density zones appropriate to accommodate affordable housing. Development on these sites will require only ministerial review if the proposed development is at the appropriate density (20 units/acre) and includes at least 20 percent affordable units. These sites are near amenities such as grocery stores, health clinics, and parks. Affordable housing can be provided in other areas of Calistoga via accessory dwelling units, which will provide housing

opportunities in census block groups further from Calistoga's central core that may otherwise be populated by residents with higher incomes.

Fair Housing Contributing Factors:

- Location and type of affordable housing
- Housing is located near amenities

By identifying the contributing factors to fair housing issues, the City was able to develop policies and actions in Chapter 8 that were structured to further fair housing and reduce inequitable community growth.

Housing actions that address this contributing factor to fair housing by encouraging varied housing typologies and ensuring that affordable housing is provided on sites near amenities include the following: A1.2-3 – A1.2-5, A2.1-5, and A6.1-2.

### ***Affirmatively Furthering Fair Housing: Outreach Approach***

State law requires a housing element to be prepared with public participation. Specifically, Government Code Section 65583(c)(9) requires that the City, “make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element.” Under AB 686, local agencies are required to ensure that laws, programs, and activities of the agency affirmatively furthers fair housing.

The project team developed a strategy for community outreach through an equity lens. Considerations for common community barriers to engagement such as language, time, resources, and accessibility were incorporated into the outreach process. To address these barriers, the project team hosted an educational seminar to the community to introduce the Housing Element Update. All advertisements, mailers, flyers, and the community survey were distributed in English and Spanish. A Spanish-speaking point of contact was also provided for Spanish speakers to provide additional project information and answer questions.

The City of Calistoga’s community outreach program included a variety of ways to engage the community. The community outreach included:

- General Outreach
- Community Survey
- Focus Groups
- Pop-Up Events
- Small Group and Individual Interviews
- Community Meetings (including Housing Advisory Committee)

Through the variety of outreach and engagement efforts made by City staff and their consultant, M-Group, the project team was able to educate the community on the project, provide spaces to listen to community members, and present strategies to the Housing Advisory Committee (HAC). The public input received throughout was used to evaluate the effectiveness of the outreach efforts and develop housing policies and actions.

Through public input and feedback, the project team identified parts of the city where affordable housing and varied housing types could be located, while also contributing to the City’s sense of place and community. Focus groups with renters, homeowners, business owners, and service providers and meetings with the Housing

Advisory Committee (HAC) highlighted and further supported the housing sites identified in Chapter 5. Community members had various engagement opportunities to submit questions and concerns, in both English and Spanish, that were acknowledged internally by the project team or discussed at public meetings. With the insight of longtime residents, workers, and future advocates, the site selection process was a community wide effort and represents Calistoga's vision for the future of housing.

### General Outreach

To kick off the Calistoga Housing Element outreach, the City sent out a mailer with all utility bills that invited people to join a focus group to develop housing strategies and identify where new homes could be located. The mailer provided a short description of the housing element and why public participation was needed. It also invited people to take the community survey and attend future Planning Commission meetings. One side was in English, and the other side was in Spanish.

The housing element update and the community survey were advertised on the City's *News* webpage on Monday, September 27, 2021. *The Weekly Calistogan* also advertised the housing element update and survey on Wednesday, September 29, 2021.

On Friday, October 29, 2021, the City sent out a bilingual postcard in English and Spanish with all utility bills. The postcard shared a summary of the project with a QR code to the community survey. Hard copies of the postcard were distributed at City Hall's front counter, at the Farmers' Market, and at UpValley Family Center's front counter.

The City of Calistoga also sent out letters to property owners whose properties were identified as potential housing opportunity sites. The letters were sent to five property owners on December 1, 2021.

In an effort to reach all economic groups in Calistoga, the project team prioritized building connections with local businesses, homeowners, renters, organizations, and various service providers in order to help spread awareness of the opportunities to participate in the housing element update. Service providers that work closely with the Spanish speaking community and the farmworker population helped distribute information to their clients.

### Community Survey

The Calistoga Housing Element Update community survey was opened Monday, September 13, 2021, and closed on Tuesday, November 10, 2021. Both online and paper surveys were offered in English and Spanish. The survey was advertised via a citywide postcard, on virtual platforms, at community meetings, in focus groups, and interviews. It was also physically distributed to local organizations including the Calistoga Catholic Charities food bank, UpValley Family Center, and Ole Health.

Open for almost two months, 314 residents and community members responded to the survey. Of the 314 respondents, 87 percent of the surveys were taken in English and 13 percent in Spanish. The survey results are from a 70 percent majority homeowners and 28 percent renters. The White population represented 72 percent of the survey respondents, Hispanic or Latinx folks were represented in 23 percent of the results, and the remaining 5 percent were from the Black and African American, Asian, and American Indian or Alaska Native populations.

The community survey questions were chosen to help staff understand the barriers, needs, and challenges to accessing quality housing. The most commonly identified barrier to obtaining housing in Calistoga was cost. Respondents explained that many people buy property as a vacation home for their families which limits the

availability of housing in the city. With limited housing and the small-town charm of the city, housing is not affordable for many service workers earning minimum wage. Common themes throughout the survey also showed that the community wants to ensure that the housing market in Calistoga provides a diverse range of housing types, including single-family homes, townhomes, apartments, duplexes/triplexes, and condominiums, to meet the varied needs of residents. Respondents also expressed that the housing market should create fair and equitable housing opportunities. Programs to help maintain and secure neighborhoods that have suffered foreclosure were identified as highly desirable.

The community survey serves as one of the main sources of public input and was used to develop housing policies and that will shape the future of housing affordability in Calistoga. The survey clearly indicated that affordability and availability of different housing types are the biggest housing challenges in the city. Affordability concerns will be addressed through the policies and actions in Chapter 8. The availability of diverse housing types will be addressed through policies and actions as well as the site analysis in Chapter 5.

Further analysis of the survey questions can be found in Appendix A.

### Focus Groups

As a part of Calistoga's Housing Element Update, the project team sent out a mailer to invite renters, homeowners, business owners, housing developers, and affordable housing advocates to participate in focus groups to develop housing strategies and guide where new homes could be developed in Calistoga.

A homeowners focus group took place on Wednesday, July 21, 2021, at 10:00AM with 12 residents in virtual attendance. Attendees agreed that the cost of housing is too expensive for people to be able to afford to live in Calistoga. Many were in favor of more diverse housing options like ADUs, townhomes, and small condos/apartment complexes. One emerging concern was the capability of the City to support future growth in terms of school capacity, water supply, and evacuation plans.

Two renters participated in individual interviews due to schedule conflicts. One interview took place Wednesday, September 15, 2021, at 2:00 PM and the other took place the following day on Thursday, September 16, 2021, at 5:00 PM. Their concerns about housing related to the cost of housing and the fact that many people who work in the city commute about 45 minutes to work. This has caused more traffic in recent years. Both suggested that rent control needs to occur and that new housing should be built. Both renters expressed a desire to own a single-family home, but understood the challenges of this housing type and supported missing middle housing that can blend into the community well.

Two business owners volunteered to participate in a focus group on Thursday, October 14, 2021, at 10:00 AM. They expressed interest in creating more affordable housing so that their employees and other lower income individuals could afford to live and work in Calistoga. However, they did not wish to have larger apartment complexes that will negatively impact the "small town" feel of Calistoga. Both business owners stated that Calistoga is not appealing to 18 to 24-year-olds, especially due to the limited housing inventory. Both business owners also identified themselves to be homeowners of second homes or vacation homes in Calistoga. One would be interested in a program where they could rent out their home for a few months, when they are not using it. The other business owner did not agree with that idea.

A list of housing developers, housing advocates, and service providers were contacted during the outreach process but many did not respond or expressed that they were not interested in participating in an interview.

### Pop Up Events

City staff attended the Calistoga Farmers' Market on Saturday, October 16, 2021. Flyers with information about the project and bilingual paper surveys that were available in English and Spanish were provided to community members. Community members provided City staff with verbal public input on the project, which were considered when planning future outreach events, community meeting, and overall housing strategies. This form of verbal public input, although not recorded, is very meaningful to the community because they feel heard and understood by the City staff.

An aerial map of the city was also displayed for people to visualize where housing could be located in the city. This allowed the community to consider the benefits or impacts that new housing can have in areas of the city and encouraged them to provide feedback by either taking the survey or speaking with City staff.

### Small Group / Individual Interviews

#### *City of Napa Housing Authority*

On Tuesday, September 21, 2020, M-Group staff met with Lark Ferrell, the Housing Manager at the City of Napa's Housing Authority. Napa City Housing Authority provides affordable housing services to the City of Calistoga and monitors compliance with affordable housing units, certifies applicants, and applies for State grants on behalf of the City. A housing rehabilitation program is operated by the Housing Authority but funded by the HOME Investment Partnerships Program (HOME) and the Community Development Block Grant (CDBG) program.

When asked about the challenges that their clients face when trying to obtain housing and housing-related services in Calistoga, Ferrell said affordability is a pressing concern for low- and moderate-income residents. Calistoga is known to be a town with a lot of second homes/vacation homes. This results in an imbalance of residents to workers for those services that keep the community functioning. Project funding is difficult to obtain because cities like Napa and Sonoma are usually the ones funded. Calistoga does not have a lot of sites available for housing and those that are available are at a high cost for land and development.

According to Ferrell, Calistoga's housing priorities are creating more housing for the workers in the community as well as moderate income homeownership opportunities. The farmworker population has received services from the County, but Calistoga has had an affordable housing project that was funded by the United States Department of Agriculture (USDA). In order to help serve more people, Calistoga could benefit from more apartments and multifamily housing.

#### *Napa County Housing Authority*

On Friday, July 30, 2021, M-Group staff met with Jennifer Palmer, the Director of Housing and Homeless Services and Alex Carrasco, the Housing and Homeless Program Analyst at Napa County Housing Authority. Napa County Housing Authority's purpose is to oversee and govern three farmworker centers in the unincorporated county. The centers offer dormitory style and family housing for farmworkers in the County. They have provided transitional housing, mostly for youth, and have had a 70 percent success rate of transitional to permanent housing. Some of the challenges their clients face includes language barriers, getting engaged with resources, displacement due to wildfire disasters, and lack of available and affordable housing in Calistoga.

The service industry is struggling because many service workers cannot afford to live in the area and, therefore, move to a more affordable area where they can live and work. When talking about housing equity, the County Housing Authority highlighted the need for affordable and workforce housing to keep a vacation destination

like Calistoga running. To help address inequity, the County formed a 14-member Housing Element Advisory Committee (HEAC) with designates seats for special needs populations including but not limited to representatives from the Commission on Aging, Housing Commission (advises on farmworker center), a homeless advocate, and a farmworker advocate. Their primary purpose is to ensure that outreach and engagement is done with all the special needs populations.

#### *UpValley Family Centers*

On Friday, August 6, 2021, Jennifer Ocón, the Executive Director at UpValley, participated in an informational interview with M-Group staff. UpValley Family Centers is nonprofit organization that provides social services and is proudly rooted in the community. They do not offer specific services but serve and support everyone who needs their assistance. This includes rental assistance, translation services, citizenship status, programs for kids and families, teen mentoring, tax assistance, and drop-in sessions for the community. Additionally, they directly serve seniors who are living on fixed incomes by providing living necessities ranging from hearing aids to home appliances.

Ocón expressed that affordable housing is critical for seniors, people with disabilities, the homeless community, and anyone with very low income. Many families at the center are experiencing overcrowding because that is the only way they can afford to stay in the area. There are a lot of seasonal and low-wage work opportunities that are inadequate for covering housing costs in the area. The community that makes Calistoga diverse and contributes to service work often is forced to leave due to the lack of affordable housing.

Working families who do not work in agriculture or are not seniors do not qualify for the affordable housing in Calistoga because they do not meet the age or work criteria. Youth and children do not enjoy living in the city because there is not enough to do when most entertainment and activities are tailored for tourists. This raises a concern for the resident retention rate.

#### *Family Services of Napa Valley*

On Wednesday, October 20, 2021, M-Group staff met with Mackenzie Lovie, the Housing Program Manager at Family Services of Napa Valley. Family Services of Napa Valley provides services for permanent housing and support services for homeless or at risk of homelessness individuals with disabilities that meet specific income guidelines and needs. They also provide transitional housing that provides support and structure for adults with mental disabilities. Lovie advocated for more affordable housing and support services for individuals who have been unhoused for some time because the transition from experiencing homelessness to being housed causes functional confusion for many people, in her experience. In her opinion, more transitional, and permanent housing with support services should exist for all housing development. She recommends that housing developers' partner with organizations like Family Services of Napa Valley to help facilitate such programs and services.

#### Community Meetings

The Housing Element has been discussed at two Housing Advisory Committee meetings and one Planning Commission meeting.

At the Monday, June 21, 2021 Housing Advisory Committee meeting, staff facilitated a housing element workshop on the outreach strategies, RHNA, the progress made in the 5<sup>th</sup> cycle Housing Element, existing and projected housing needs, and site selection factors for the 6<sup>th</sup> housing cycle.



A Planning Commission meeting took place on Wednesday, October 27, 2021. Napa/Sonoma Collaborative (4Leaf) provided an overview of the the Housing Element and Housing regulations. M-Group’s Project Manager provided an update on the outreach and engagement completed, which included focus groups, interviews, pop-ups, and the community survey.

On Monday, November 15, 2021, staff attended the second Housing Advisory Committee meeting. This meeting was used as a site selection workshop for the committee and public to understand how the project team developed the sites to be considered, including reuse sites. Although the meeting was open and advertised to the public, community members did not attend the Committee meeting. Therefore, the Committee asked that the project team return to their next meeting to provide the community with another opportunity to provide feedback on potential housing sites.

At the Monday, December 20, 2021 Housing Advisory Committee meeting, staff presented potential housing sites for the public to provide feedback on the kind of housing they would like to see in Calistoga. Two members of the public provided comments at the meeting and several more were in attendance. The committee was in favor of all sites to be considered for new housing, with the expectation that some sites will not be feasible based on property owner feedback.

### ***Affirmatively Furthering Fair Housing: Site Selection***

The City of Calistoga desires to utilize the 5<sup>th</sup> cycle reuse sites to meet the net new RHNA. The 5<sup>th</sup> cycle sites were screened for the appropriate size to allow for affordable housing. In addition, various maps were prepared to assess 15-minute walking distances to resources including jobs, transit, food, parks, healthcare, and schools. These maps are provided in Chapter 5. The City of Calistoga has decided to use all the available 5<sup>th</sup> cycle sites which are appropriate from an access to resources point of view but are also the appropriate size for affordable housing development. Utilization of all these sites will exceed the RHNA requirements beyond the 30 percent buffer.

### ***Affirmatively Furthering Fair Housing: Policy Development***

Community members stressed the need for diverse housing types and affordable housing. Workforce housing was also a common need that was identified through interviews, focus groups, and community meetings. Overall, the people of Calistoga desire to live in an affordable, attractive, and equitable community where all residents, workers and visitors can enjoy. Housing policy themes were developed from the community outreach findings and include strategies to affirmatively further fair housing. The following policy themes were presented at the third HAC meeting on Monday, December 13, 2021:

- Support missing middle housing
- Rent regulation
- Subsidized housing
- Financial assistance
- Prioritization of fair and equitable housing opportunities
- Second homes/Vacation homes (not occupied) should be limited
- Allocated workforce housing

- Affordability and availability of housing
- Increased population and its relationship to the Safety/evacuation plan
- Appeal to 18-24 years old's (Which was adjusted by HAC to apply to all ages)

The HAC provided the project team with the necessary guidance to begin the policy development process for the Housing Element Update. Goals, policies, and actions from the 5<sup>th</sup> cycle housing element were evaluated and augmented as needed to reflect current housing priorities. Additionally, new policies and actions that resulted from the policy themes identified above were included. For direct policies and actions, refer to Chapter 8. For the Housing Action Plan, which includes the list of housing policies and actions that address AFFH, refer to Appendix B.

## CHAPTER 4: DEMOGRAPHIC AND HOUSING STOCK OVERVIEW AND HOUSING NEEDS

The housing needs assessment section of the Housing Element discusses the Regional Housing Need Allocation (RHNA) for Calistoga and evaluates the existing and projected housing need in the city. This section includes an overview of the City’s population and housing characteristics, including affordable units that are at risk of converting to market-rate. The housing needs assessment also includes an analysis of special populations, such as people with disabilities, seniors, farmworkers, large families, female headed households, and unhoused individuals. The key findings of this section are summarized below.

- **Population** – Generally, the population of the Bay Area continues to grow because of natural population growth and because the strong technology-based economy draws new residents to the region. The population of Calistoga increased by 3 percent from 2000 to 2020, which is below the growth rate of the Bay Area.
- **Age** – In 2019, Calistoga’s youth population under the age of 18 was 967 and senior population 65 and older was 1,166. These age groups represent 18.3 percent and 22.1 percent, respectively, of Calistoga’s population.
- **Race/Ethnicity** – In 2020, 61.7 percent of Calistoga’s population was White, none were African American, 1.9 percent was Asian, and 35.9 percent was Latinx. People of color in Calistoga comprise a proportion below the overall proportion in the Bay Area as a whole.<sup>1</sup>
- **Employment** – Calistoga residents most commonly work in the Arts, Recreation & Other Services industry, which includes hospitality related jobs. From January 2010 to January 2021, the unemployment rate in Calistoga increased by 4.7 percentage points. Since 2010, the number of jobs located in the jurisdiction increased by 360 (18.6 percent). Additionally, the jobs-household ratio in Calistoga has increased from 1.1 in 2002 to 1.16 jobs per household in 2018.
- **Number of Homes** – The number of new homes built in the Bay Area has not kept pace with the demand, resulting in longer commutes, increasing prices, and exacerbating issues of displacement and homelessness. The number of homes in Calistoga increased by 4.1 percent from 2010 to 2020, which is above the growth rate for Napa County and below the growth rate of the region’s housing stock during this time period.
- **Home Prices** – A diversity of homes at all income levels creates opportunities for all Calistoga residents to live and thrive in the community.
  - **Ownership** – The largest proportion of homes had a value in the range of \$500-\$750k in 2019. Home prices increased by 86.3 percent from 2010 to 2020.

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<sup>1</sup> The Census Bureau’s American Community Survey accounts for ethnic origin separate from racial identity. The numbers reported here use an accounting of both such that the racial categories are shown exclusive of Latinx status, to allow for an accounting of the Latinx population regardless of racial identity. The term Hispanic has historically been used to describe people from numerous Central American, South American, and Caribbean countries. In recent years, the term Latino or Latinx has become preferred. This report generally uses Latinx, but occasionally when discussing US Census data, we use Hispanic or Non-Hispanic, to clearly link to the data source.

- Rental Prices – The typical rent for an apartment in Calistoga was \$1,280 in 2019. Rental prices increased by 21.7 percent from 2009 to 2019. To rent a typical apartment without cost burden, a household would need to make \$51,440 per year.<sup>2</sup>
- **Housing Type** – It is important to have a variety of housing types to meet the needs of a community today and in the future. In 2020, 48.3 percent of homes in Calistoga were single family detached, 3.7 percent were single family attached, 10.2 percent were small multifamily (2-4 units), and 13.0 percent were medium or large multifamily (5 or more units). Between 2010 and 2020, the number of multi-family units increased more than single-family units. Generally, in Calistoga, the share of the housing stock that is detached single family homes is below that of other jurisdictions in the region.
- **Housing Stock Conditions** – According to a survey of housing conditions in 2021, 10.5 percent of the surveyed units needed some level of rehabilitation. Approximately 46 percent of the City’s housing stock is over 60 years old. Housing of this age requires a high degree of maintenance to prevent deterioration. There is also a growing recognition and appreciation for the historic qualities of the homes in many of Calistoga’s older neighborhoods.
- **Housing Availability** – There are very few housing units – both homes and apartments – available for rent in the community. Additionally, the purchase of local residences as vacation homes and the offering of other homes as vacation rentals reduce the housing stock available to those who want to permanently reside in the community.
- **Affordable Housing** – There are 203 affordable, deed-restricted housing units existing in the city, including single-family homes, townhomes, and apartments, which represent approximately eight percent of the total housing inventory. Their affordability ranges from extremely low ( $\leq 30$  percent of area median income) to moderate income ( $\leq 120$  percent of area median income) and include units targeted to first-time homebuyers and farmworkers.
- **Cost Burden** – The U.S. Department of Housing and Urban Development considers housing to be affordable for a household if the household spends less than 30 percent of its income on housing costs. A household is considered “cost-burdened” if it spends more than 30 percent of its monthly income on housing costs, while those who spend more than 50 percent of their income on housing costs are considered “severely cost-burdened.” In Calistoga, 28.7 percent of households spend 30-50 percent of their income on housing, while 12.6 percent of households are severely cost burden and use the majority of their income for housing.
- **Displacement/Gentrification** – According to research from The University of California, Berkeley, all households in Calistoga live in neighborhoods that are susceptible to or experiencing displacement, and no households live in areas at risk of or undergoing gentrification. None of the households in Calistoga live in neighborhoods where low-income households are likely excluded due to prohibitive housing costs.
- **Neighborhood** – All residents in Calistoga live in “Moderate Resource” areas and no residents live in neighborhoods identified as “Highest Resource/High Resource” areas or “Low Resource/High Segregation and Poverty” areas. These neighborhood designations are based on a range of indicators

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<sup>2</sup> Note that contract rents may differ significantly from, and often being lower than, current listing prices.

covering areas such as education, poverty, proximity to jobs and economic opportunities, low pollution levels, and other factors.

- **Special Housing Needs** – Some population groups may have special housing needs that require specific program responses, and these groups may experience barriers to accessing stable housing due to their specific housing circumstances. In Calistoga, 16.0 percent of residents have a disability of any kind and may require accessible housing. Additionally, 7.3 percent of Calistoga households are larger households with five or more people, who likely need larger housing units with three bedrooms or more. Households that are female-headed families make up 8.1 percent of households, which are often at greater risk of housing insecurity.
- **Projected Housing Need** – The Association of Bay Area Governments (ABAG) projects that Napa County will gain 5,000 more households by 2050 and experience a job growth of 21 percent, resulting in 15,000 new jobs. Based on the RHNA for the 2023-2031 housing cycle, Calistoga will need to accommodate 119 new housing units.

### *Population Characteristics*

Understanding who lives in the community and how the population has grown in the past and is expected to grow in the future is important for designing and implementing effective housing policies and programs.

Calistoga’s historic population since 1950 is shown in Table 4-1. The city’s growth rate has varied significantly over the past 60 years. Between 1970 and 1980, Calistoga experienced its most dramatic increase in population, doubling its population through the addition of nearly 2,000 new residents. Since then, population growth has slowed substantially. Between 2000 and 2010, the City’s population declined slightly compared to the previous decade. Since 2010, the population has increased by close to 4 percent. A comparison of population changes in Calistoga, Napa County, and the Bay Area since 1990 are summarized in Table 4-2 and Figure 4-1.

**TABLE 4-1 CALISTOGA POPULATION SUMMARY, 1950 – 2020**

Year	Population	Change	
		Number	Percent
1950	1,418	--	--
1960	1,514	96	6.8%
1970	1,882	368	24.3%
1980	3,879	1,997	106.1%
1990	4,468	589	15.2%
2000	5,190	722	16.2%
2010	5,155	-35	-0.7%
2020	5,348	193	3.74%

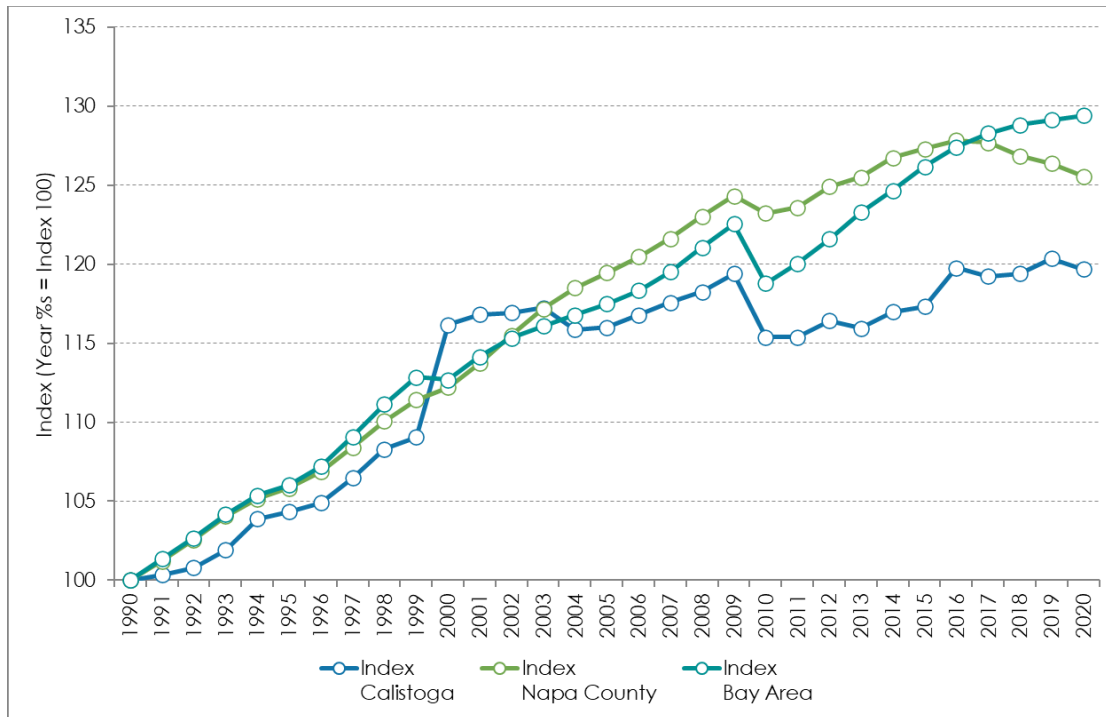
Sources: U.S. Census Bureau, Decennial Census Counts; California Department of Finance; ABAG/MTC Housing Element Data Package

**TABLE 4-2 CALISTOGA POPULATION GROWTH TRENDS, 1990-2020**

Year	Population Calistoga	Population Napa County	Population Bay Area
1990	4,468	110,765	6,020,147
1995	4,662	117,216	6,381,961
2000	5,190	124,279	6,784,348
2005	5,183	132,314	7,073,912
2010	5,155	136,484	7,150,739
2015	5,242	141,010	7,595,694
2020	5,348	139,088	7,790,537

Source: California Department of Finance, E-5 series (2020)

**FIGURE 4-1 CALISTOGA POPULATION GROWTH TRENDS, 1990-2020**



Source: California Department of Finance, E-5 series (2020)

Between 2000 and 2010, Calistoga saw an increase in the racial diversity of its population. As shown in Table 4-3, the percentage of the city’s population who identified as Hispanic increased between 2000 and 2010, while the non-Hispanic White population decreased from 59.1 percent to 47.7 percent in the same time period. In the last 10 years, the Hispanic population decreased to below the recorded population in 2000, while the non-Hispanic White population has grown to 60.4 percent. The population of non-Hispanic Asian/Pacific Islanders has growth slightly since 2010 to make up 1.8 percent of the population. Changes in all other racial categories are too small to make accurate conclusions on demographic changes between 2010 and 2019.

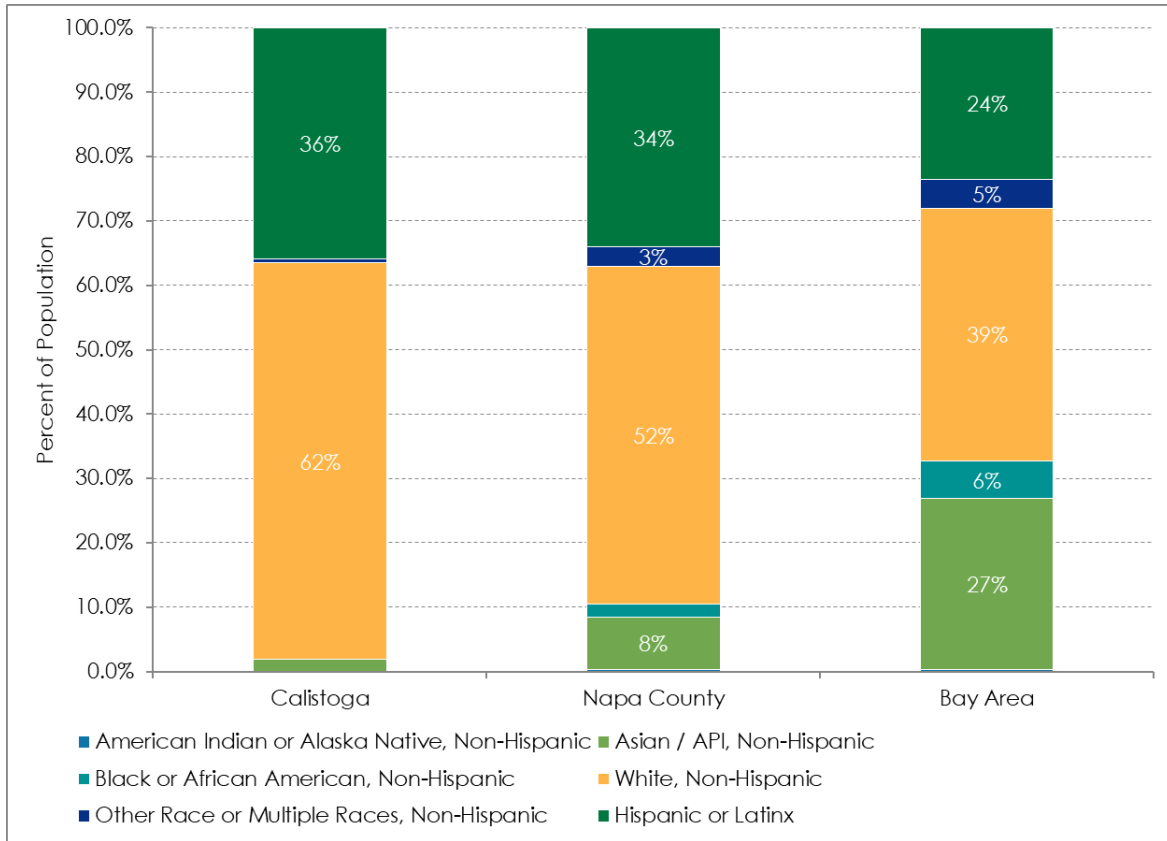
**TABLE 4-3 POPULATION BY RACE AND ETHNICITY, 2000, 2010, & 2019**

Category	2000		2010		2019	
	Number	Percent	Number	Percent	Number	Percent
Hispanic	1,978	38.4%	2,545	49.4%	1,891	35.2%
White (non-Hispanic)	3,048	59.1%	2,459	47.7%	3,251	60.4%
Black	16	<1%	20	<1%	0	0%
Native American	28	<1%	16	<1%	0	0%
Asian/Pacific Islander	52	1.0%	47	<1%	98	1.8%
Other or Multiple Races	6	<1%	68	<1%	31	<1%

Source: US. Census Bureau, Decennial Census Counts; ABAG/MTC Housing Element Data Package; U.S. Census Bureau, American Community Survey 5-Year Data (2015- 2019)

Calistoga’s racial population characteristics are similar to the rest of Napa County with the exception of the City’s non-Hispanic White population which is larger than County averages and the Asian/Asian Pacific Islander (API) population which is smaller than County averages. Compared to the rest of the Bay Area, Calistoga has a greater percentage of Hispanic/Latinx people, a much greater share of non-Hispanic White people, and a smaller percentage of all other racial categories.

**FIGURE 4-2 POPULATION BY RACE, 2019**



Source: ABAG/MTC Data Packet; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

The distribution of age groups in a city shapes what types of housing the community may need in the near future. An increase in the older population may mean there is a developing need for more senior housing options, while higher numbers of children and young families can point to the need for more family housing options and related services. There has also been a move by many to age-in-place or downsize to stay within their communities, which can mean more multifamily and accessible units are also needed.

Table 4-4 shows that the median age in Calistoga increased from 38.1 years to 40 years between 2000 and 2010 and increased from 40 years to 43.4 years between 2010 and 2019. This increase is attributable to an increase in the proportion of the population between 55 and 65 years of age. Calistoga’s median age is slightly higher than Napa County’s median age of 41.3, but nearly seven years older than California’s median of 36.5 years.



**TABLE 4-4 POPULATION BY AGE, 2000 - 2019**

Age Groups	2000		2010		2019	
	Number	Percent	Number	Percent	Number	Percent
0-4	368	7.1%	350	6.8%	359	6.8%
5-14	638	12.3%	609	11.8%	465	8.8%
15-24	645	12.4%	608	11.8%	376	7.1%
25-34	750	14.5%	680	13.1%	882	16.7%
35-44	649	12.5%	661	12.7%	713	13.5%
45-54	651	12.5%	599	11.5%	655	12.4%
55-64	474	9.1%	684	13.2%	655	12.4%
65-74	368	7.1%	479	9.2%	528	10%
75-84	459	8.8%	311	6.0%	431	8.2%
85+	188	3.6%	174	3.4%	207	3.9%
<b>Total</b>	<b>5,190</b>		<b>5,155</b>		<b>5,271</b>	
	<b>38.1</b>		<b>40.0</b>		<b>43.4</b>	

Source: ABAG/MTC Housing Element Data Package; American Community Survey 5-Year Data (2015-2019)

A comparison of Calistoga's age group distribution in 2019 to the State of California, Napa County as a whole and other municipalities in the county is shown in Table 4-5. While Calistoga has a higher percentage of older adults than the State, the city's age distribution is very similar to Napa County. 22 percent of the City's population is over the age of 60. Housing strategies will need to plan for housing typologies that support the needs of this aging population. Additional demographic information can be found in later sections that deal with special needs housing.

**TABLE 4-5 SHARE OF TOTAL POPULATION BY AGE GROUP, 2019**

	Under 5 years	5 to 19 years	20 to 34 years	35 to 44 years	45 to 59 years	60 to 74 years	75 years and over
California	6%	19%	22%	13%	19%	14%	6%
Napa County	5%	18%	19%	13%	20%	17%	8%
American Canyon	6%	22%	19%	14%	22%	12%	5%
<b>Calistoga</b>	<b>7%</b>	<b>13%</b>	<b>20%</b>	<b>14%</b>	<b>16%</b>	<b>19%</b>	<b>12%</b>
Napa	6%	19%	20%	14%	19%	16%	7%
St. Helena	6%	14%	16%	9%	23%	22%	11%
Yountville	1%	8%	7%	8%	20%	26%	30%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

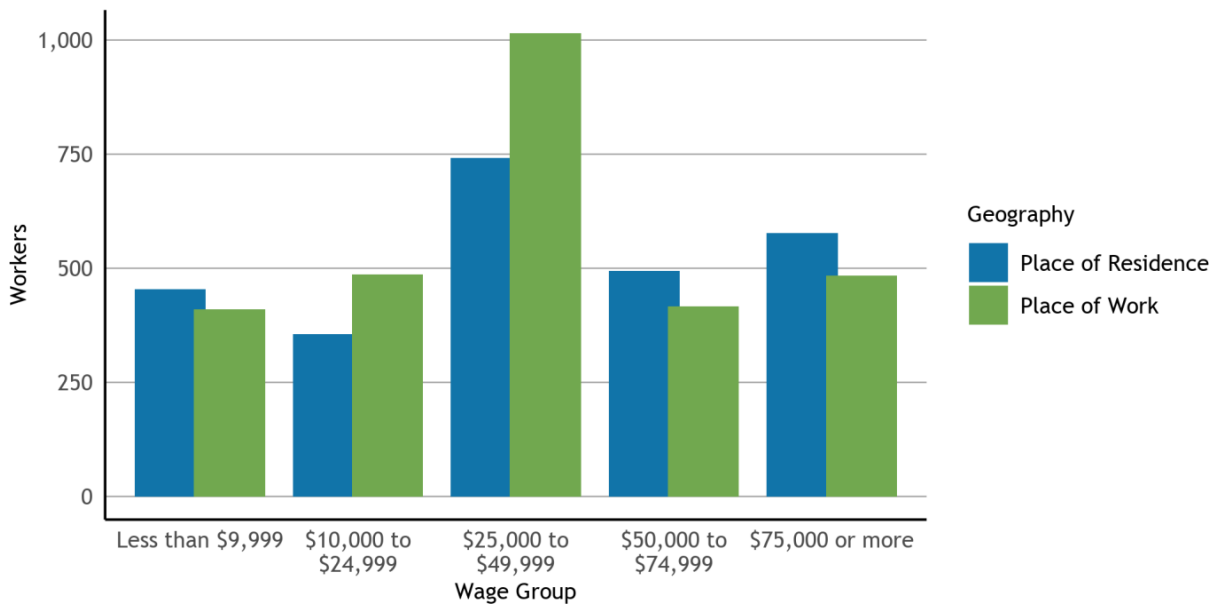
**Employment Characteristics**

A city houses employed residents who either work in the community where they live or work elsewhere in the region. Conversely, a city may have job sites that employ residents from the same city, but often employ more workers commuting from outside of it. One measure of this is the relationship between workers and jobs. A city with a surplus of workers “exports” workers to other parts of the region, while a city with a surplus of jobs must conversely “import” them. There are 2,622 employed residents, and 2,811 jobs in Calistoga – the ratio of jobs to resident workers is 1.07, making Calistoga a net importer of workers.

Figure 4-3 shows the balance when comparing jobs to workers, broken down by different wage groups, offering additional insight into local dynamics. A community may offer employment for relatively low- income workers but have relatively few housing options for those workers – or conversely, it may house residents who are low wage workers but offer few employment opportunities for them. Such relationships can provide insight on demand for housing in particular price categories.

A surplus of jobs relative to residents in a given wage category suggests the need to import those workers, while conversely, surpluses of workers in a wage group relative to jobs means the community will export those workers to other jurisdictions. Such flows are not inherently bad, though over time, worker and job imbalances across the region may appear. Calistoga has more low-wage jobs than low-wage residents (where low-wage refers to jobs paying less than \$25,000). At the other end of the wage spectrum, the city has more high-wage residents than high-wage jobs (where high-wage refers to jobs paying more than \$75,000) (Figure 4-3).

**FIGURE 4-3 WORKERS BY EARNINGS, BY JURISDICTION AS PLACE OF WORK AND PLACE OF RESIDENCE, 2019**



Source: ABAG/MTC Data Packet; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Hospitality/food services, retail trade, natural resources, and manufacturing (bottled water, wine) have historically been Calistoga’s core industries. As shown in Table 4-6 over the last 20 years, employment by industry has remained stable, with increases in the arts and recreation, construction, and manufacturing and

wholesale sectors. Arts, Recreation & Other Services accounts for over one-third of employment in Calistoga, and housing strategies will need to address the needs and financial resources of workers in this job sector.

**TABLE 4-6 EMPLOYMENT BY INDUSTRY, 2005-2018**

Industry	2005		2010		2015		2018	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
<b>Agriculture &amp; Natural Resources</b>	204	7.8	141	5.9	175	6.7	133	5.6
<b>Arts, Recreation &amp; Other Services</b>	684	26.3	679	28.4	708	27.2	805	33.7
<b>Construction</b>	156	6.0	84	3.5	92	3.5	129	5.4
<b>Financial &amp; Leasing</b>	97	3.7	65	2.7	64	2.5	79	3.3
<b>Government</b>	70	2.7	93	3.9	64	2.5	61	2.6
<b>Health &amp; Educational Services</b>	386	14.8	370	15.5	405	15.6	404	16.9
<b>Information</b>	19	0.7	31	1.3	16	0.6	21	0.9
<b>Manufacturing &amp; Wholesale</b>	446	17.1	424	17.7	492	18.9	532	22.2
<b>Professional &amp; Managerial Services</b>	217	8.3	218	9.1	221	8.5	264	11.0
<b>Retail</b>	264	10.1	243	10.2	217	8.3	280	11.7
<b>Transportation &amp; Utilities</b>	58	2.2	44	1.8	40	1.5	59	2.5

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Residence Area Characteristics (RAC) files, 2002-2018

Major employers in Calistoga are listed in Table 4-7. Accommodations, spa services, and food service businesses employ the most workers in Calistoga. The local school district is also a large employer.

**TABLE 4-7 MAJOR EMPLOYERS, 2013**

Employer	Industry Type	Employees
Indian Springs Resort and Spa	Accommodations, Professional Services	200
Four Seasons	Accommodations	185
Solage Spa & Resort	Accommodations, Professional Services, Food Services	155
Calistoga Joint Unified School District	Education	123
Calistoga Inn & Napa Valley Brewing Company	Accommodations, Food Services	98
Crystal Geyser Water Company	Manufacturing	94
Cal Mart	Retail Trade	66
City of Calistoga	Public Administration	62
Wilkinson's Hot Springs Resort	Accommodations, Professional Services	53

Table 4-8 shows examples of annual wages for local occupations. The estimates are based on national-level wage data, adjusted to account for regional wage disparities. In general, wages in Napa County are higher than the national average.

According to the American Community Survey, 5-Year Estimates (2015-2019), approximately 48 percent of employed Calistoga residents worked within the city. An estimated 37 percent of employed residents worked elsewhere in Napa County and 15 percent worked outside of the county.

**TABLE 4-8 AVERAGE WAGES BY OCCUPATION FOR NAPA COUNTY, 2020**

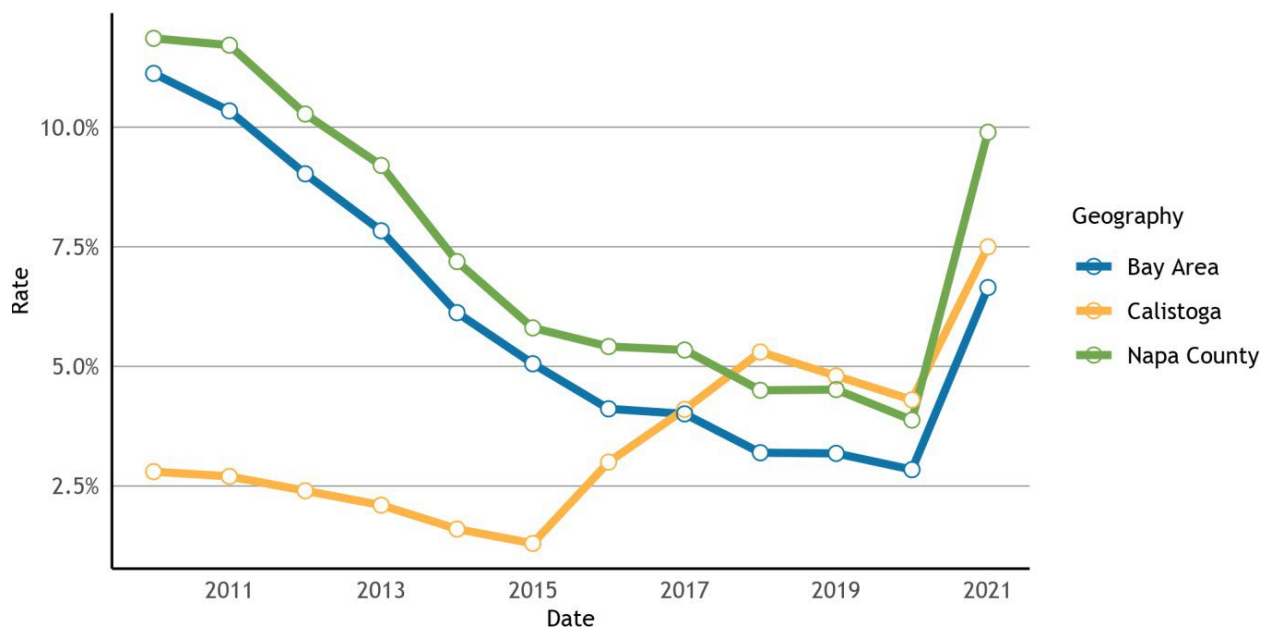
Major occupational group	Percent of total employment		Mean hourly wage		
	United States	Napa	United States	Napa	Percent difference <sup>1</sup>
Total, all occupations	100.0	100.0	\$27.07	\$29.63*	9
Management	5.7	6.3	60.81	65.54*	8
Business and financial operations	6.0	4.2*	38.79	38.58	-1
Computer and mathematical	3.3	0.9*	46.53	46.05	-1
Architecture and engineering	1.8	0.7*	43.41	42.32	-3
Life, physical, and social science	0.9	1.0	38.15	39.23	3
Community and social service	1.6	1.9	25.09	30.17*	20
Legal	0.8	0.3*	54.00	63.70	18
Educational instruction and library	6.1	4.9	28.75	33.90*	18
Arts, design, entertainment, sports, and media	1.3	0.7*	30.96	30.46	-2
Healthcare practitioners and technical	6.2	7.6	41.30	48.28*	17
Healthcare support	4.6	5.4	15.50	22.59*	46
Protective service	2.4	2.3	25.11	28.65	14

Food preparation and serving related	8.1	10.9*	13.30	17.29*	30
Building and grounds cleaning and maintenance	2.9	4.2*	15.75	18.71*	19
Personal care and service	1.9	2.2	15.68	17.73*	13
Sales and related	9.4	12.0*	22.00	25.34*	15
Office and administrative support	13.3	10.1*	20.38	24.16*	19
Farming, fishing, and forestry	0.3	5.1*	16.02	19.49*	22
Construction and extraction	4.3	5.4*	25.93	31.35*	21
Installation, maintenance, and repair	3.9	2.7*	25.17	27.86*	11
Production	6.1	5.6	20.08	26.06*	30
Transportation and material moving	8.7	5.7*	19.08	20.39*	7
Footnotes:					
<sup>1</sup> A positive percent difference measures how much the mean wage in the Napa, CA Metropolitan Statistical Area is above the national mean wage, while a negative difference reflects a lower wage. * The mean hourly wage or percent share of employment is significantly different from the national average of all areas at the 90-percent confidence level.					

Source: BLS National Industry-Specific Occupational Employment and Wage Estimates, May 2020

In Calistoga, there was a 4.7 percentage point increase in the unemployment rate between January 2010 and January 2021. Jurisdictions through the region experienced a sharp rise in unemployment in 2020 due to impacts related to the Covid-19 pandemic, though with a general improvement and recovery in the later months of 2020.

FIGURE 4-4 UNEMPLOYMENT RATE



Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021

### *Household Income*

The median income in Napa County in 2019 was \$88,596, whereas Calistoga's median income was \$67,119. As shown in the following tables, Calistoga has the lowest median household income in the county and the highest poverty rate. Median household income decreased between 2007-2011 and 2011-2015 for most communities in Napa County, including Calistoga. However, between 2015-2019, income levels generally increased and surpassed 2007-2011 levels. It should be noted that American Community Survey (ACS) data is based on relatively small sample sizes with high margins of error and should be viewed as estimates rather than definitive numbers.

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the state.<sup>3</sup>

In Calistoga, 41.1 percent of households make more than 100 percent of the Area Median Income (AMI)<sup>4</sup>, compared to 14.9 percent making less than 30 percent of AMI, which is considered extremely low-income (Figure 4-5). Regionally, more than half of all households make more than 100 percent AMI, while approximately 15 percent make less than 30 percent AMI. Many households with multiple wage earners – including food service workers, full-time students, teachers, farmworkers, and healthcare professionals – can

<sup>3</sup> Bohn, S. et al. 2020. Income Inequality and Economic Opportunity in California. *Public Policy Institute of California*.

<sup>4</sup> Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. Households making between 80 and 120 percent of the AMI are moderate-income, those making 50 to 80 percent are low-income, those making 30 to 50 percent are very low-income, and those making less than 30 percent are extremely low-income. This is then adjusted for household size.

fall into lower AMI categories due to relatively stagnant wages in many industries. Households with extremely low income have a variety of housing situations and needs. For example, most families and individuals receiving public assistance, such as social security or disability, are considered extremely low-income households.

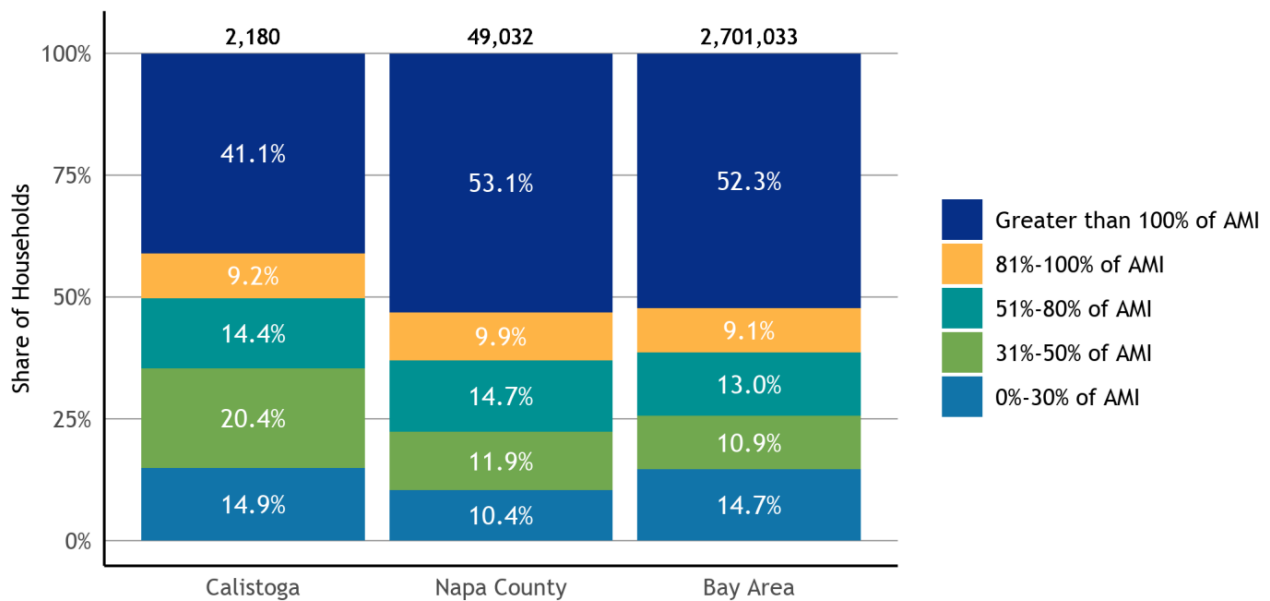
**TABLE 4-9 MEDIAN HOUSEHOLD INCOME, 2007-2019**

	2007-2011*	2011-2015*	2015-2019	Change from 2007 to 2019
State of California	\$70,210	\$66,708	\$75,235	7.2%
Napa County	\$78,195	\$77,025	\$88,596	13.3%
American Canyon	\$95,214	\$82,009	\$101,792	6.9%
<b>Calistoga</b>	<b>\$59,208</b>	<b>\$56,904</b>	<b>\$67,119</b>	<b>13.4%</b>
Napa	\$71,361	\$73,420	\$84,043	17.8%
St. Helena	\$77,925	\$91,814	\$90,031	15.5%
Yountville	\$77,884	\$65,196	\$69,300	-11.0%

\*In 2019 dollars

Source: U.S. Census Bureau, 2007-2011 ACS (5-Year Estimates); U.S. Census Bureau, 2011-2015 ACS (5-Year Estimates); 2015-2019 ACS (5-Year Estimates), Table S1901

**FIGURE 4-5 HOUSEHOLDS BY HOUSEHOLD INCOME**



Source: ABAG/MTC Data Packet; U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

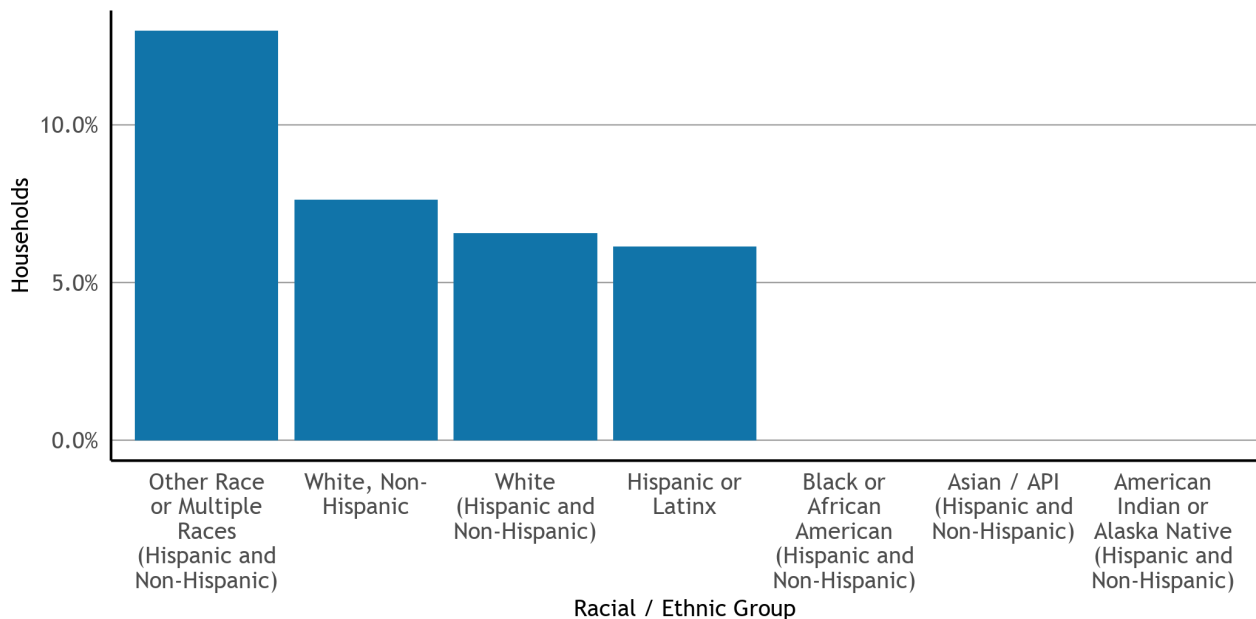
Over the last decade, poverty rates in Calistoga and Napa County as a whole have declined. In Calistoga, Other Race or Multiple Races (Hispanic and Non-Hispanic) residents experience the highest rates of poverty, followed by White (Hispanic and Non-Hispanic) residents (Figure 4-6).

**TABLE 4-10 POVERTY RATE, 2007 - 2019**

	2007-2011	2011-2015	2015-2019	Change from 2007 to 2019
State of California	14.4%	16.3%	13.4%	-1.0%
Napa County Total	9.8%	10.3%	7.8%	-2.0%
American Canyon	5.8%	11.8%	7.8%	2.0%
<b>Calistoga</b>	<b>13.6%</b>	<b>16.3%</b>	<b>6.9%</b>	<b>-6.7%</b>
Napa	11.2%	9.5%	8.0%	-3.2%
St. Helena	6.4%	11.4%	8.3%	1.9%
Yountville	5.3%	7.2%	8.4%	3.1%

Source: U.S. Census Bureau, 2007-2011 ACS (5-year estimates); U.S. Census Bureau, 2011-2015 ACS (5-Year Estimates); 2015-2019 ACS (5-Year Estimates), Table S1701.

**FIGURE 4-6 POVERTY STATUS BY RACE**



Source: ABAG/MTC Data Packet; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)



### *Housing Stock Characteristics*

The number of housing units in Calistoga more than doubled between 1960 and 2010, with much of the growth occurring during the 1970s and 1980s. Over the past 20 years, the city’s housing stock has been steadily increasing at rate of approximately 3 to 4 percent every 10 years.

**TABLE 4-11 HOUSING UNITS, 1960 – 2020**

Year	Units	Change	
		Number	Percent
1960	1,042	--	
1970	1,106	64	6.1%
1980	1,964	858	77.6%
1990	2,157	193	9.8%
2000	2,249	92	4.3%
2010	2,319	70	3.1%
2020	2,413	94	4.1%

Source: U.S. Census Bureau, Decennial Censuses; California Department of Finance, E-5 series

In recent years, most housing produced in the region and across the state consisted of single-family homes and larger multi-unit buildings. However, some households are increasingly interested in “missing middle housing” – including duplexes, triplexes, townhomes, cottage clusters, and accessory dwelling units (ADUs). These housing types may create more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place.

Single-family detached units made up 48 percent of the city’s housing stock in 2020, while mobile homes constituted approximately one-quarter of the housing supply. Multi-family dwellings comprised 23 percent of the City’s dwelling units. Calistoga has a substantially higher proportion of mobile homes compared to the county’s and state’s housing unit type distribution, and a significantly lower share of multi-family units than the state.

**TABLE 4-12 HOUSING TYPE DISTRIBUTION, 2020**

Unit Type	Calistoga		Napa Co.	California
Single Unit - Detached	1,165	48.3%	67.8%	57.4%
Mobile Home	601	24.9%	6.9%	3.9%
Single Unit - Attached	89	3.7%	5.5%	7.0%
Multi-Family (2-4)	245	10.2%	7.4%	8.0%
Multi-Family (5+)	313	13.0%	12.4%	23.7%

Source: California Department of Finance, Demographic Resource Unit, Report E-5, 1/1/2020

<sup>1</sup>*Single unit - attached* is defined by the Department of Finance as a one-unit structure attached to another unit by a common wall, commonly referred to as a townhouse, half-plex, or row house. The shared wall or walls extend from the foundation to the roof with adjoining units to form a property line. Each unit has individual heating and plumbing systems. It is differentiated from a two-plex, in which the units share attic space, and heating and plumbing systems.



*An example of Calistoga's multi-family housing*

### ***Housing Conditions Survey***

The City of Calistoga conducted a survey of housing conditions in August 2021, using a survey instrument that was a modified version of a sample survey produced by the California Department of Housing and Community Development. It was limited to single-family units, duplexes (2 units), and multi-family (3 or more units) buildings in Calistoga. Mobile homes were not included in this survey.

The survey was conducted in those neighborhoods of Calistoga constructed primarily before 1970. The survey area consisted of 826 housing units, which represented approximately 36 percent of the total housing stock in the city.

Each of the housing units were inspected from the street. Where problems were identified with any one of four categories - foundation, roofing, siding/stucco, and windows - a survey form was completed for the property. In all, 87 units were identified as needing some level of rehabilitation. Table 4-13 summarizes the results of the survey.

**TABLE 4-13 HOUSING CONDITIONS SURVEY RESULTS, 2021**

Condition	No. of Sites	Percentage
Sound	739	89.5%
Minor	11	1.3%
Moderate	9	1.1%
Substantial	14	1.7%
Dilapidated	53	6.4%
<b>Total</b>	<b>826</b>	<b>100%</b>

Source: City of Calistoga, August 2021

It should be noted that only exterior visual inspections were conducted, and it is likely that many of the older homes are in need of maintenance such as new roofs and heating systems, as well as such energy-saving measures as insulation, double-pane windows, and weather-stripping. These conditions could only be identified by a thorough on-site inspection. However, the 2015-2019 American Community Survey data reported that all occupied units in Calistoga had complete plumbing and kitchen facilities.

The City was awarded \$600,000 in CDBG funding in 2017 for the owner-occupied housing rehabilitation program. The City administered this funding to rehabilitate 34 low-income homes. The rehabilitation program is popular with residents and currently has a waiting list. The generally well-maintained condition of surveyed homes is also evidence of an interest in conserving the city's existing units in the face of limited housing development. There is also a growing recognition and appreciation for the historic qualities of the homes in many of Calistoga's older neighborhoods.

In 2008, the decline in the national, state, and local economies and its impacts on home ownership and affordability resulted in an increase in foreclosures. However, there has been no visible impact on local residential property conditions as a result of foreclosures. This could be attributed to the relatively few foreclosures that have occurred in the community, their dispersed locations, and the continued maintenance of the properties by the lenders who assume ownership of these properties.

### ***Long-Term Maintenance***

Since housing tends to deteriorate with age, there is a continuing concern about the condition of older housing in the community.

There has been relatively little new housing construction with only 1.4 percent of the City's housing stock being built in the last 10 years. Approximately 46 percent of the housing stock is over 60 years old. Housing of this age requires a high degree of maintenance to prevent deterioration, particularly if maintenance has been neglected in the past. High maintenance costs can be a problem both for lower-income homeowners and for

landlords. If the income of the homeowner or landlord is insufficient to pay the maintenance costs, deterioration of the housing stock will occur.

**TABLE 4-14 HOUSING CONSTRUCTION BY DECADE, 2019**

Construction Date	No.	Percentage
Built 2010 or later	33	1.4%
Built 2000 to 2009	185	7.9%
Built 1980 to 1999	414	17.6%
Built 1960 to 1979	636	27.0%
Built 1940 to 1959	571	24.2%
Built 1939 or earlier	516	21.9%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

### *Susceptibility to Damage from Natural Events*

The three main active earthquake faults in Napa County are capable of producing moderate-sized earthquakes that would be capable of producing a substantial amount of damage. Mobile homes tend to sustain greater damage from intense shaking than wood-frame buildings. During an earthquake, the jacks on which a mobile home is typically placed can tip, causing the coach to fall off some or all of its supports. Although the jacks may punch holes through the floor of the mobile home, it usually sustains no other substantial damage. Despite the minimal damage, however, the mobile home becomes uninhabitable, as it must be returned to a stable foundation and reconnected to utilities.

Although single-family, wood-framed homes are less likely to be deemed uninhabitable, significant damage can occur from falling hot water heaters, failed cripple walls, falling unreinforced masonry chimneys, and dislocation of structures from their foundations. Two-story homes with living space over garages are particularly vulnerable to damage. Similarly, multi-family, wood-framed buildings may have living areas above parking areas, supported only by posts. The “soft” first story may also be constructed of concrete masonry unit bearing walls. These designs offer little resistance to lateral seismic forces and buildings with this design could be severely damaged during a seismic event unless they are reinforced.

Residences in certain area of Calistoga are also susceptible to damage from natural events such as flooding and wildfires. The Public Safety Element of the General Plan contains policies and programs to minimize damage from these threats.

### *Housing Occupancy*

According to the U.S. Census, 231 of the city’s 2,355 housing units were vacant in 2019, for a vacancy rate of 9.8 percent, which is slightly higher than the vacancy rate of 8.2 percent in 2010. There were relatively significant increases in vacancies in the “for rent”, “for sale”, and “other vacant” categories. Vacant units that are currently on the market and categorized as for rent or for sale make up 34.6 percent of all vacant units.

Of the vacant units, the most common type of vacancy is “for seasonal, recreational, or occasional use” (45.9 percent), which is consistent with the trend of the purchase of Calistoga homes as second homes. Vacant units classified as “for seasonal, recreational or occasional use” are those that are held for short-term periods of use throughout the year. Accordingly, vacation rentals and short-term rentals like AirBnB are likely to fall in this category. The city is within easy driving distance from the San Francisco Bay Area and offers an affordable means of owning a weekend home in the Napa Valley.

The reasons for the relatively significant increase in the “other vacant” category are more difficult to identify. A housing unit is classified as “other vacant” when it does not fit into any other year-round vacant category. The Census Bureau classifies units as “other vacant” if they are vacant due to foreclosure, personal/family reasons, legal proceedings, repairs/renovations, abandonment, preparation for being rented or sold, or vacant for an extended absence for reasons such as a work assignment, military duty, or incarceration. In a region with a thriving economy and housing market like the Bay Area, units being renovated/repared and prepared for rental or sale are likely to represent a large portion of the “other vacant” category.

**TABLE 4-15 VACANCY STATUS, 2010 & 2019**

Vacant units	2010	2019
For rent	13	44
For sale	0	37
Rented or sold, not occupied	0	0
For seasonal, recreational, or occasional use	129	106
For migrant workers	0	0
Other vacant	0	45

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2006-2010, 2015-2019)

### *Housing Tenure*

Housing tenure - whether a household owns or rents their home – can be affected by many factors, such as housing cost, housing type (single-family versus multi-family), housing availability, household income, job availability, and consumer preference. The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity – ability for individuals to stay in their homes – in a city and region. Generally, renters may be displaced more quickly if prices increase.

In 2019, 60.8 percent of the city’s housing units were owner-occupied, an ownership level that was lower than the county as a whole (64.2 percent), but higher than the state (54.8 percent). The share of owner-occupied units increased between 2010 and 2019. Renters tend to be younger in age and are disproportionately people of color. The age of residents who rent or own their home can also signal the housing challenges a community is experiencing. Younger households tend to rent and may struggle to buy a first home in the Bay Area due to high housing costs. At the same time, senior homeowners seeking to downsize may have limited options in an expensive housing market.

Homeownership rates often vary considerably across race and ethnicity. Although the non-Hispanic White population accounts for 60.4 percent of the population, 92.6 percent of owner-occupied units are inhabited by

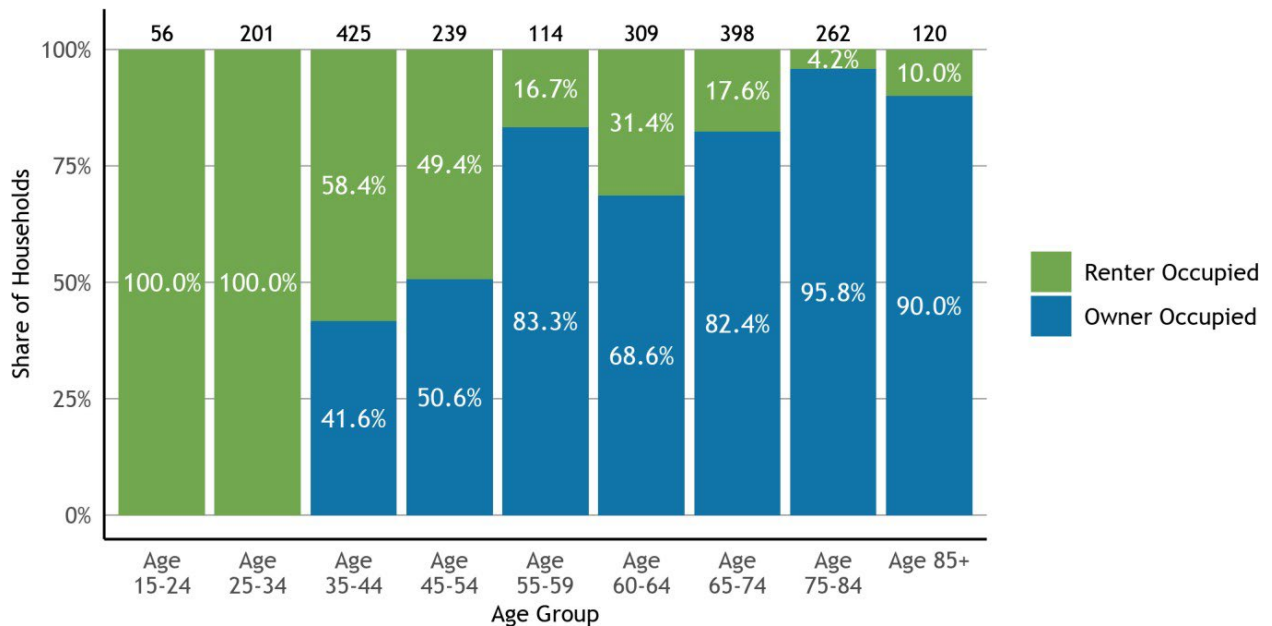
this demographic. In Calistoga, homeownership rates were 0.0 percent for Asian households, 17.3 percent for Latinx households, and 68.6 percent for White households. Refer to Table 4-16, Figure 4-7, and Figure 4-8 for additional details on housing tenure characteristics.

**TABLE 4-16 HOUSEHOLDS BY TENURE**

	2000		2010		2019	
	Owner	Renter	Owner	Renter	Owner	Renter
State of California	56.9%	43.1%	55.9%	44.1%	54.8%	45.2%
Napa County Total	65.1%	34.9%	62.6%	37.4%	64.2%	35.8%
American Canyon	85.9%	14.1%	78.5%	21.5%	77.5%	22.5%
Calistoga	59.7%	40.3%	57.8%	42.2%	60.8%	39.2%
Napa	60.6%	39.4%	57.3%	42.7%	58.3%	41.7%
St. Helena	56.0%	44.0%	55.4%	44.6%	58.8%	41.2%
Yountville	71.9%	28.1%	65.5%	34.5%	63.0%	37.0%

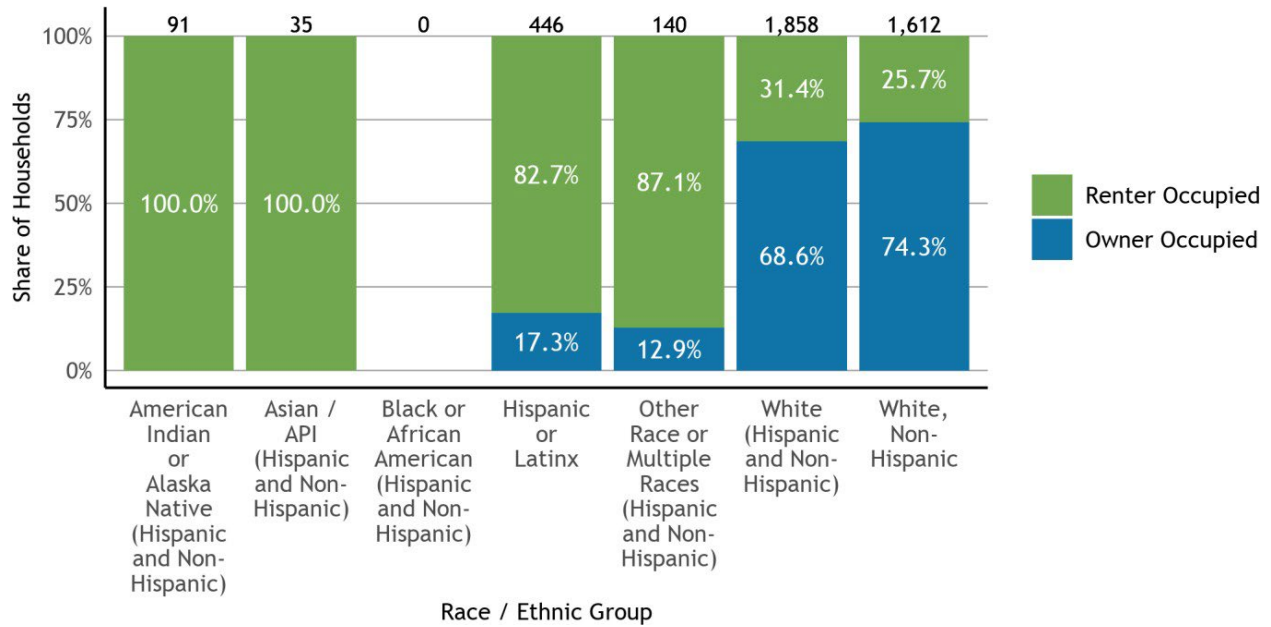
Source: U.S. Census Bureau, Decennial Censuses, American Community Survey 5-Year Data (2006-2010, 2015-2019)

**FIGURE 4-7 HOUSING TENURE BY AGE**



Source: ABAG/MTC Housing Element Data Package; U.S. Census Bureau, ACS 5-Year Data (2015-2019)

**FIGURE 4-8 HOUSING TENURE BY RACE**



Source: ABAG/MTC Housing Element Data Package; U.S. Census Bureau, ACS 5-Year Data (2015-2019)

***Existing Housing Needs***

Housing Affordability

Housing cost is generally the greatest single expense item for households. For homeowners, housing expenses consist of mortgage and interest payments, insurance, maintenance, and property taxes; some owners may also pay homeowners association dues or a special assessment fee. The housing cost burden for recent home purchasers is even greater than that of other homeowners, since the relative cost of homeownership decreases over time (i.e., long-term owner costs do not adjust to the market value of housing) and the property tax that has limited increases following the home’s purchase is adjusted upwards when the property sells.

For renter households, housing expenses generally consist of a security deposit, rent, and utilities. The cost of rent can fluctuate over the course of occupancy unless local rent controls are imposed.

Owning a home is one of the primary ways of accumulating wealth in our society, a form of wealth acquisition that is especially protected in the U.S. tax code. Homeownership stabilizes housing costs for a family and protects them from the variations that occur in rental housing. Being a homeowner is also known to increase people’s feelings of control over their lives and their sense of overall well-being. High rates of homeownership are believed to strengthen neighborhoods as well by increasing residents’ stake in the future of their communities.

***Local Housing Prices and Rents***

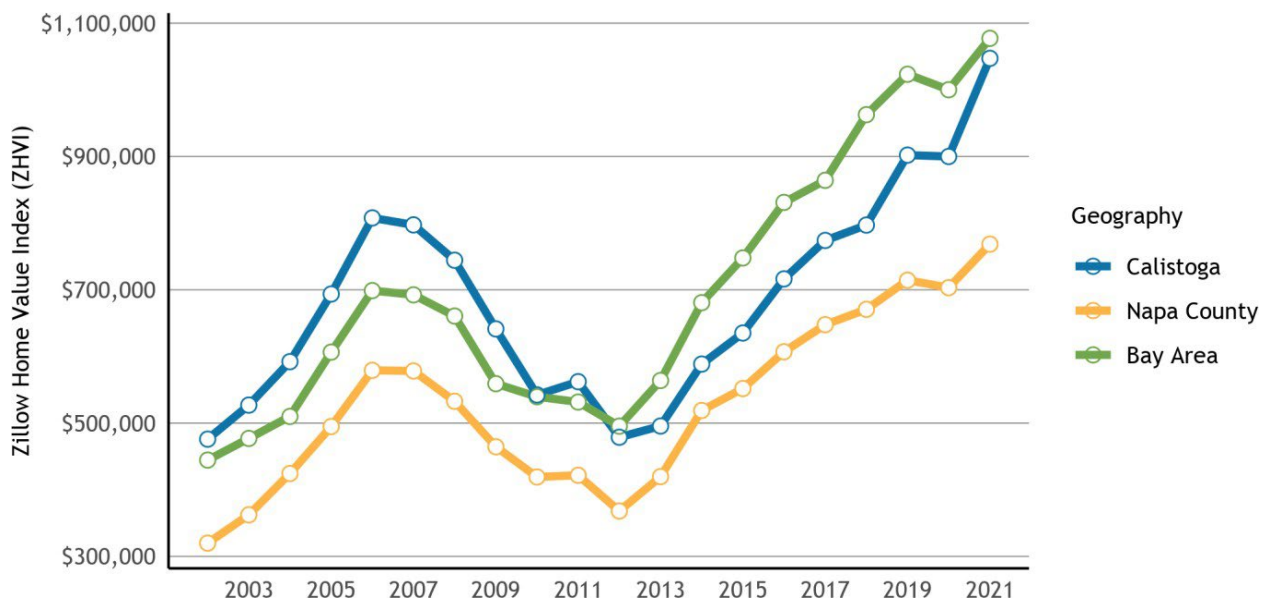
Homes in Calistoga are generally valued at similar prices as the rest of the Bay Area and command higher prices than much of California, given the city’s desirable climate; its surroundings of vineyards, world-class wineries,

wooded hillsides, and the Napa River; its proximity to the San Francisco Bay Area and a full range of services in nearby communities; and its historic small-town character.

Local housing prices increased dramatically between 2000 and 2007, from a median sales price of \$242,000 to \$810,000. The collapse in the housing market that began in early 2008 and the subsequent financial crisis was accompanied by equally dramatic reductions in housing prices from \$641,267 in 2008 to 495,581 in 2012. An increase in foreclosures resulted in a tight credit market and wary consumers. There were 25 houses in some state of foreclosure in Calistoga in April 2010<sup>5</sup>. While housing was more affordable than it had been in years, qualifying for a mortgage was very challenging.

Housing prices have since recovered and increased substantially, rising by 35.3 percent over the last five years. Figure 4-9 and Table 4-17 show the typical price of homes sales in Calistoga between 2001 and 2020. The typical home value in December 2020 was \$1,047,222 per data from Zillow. Over half of the homes in Calistoga were valued at less than \$250,000 or between \$500,000 - \$750,000. Housing prices in Calistoga have consistently been approximately \$155,000 more expensive than Napa County averages and less expensive than typical Bay Area housing prices. By comparison, the typical home value is \$768,410 in Napa County and \$1,077,230 in the Bay Area. Since 2001, the typical home value has increased 120.1 percent in Calistoga from \$475,880 to \$1,047,220. This is greater than the home value changes in Napa County, and below the change for the Bay Area. Despite the high cost of purchasing a home in Calistoga in comparison to the rest of Napa County, the median household income in the city was more than \$20,000 less than the County’s median income.

**FIGURE 4-9 CALISTOGA TYPICAL HOME VALUE, 2001 – 2020**



Source: Zillow, 2020

<sup>5</sup> RealtyTrac at www.realtytrac.com

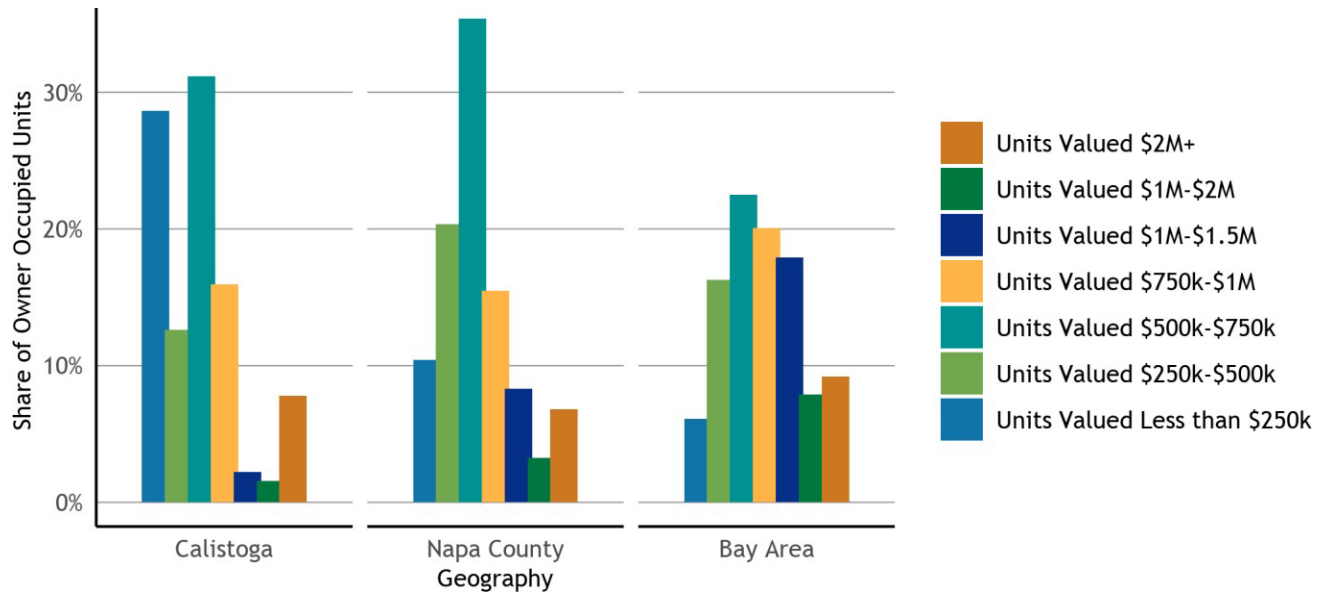


**TABLE 4-17 TYPICAL HOME VALUES IN CALISTOGA, NAPA COUNTY, AND THE BAY AREA**

<b>Date</b>	<b>Calistoga</b>	<b>Napa County</b>	<b>Bay Area</b>
Dec-01	<b>\$475,887</b>	\$319,926	\$444,501
Dec-02	<b>\$526,958</b>	\$362,361	\$476,973
Dec-03	<b>\$592,164</b>	\$424,360	\$509,966
Dec-04	<b>\$693,629</b>	\$494,860	\$606,472
Dec-05	<b>\$807,817</b>	\$579,137	\$698,759
Dec-06	<b>\$797,347</b>	\$578,234	\$692,417
Dec-07	<b>\$744,331</b>	\$532,718	\$660,588
Dec-08	<b>\$641,267</b>	\$464,487	\$559,090
Dec-09	<b>\$542,273</b>	\$419,168	\$539,523
Dec-10	<b>\$562,125</b>	\$421,660	\$531,581
Dec-11	<b>\$478,772</b>	\$368,024	\$495,380
Dec-12	<b>\$495,581</b>	\$419,674	\$563,857
Dec-13	<b>\$588,520</b>	\$518,901	\$680,668
Dec-14	<b>\$635,140</b>	\$551,789	\$747,763
Dec-15	<b>\$716,320</b>	\$606,945	\$831,074
Dec-16	<b>\$774,039</b>	\$647,680	\$864,199
Dec-17	<b>\$797,056</b>	\$670,624	\$962,725
Dec-18	<b>\$902,057</b>	\$714,368	\$1,023,382
Dec-19	<b>\$899,955</b>	\$703,167	\$1,000,107
Dec-20	<b>\$1,047,222</b>	\$768,414	\$1,077,233

Source: Zillow, 2020

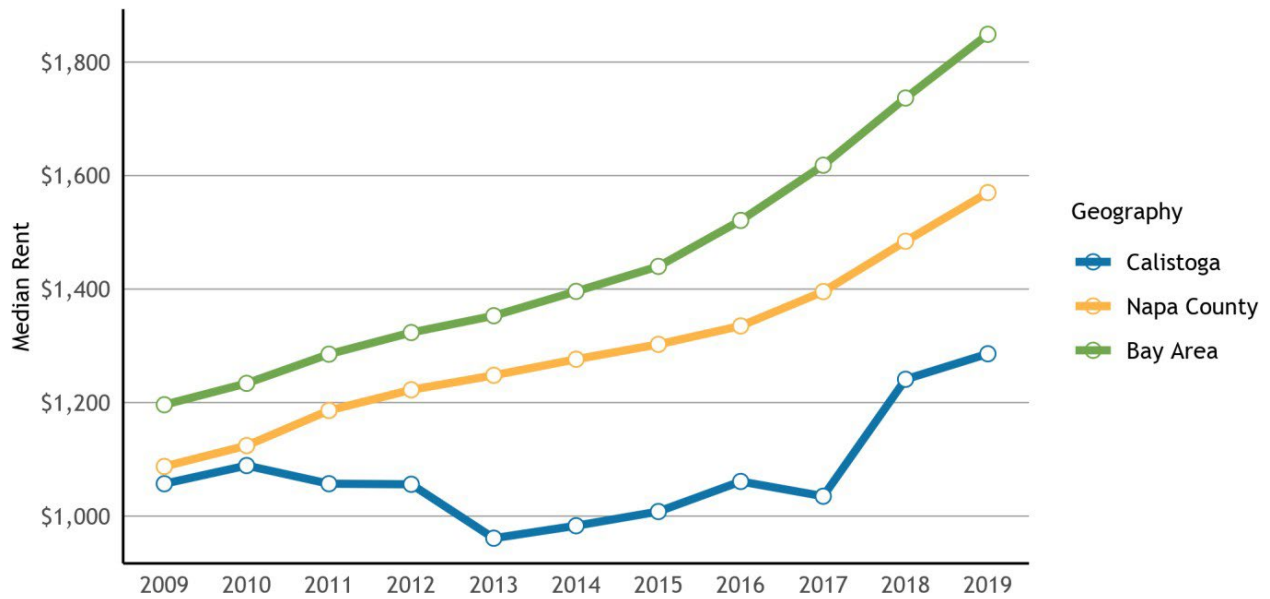
**FIGURE 4-10 HOME VALUES OF OWNER-OCCUPIED UNITS**



Source: ABAG/MTC Data Packet; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Rental prices have not risen as dramatically as housing prices though they demonstrate an upward trend. Since 2009, the median rent has increased by 21.7 percent in Calistoga from \$980 to \$1,280 per month. Rents in Calistoga have remained lower than Napa County’s median rent prices, which has increased 23.0 percent from \$1,270 to \$1,560. Rent rates in both Calistoga and Napa County have increased at a slower rate than the region, which has increased by 54 percent from \$1,200 to \$1,850 in the same time period. Many renters have been priced out, evicted or displaced, particularly communities of color. Residents finding themselves in one of these situations may have had to choose between commuting long distances to their jobs and schools or moving out of the region, and sometimes, out of the state.

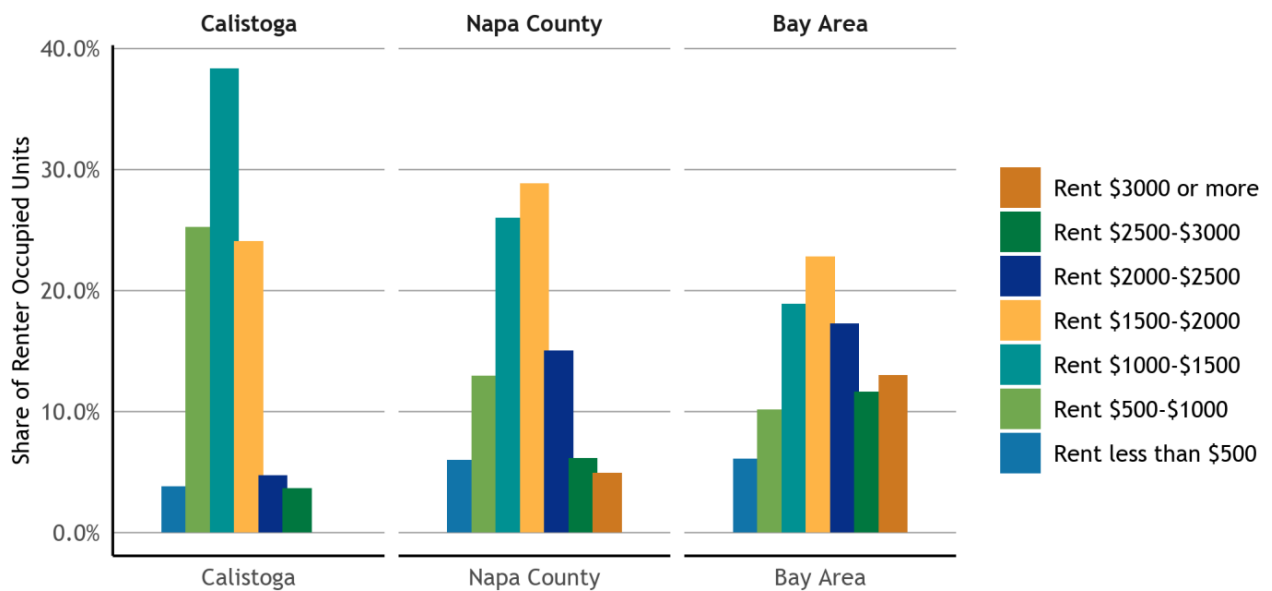
**FIGURE 4-11 CALISTOGA MEDIAN RENT, 2009-2019**



Source: ABAG/MTC Data Packet; U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019

In Calistoga, the largest proportion of rental units (38.4 percent) were rented between \$1,000 to \$1,500 (Figure 4-12). In comparison, the largest share of rental units in Napa County and in the greater Bay Area were being rented for \$1,500 to \$2,000.

**FIGURE 4-12 CONTRACT RENTS FOR RENTER-OCCUPIED UNITS**



Source: ABAG/MTC Data Packet; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Between 2015 and 2019, 78 housing units were issued permits in Calistoga. Half of the permits issued in Calistoga were for above moderate-income housing, 10.3 percent were for moderate-income housing, and 39.7 percent were for low- or very low-income housing (Table 4-18).

**TABLE 4-18 HOUSING PERMITTING**

Income Group	Number
Above Moderate Income Permits	39
Very Low Income Permits	23
Moderate Income Permits	8
Low Income Permits	8

Source: California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2020)

### *Affordability*

The U.S. Department of Housing and Urban Development (HUD) establishes annual income limits in various income categories that are used in the administration of its programs. They are based on an Area Median Income (AMI) figure. Affordability limits in Calistoga are compared against Napa County's AMI.

In 2017, approximately 1,085 Calistoga households (49.8 percent) were considered “lower income” meaning they had a household income of 80 percent or less of AMI. During this period, approximately 325 households were considered “extremely low income.”

**TABLE 4-19 INCOME GROUP DEFINITIONS**

Income groups	Income ranges
Extremely low income	≤30% of AMI
Very low income	31 - 50% of AMI
Low income	51 - 80% of AMI
Moderate income	81 - 120 % of AMI
Above-moderate income	> 120 % of AMI

The 2021 income limits for Napa County and its jurisdictions are shown in Table 4-20. The limits are based on an AMI of \$109,200 for a four-person household.

**TABLE 4-20 INCOME LIMITS BY HOUSEHOLD SIZE, 2021**

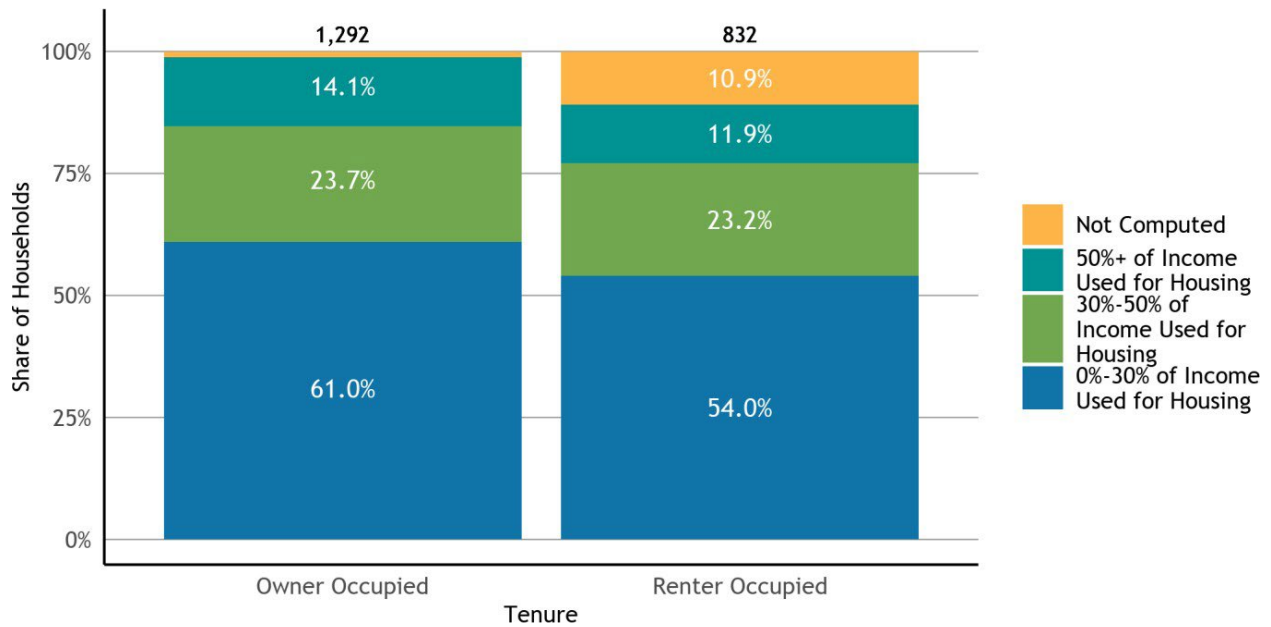
<b>Family Size</b>	<b>Extremely Low Income (&lt;30%)</b>	<b>Very Low Income (50%)</b>	<b>Low Income (80%)</b>	<b>Median Income (100%)</b>	<b>Moderate Income (120%)</b>
1	23,900	39,800	63,050	76,450	91,750
2	27,300	45,500	72,050	87,350	104,850
3	30,700	51,200	81,050	98,300	117,950
4	34,100	56,850	90,050	109,200	131,050
5	36,850	61,400	97,300	117,950	141,550
6	39,600	65,950	104,500	126,650	152,000

California Department of Housing and Community Development (HCD), 2021

Higher-income households may choose to spend greater portions of their income for housing expenses. However, many low-income households must involuntarily spend a large share of their income on housing. The State of California considers a lower-income household that pays more than 30 percent of its income for housing (rent or mortgage payment plus utilities) to be “cost-burdened”. Households that spend 50 percent or more of their income are considered “severely cost burdened”. Low-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness.

Renters are often more cost-burdened than owners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market increases. However, when looking at the cost burden across tenure in Calistoga, a higher percentage of owner-occupied units cost burdened or severely cost burdened than renters. This discrepancy with typical trends may be because the cost burden for approximately 11 percent of renter-occupied units was not computed (Figure 4-13).

**FIGURE 4-13 COST BURDEN BY TENURE**

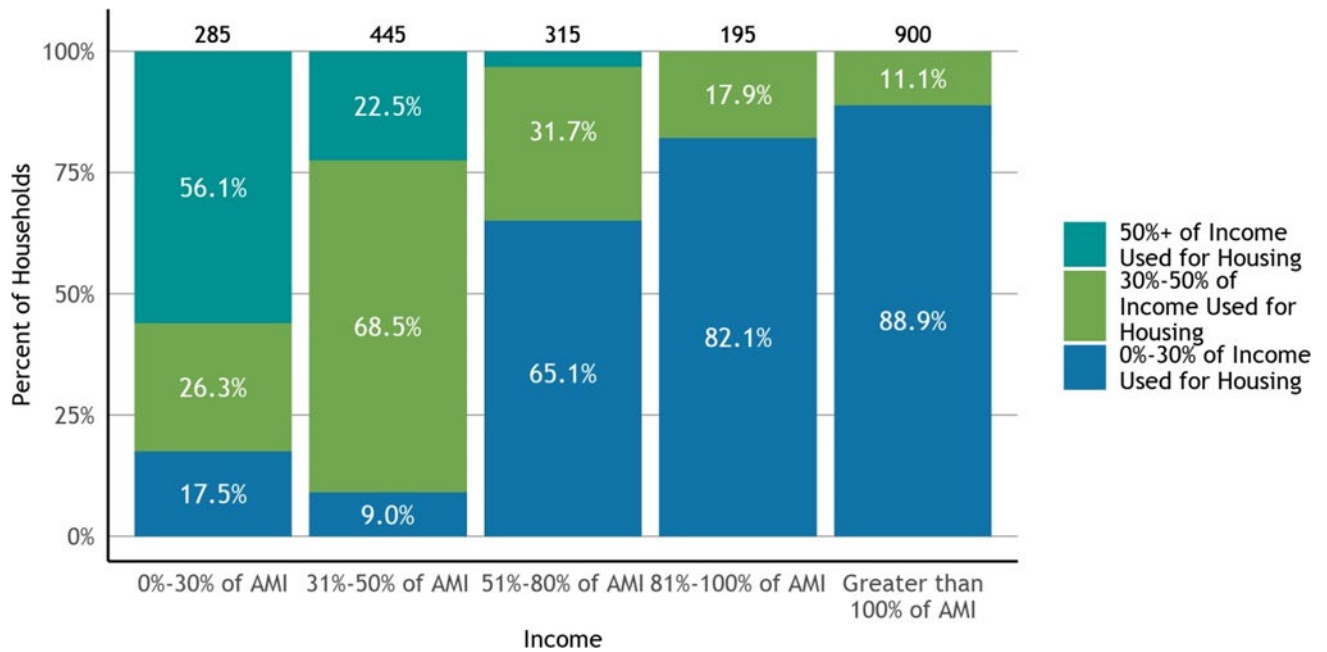


Source: ABAG/MTC Data Packet; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

In Calistoga, 12.6 percent of households spend 50 percent or more of their income on housing, while 28.7 percent spend 30 to 50 percent of their income on housing. However, these rates vary greatly across income categories with lower-income households tending to be more cost burdened than higher income groups (see Figure 4-14).

As discussed earlier, many of the jobs in Calistoga have salaries within the low-income range. These include jobs in the service sector, such as restaurant staff, room cleaners, and groundskeepers; in the retail sector, such as sales clerks; and professional jobs such as teachers and firefighters. In many cases, even the combined wages of two workers result in a lower-income household.

**FIGURE 4-14 COST BURDEN BY INCOME LIMIT**

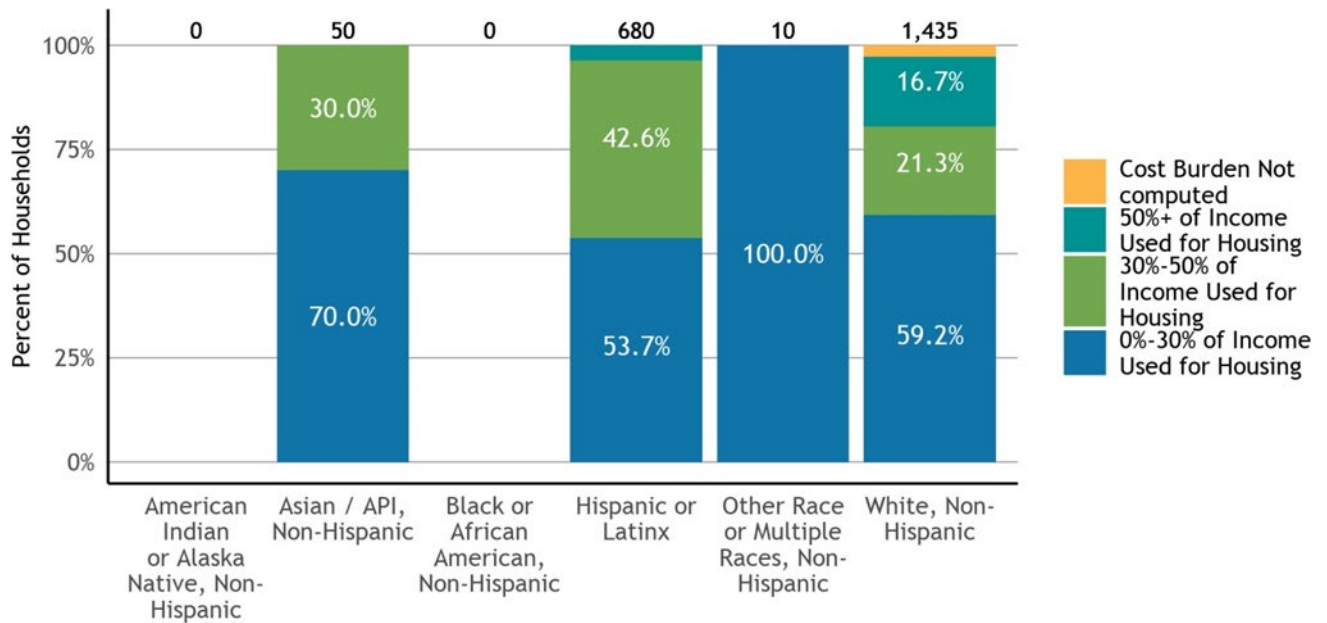


Source: ABAG/MTC Data Packet; U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

People of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. As a result, they often pay a greater percentage of their income on housing, and in turn, are at a greater risk of housing insecurity.

Hispanic or Latinx residents are the most cost burdened with 42.6 percent spending 30 to 50 percent of their income on housing, and non-Hispanic White residents are the most severely cost burdened with 16.7 percent spending more than 50 percent of their income on housing (Figure 4-15).

**FIGURE 4-15 COST BURDEN BY RACE**



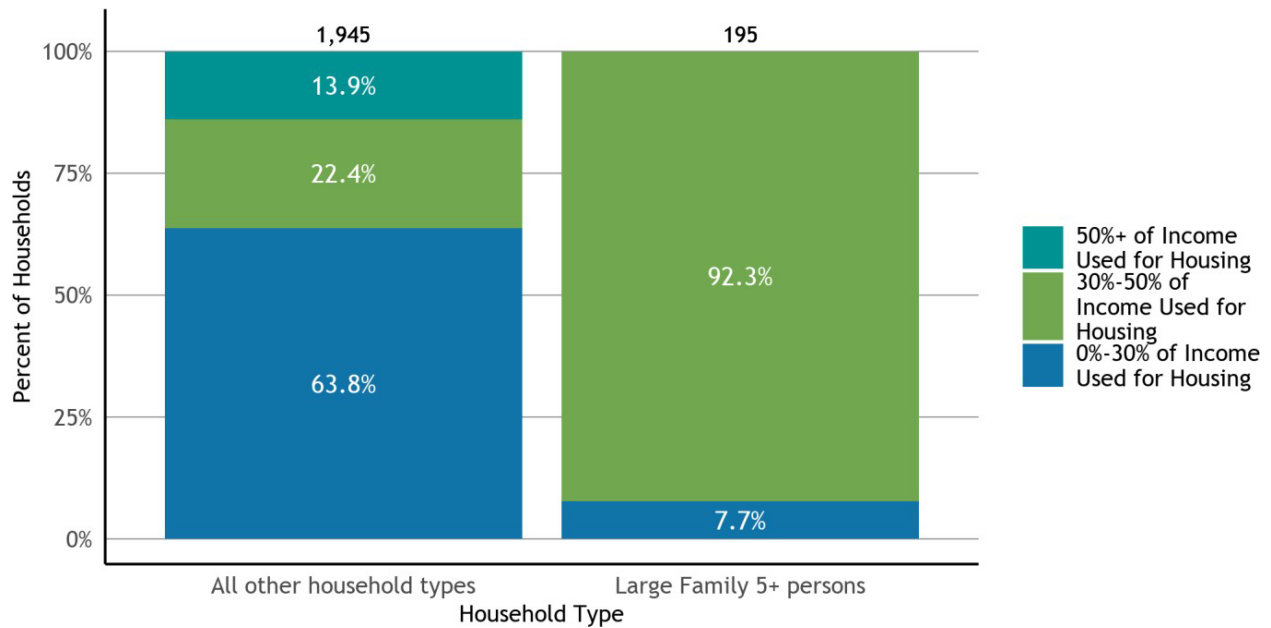
Source: ABAG/MTC Data Packet; U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Large family households often have special housing needs due to a lack of adequately sized affordable housing available. The higher costs required for homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden than the rest of the population and can increase the risk of housing insecurity.

In Calistoga, 92.3 percent of large family households experience a cost burden of 30 to 50 percent. Approximately 22.4 percent of all other households have a cost burden of 30 to 50 percent, with 13.9 percent of households spending more than 50 percent of their income on housing (Figure 4-16).



**FIGURE 4-16 COST BURDEN BY HOUSEHOLD SIZE**



Source: ABAG/MTC Data Packet; U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

***Existing Restricted Affordable Housing (At-Risk Housing)***

In addition to housing that is affordable to lower- and moderate-income households by virtue of characteristics such as amenities, location, condition and age, there are 203 units within the city whose long-term affordability to these households is assured through deed restrictions and other agreements (Table 4-21). Several of the restricted ownership units were also targeted to first-time homebuyers.

Affordable units that are considered at-risk for converting into market rate homes are units that are determined to have either “very-high” or “high” risk levels. Using California Housing Partnership (CHP)’s categories for risk level, the restricted affordable units were evaluated and assigned to the following groups:

- Very-High Risk – affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a stable non-profit, mission-driven developer/owner.
- High Risk – affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a stable non-profit, mission-driven developer/owner.
- Moderate Risk – affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a stable non-profit, mission-driven developer/owner.
- Low Risk – affordable homes that are at-risk of converting to market rate in more than 10 years and/or are owned by a stable mission-driven non-profit developer/owner.

The affordable units in Palisades Subdivision, Emerald Oaks Subdivision, and Silverado Place have a moderate risk ranking because although their affordability will expire upon sale, it is unlikely that the current owners will

sell their units in the near future. Given that these units are not rental units and the high costs of housing in Calistoga, there is little incentive for the owners to sell and purchase a different unit in the city. In the event that these units are listed for sale, the City will work with the Housing Land Trust of Sonoma County to immediately try to turn these units into housing land trust homes. The City also plans to provide \$10-50k from the Affordable Housing Fund to ensure their conversion to land trust housing.

While there is an immense need to produce new affordable housing units, ensuring that the existing affordable housing stock remains affordable is equally important. Additionally, it is typically faster and less expensive to preserve currently affordable units that are at risk of converting to market-rate than it is to build new affordable housing. The replacement cost for affordable units is approximately \$150-200 per square feet. In comparison, the preservation cost is estimated at 50 percent of the new construction cost per square feet.

The City has facilitated the development of affordable housing in the past by negotiating development agreements that required the construction of workforce housing restricted to occupancy by low- and moderate-income households, such as for the Solage Spa and Resort project.

**TABLE 4-21 RESTRICTED AFFORDABLE HOUSING UNITS (AS OF 2021)**

Project	Year	Tenure	Location(s)	Units	Income Group(s)	Funding Source	Managing Entity	Expiration Date	Risk
Palisades Subdivision	1992	Owner	Various	17	Moderate	City/Developer	N/A (ownership)	2023 or upon sale	Moderate
La Pradera Apartments	1994	Rental	38 Brannan	48	Very Low: 21 Low: 27	LIHTC; HCD	Bridge Housing	2048	Low
Emerald Oaks Subdivision	1994	Owner	1807 Aurora 1809 Aurora	2	Moderate	City/Developer	N/A (ownership)	Upon sale	Moderate
Silverado Place	1994	Owner	1722 Falleri	1	Moderate	City requirement	N/A (ownership)	Upon sale	Moderate
Embrace Calistoga (Luxe Calistoga/ Garnett Creek)	2001	Rental	1139 Lincoln	4	Very Low	City requirement	Self-managed: Embrace Calistoga	Perpetuity	Low
Saratoga Manor II	2005	Owner	Between Lake & Oak	17	Low	City/Developer	N/A (ownership)	2059	Low
Lakewood I	2007	Rental	1809 Lake	8	Very low	City	Crown Real Property Management	2047	Low
Palisades Apartments	2009	Rental	40-42 Brannan	24	Very Low: 14 Low: 9 Moderate: 1	LIHTC	Burbank Housing	2064	Low
Paladini Apartments	2012	Rental	800 Washington	4	Low	City requirement	Self-managed: William Squire	None	Low

Calistoga Family Apartments	2015	Rental	1715 Washington	48	Extremely Low: 5 Very Low: 28 Low: 14 Moderate: 1	LIHTC; USDA	Winn Residential	2070	Low
Calistoga Senior Apartments	2018	Rental	611 Washington	30	Extremely Low: 3 Very Low: 5 Low: 15 Moderate: 7	LIHTC	Winn Residential	2083	Low
<b>Total</b>				<b>203</b>					

Source: City of Calistoga (2021)

### ***Mobile Home Parks***

Mobile homes located in the city’s four mobile home parks represent an important supply of affordable housing. In order to help preserve this affordable housing, the City created a “Mobile Home Park” Zoning District in 2007 and applied the zone to all of the parks to help protect the City's existing local mobile home parks and residences from economic forces that may result in the transition or removal of this affordable stock of housing to other uses or more conventional housing types.

Additionally, the Mobile Home Rent Stabilization Ordinance controls rent increases for mobile homes. This is particularly important in consideration of the fact that this affordable housing type is largely occupied by senior citizens and others on fixed and limited incomes.

Calistoga is one of the few jurisdictions that have assumed responsibility for issuing certain mobile home building permits and inspecting its mobile home parks. These duties were assumed in order to provide local service to residents and minimize their need to deal with the State. Since 1964, the City has issued building permits for the installation of mobile homes in parks and all exterior improvements to mobile homes, including such items as stairs, lifts, decks, and carports. It also inspects one of the parks every year to identify and address code violations. The City also collects and remits the annual permit to operate fees to the State.

State law provides various protections for mobile home park residents in the event of a proposed conversion to resident ownership (Govt. Code Sections 66427.4 and 66427.5) or the closure or conversion of a park to another use (Sections 65863.7 and 65863.8). The latter sections require the entity proposing the change in use to file a report on the impact of the conversion, closure, or cessation of use upon the displaced residents, including the availability of adequate replacement housing in other mobile home parks and relocation costs. The City Council may require, as a condition of the change, that the entity take steps to mitigate any adverse impacts on the ability of displaced residents to find adequate housing in another mobile home park. The conversion of a mobile home park to another use would require the approval of a zone change by the Council following a public hearing. An amendment to the Calistoga General Plan Land Use Map would also be required if the proposed new use was inconsistent with the Medium Density Residential land use designation that applies to all of the parks.

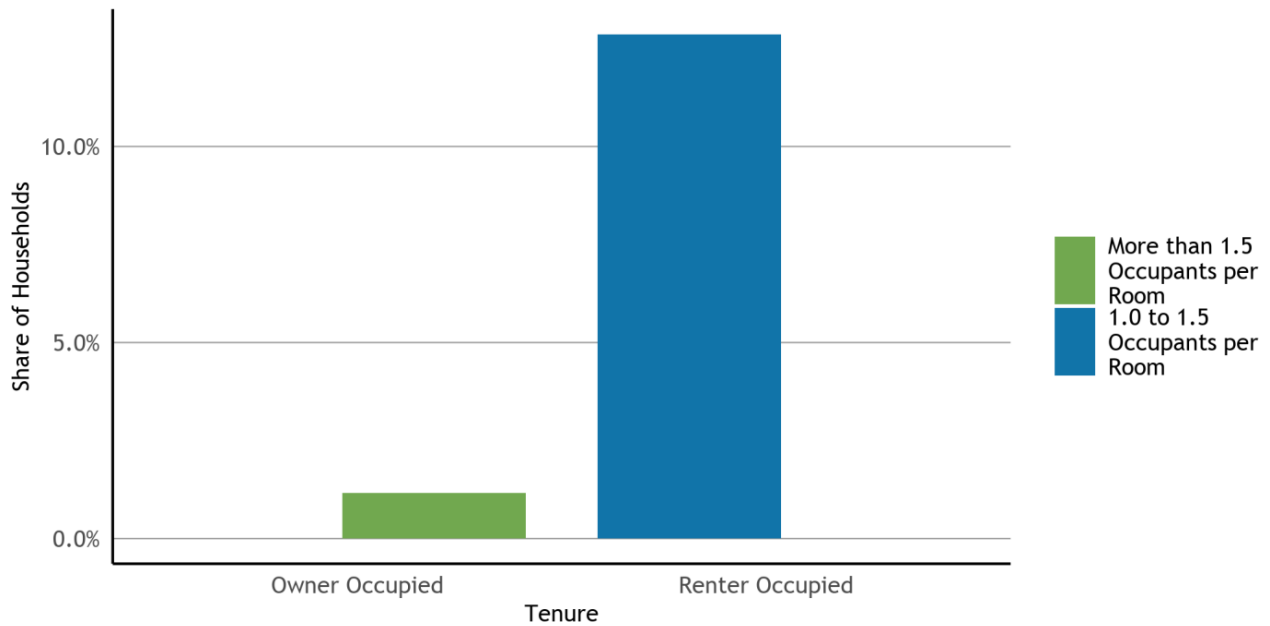
### **Overcrowding**

Overcrowding is typically defined as a household with more than one household member per room, based on the Census Bureau’s definition of room (which excludes bathrooms, porches, balconies, foyers, halls, and half-rooms). “Severe overcrowding” occurs when there are more than 1.5 occupants per room.

Overcrowding can result when there are not enough adequately sized units within a community, or when high housing costs relative to income force individuals or families to share housing. Overcrowding can be a particular problem in Calistoga during the summer and harvest season, when the community experiences an influx of seasonal farmworkers. Overcrowding can accelerate deterioration of the housing stock.

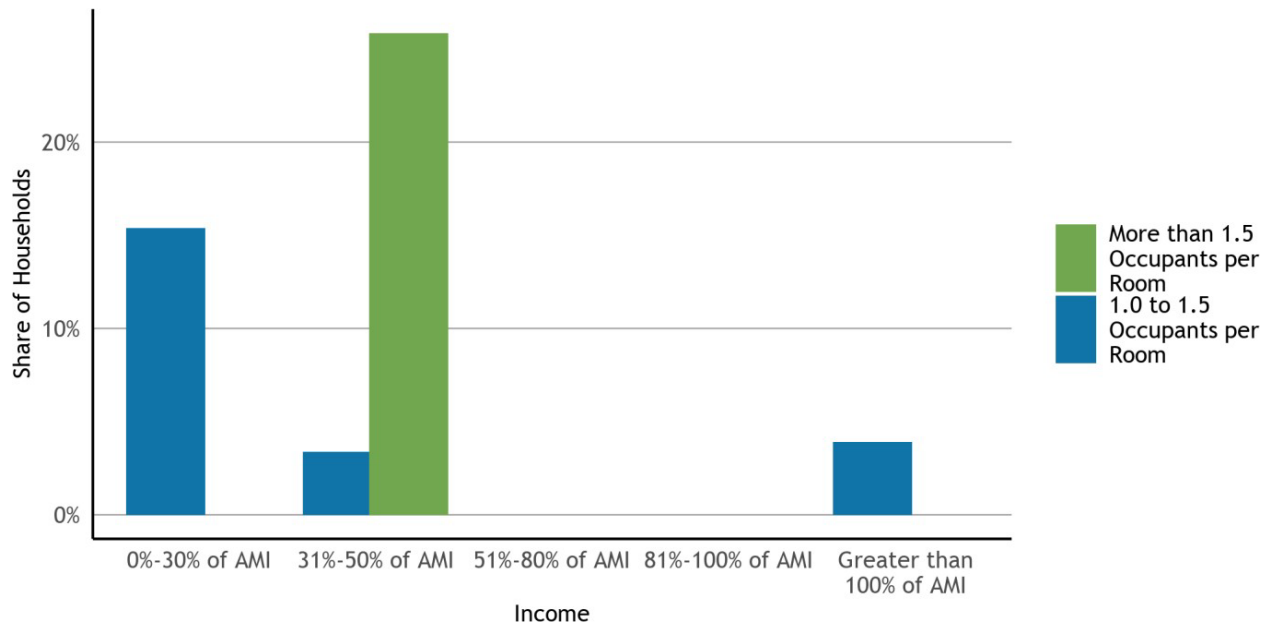
In Calistoga, no households that rent are severely overcrowded (more than 1.5 occupants per room), compared to 1.2 percent of households that own (Figure 4-17). 12.9 percent of renters experience moderate overcrowding (1 to 1.5 occupants per room), compared to 0 percent for those who own. The disproportionate impact on renter households emphasizes the need to establish priority in policies and programs to expand housing types and proactively assist in the development of affordable rental housing.

**FIGURE 4-17 OVERCROWDED UNITS, 2006-2010**



Source: ABAG/MTC Data Packet; U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Overcrowding often disproportionately impacts low-income households. Approximately 15 percent of extremely low-income households experience overcrowding and 26 percent of very low-income households experience severe overcrowding (Figure 4-18). It is important to note that the sample size for overcrowding data is small and may have a high margin of error.

**FIGURE 4-18 OVERCROWDING BY INCOME LEVEL AND SEVERITY**

Source: ABAG/MTC Data Packet; U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

### Special Housing Needs

State law requires the Housing Element to assess concerns related to the housing needs of special needs population groups, including persons with disabilities, seniors, farmworkers, and large families. Subsequent sections of the Housing Element explain how Calistoga will work to address the specific needs outlined here.

### *People with Disabilities*

The U.S. Census defines disabilities based on the following criteria.

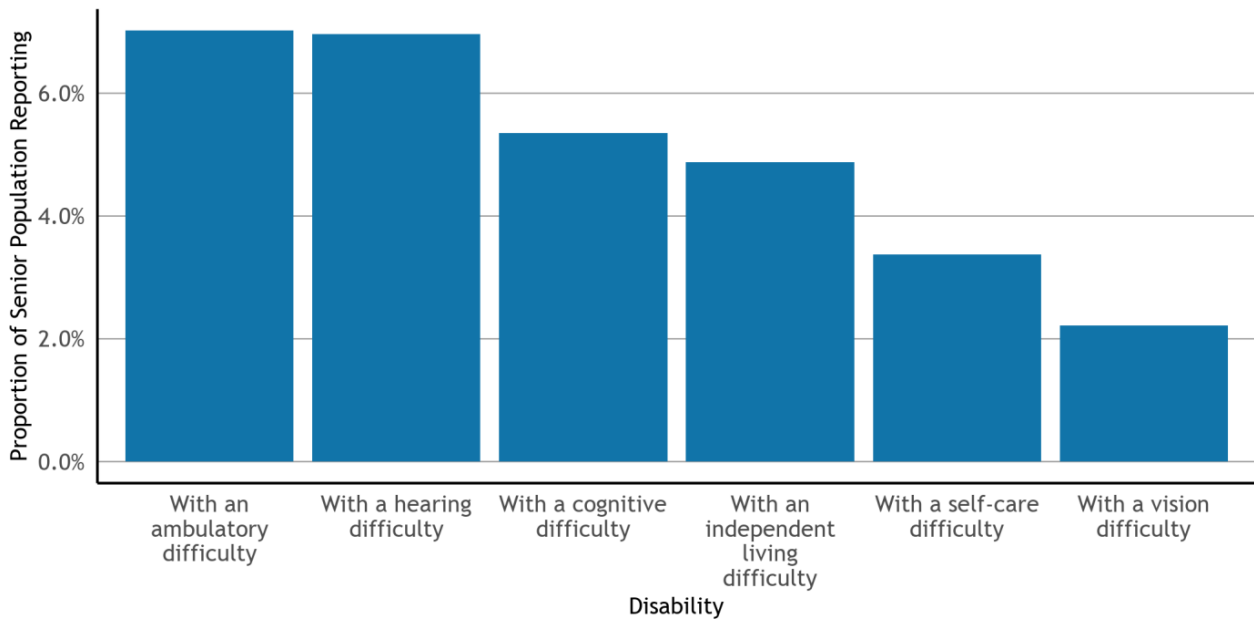
- Sensory disabilities include blindness, deafness, or severe hearing or vision impairments.
- A physical disability is a condition that substantially limits one or more basic physical activities, such as walking, climbing stairs, reaching, lifting, or carrying.
- A mental disability is a physical, mental or emotional condition that makes it difficult to learn, remember, or concentrate.
- A self-care disability is a physical, mental or emotional condition that makes it difficult to dress, bathe, or get around inside the home.
- A go-outside-home disability is a physical, mental or emotional condition that makes it difficult to leave the home alone to shop or go to the doctor's office.
- An employment disability is a physical, mental or emotional condition that makes it difficult to work at a job or business.

People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive, and sensory impairments, many people with disabilities live on fixed incomes and need specialized care, yet often rely on family members for assistance due to the high cost of care.

When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence. Some people with disabilities may require special housing arrangements, such as group homes, to provide adequate care and support.

Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk for housing insecurity, homelessness, and institutionalization, particularly when they lose aging caregivers. Figure 4-19 shows the rates at which different disabilities are present among residents of Calistoga. Overall, 16 percent of people in Calistoga have a disability of any kind.<sup>6</sup>

**FIGURE 4-19 DISABILITY BY TYPE**



Source: ABAG/MTC Data Packet; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

State law also requires Housing Elements to examine the housing needs of people with developmental disabilities. Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down’s Syndrome, autism, epilepsy, cerebral palsy, and mild to severe mental retardation. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.

According to the California Department of Developmental Services, children under the age of 18 made up 78.9 percent of the population with developmental disabilities, while adults accounted for 21.1 percent in 2020. The most common living arrangement for individuals with disabilities in Calistoga was to live in the home of a parent, family member, or guardian.

<sup>6</sup> These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.



**TABLE 4-22 POPULATION WITH DEVELOPMENTAL DISABILITY BY RESIDENCE**

Residence Type	Number
Home of Parent /Family /Guardian	20
Foster /Family Home	4
Independent /Supported Living	4
Other	0
Intermediate Care Facility	0
Community Care Facility	0

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020)

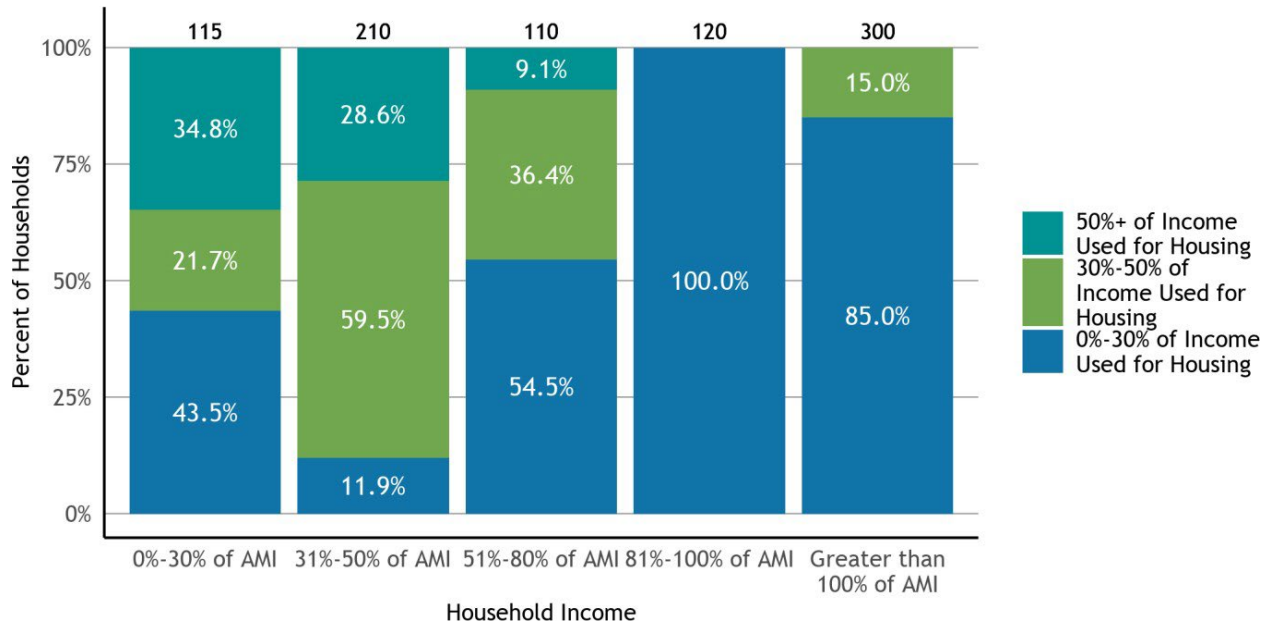
People with development disabilities are often faced with financial hardships when searching for stable, long-term, and independent housing due to low income and limited financial assistance. Strategies for addressing the housing needs of people with disabilities include affordable units in large group home settings and supervised care facilities. Residential care facilities are allowed in all of Calistoga’s residential zoning districts. Encouraging housing providers to set aside a portion of new affordable housing units for persons with disabilities would also help address this need.

### *Seniors*

Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They often live on fixed incomes and are more likely to have disabilities, chronic health conditions and/or reduced mobility.

When cost-burdened seniors are no longer able to make house payments or pay rents, displacement from their homes can occur, putting further stress on the local rental market or forcing residents out of the community they call home. Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors. 34.8 percent of seniors making less than 30 percent of AMI are spending the majority of their income on housing. For seniors making more than 100 percent of AMI, 85.0 percent are not cost-burdened and spend less than 30 percent of their income on housing (Figure 4-20).

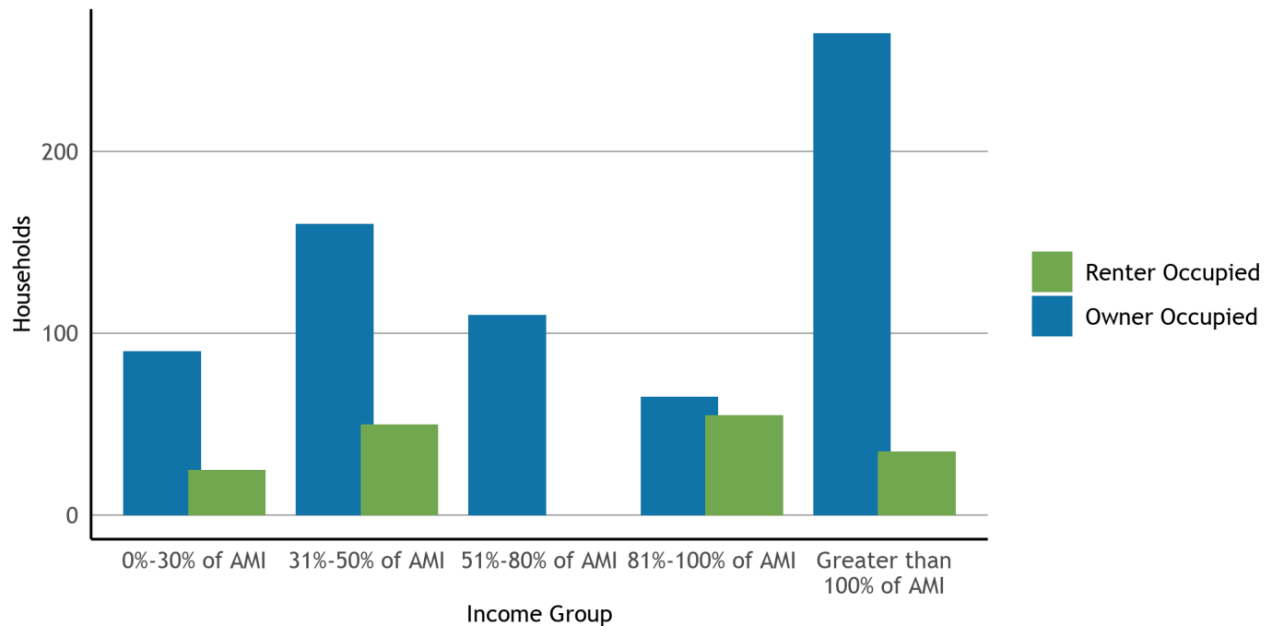
**FIGURE 4-20 COST-BURDENED SENIOR HOUSEHOLDS BY INCOME LEVEL**



Source: ABAG/MTC Data Packet; U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups. The largest proportion of senior households who rent make 81 to 100 percent of AMI, while the largest proportion of senior households who are homeowners make more than 100 percent of AMI.

**FIGURE 4-21 SENIOR HOUSEHOLDS BY INCOME AND TENURE**



Source: ABAG/MTC Data Packet; U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Some elderly homeowners are not physically or financially able to maintain their homes. While younger homeowners can usually perform routine home repairs themselves, elderly homeowners are often too frail to do so and must rely on others for assistance. They may also not be able to afford modifications that are needed to ensure their safety and improve their mobility, such as grab bars and ramps.

Seniors with low incomes have particular difficulty affording housing, especially in a market with high house prices and rents, as in Calistoga.

Residents with fixed incomes (with limited annual increases), such as Social Security and pensions based on changes in the Consumer Price Index (CPI), can find it difficult to afford to pay increases in mobile home park space rent, especially when the rent increases exceed the Social Security cost of living increases or change in CPI.

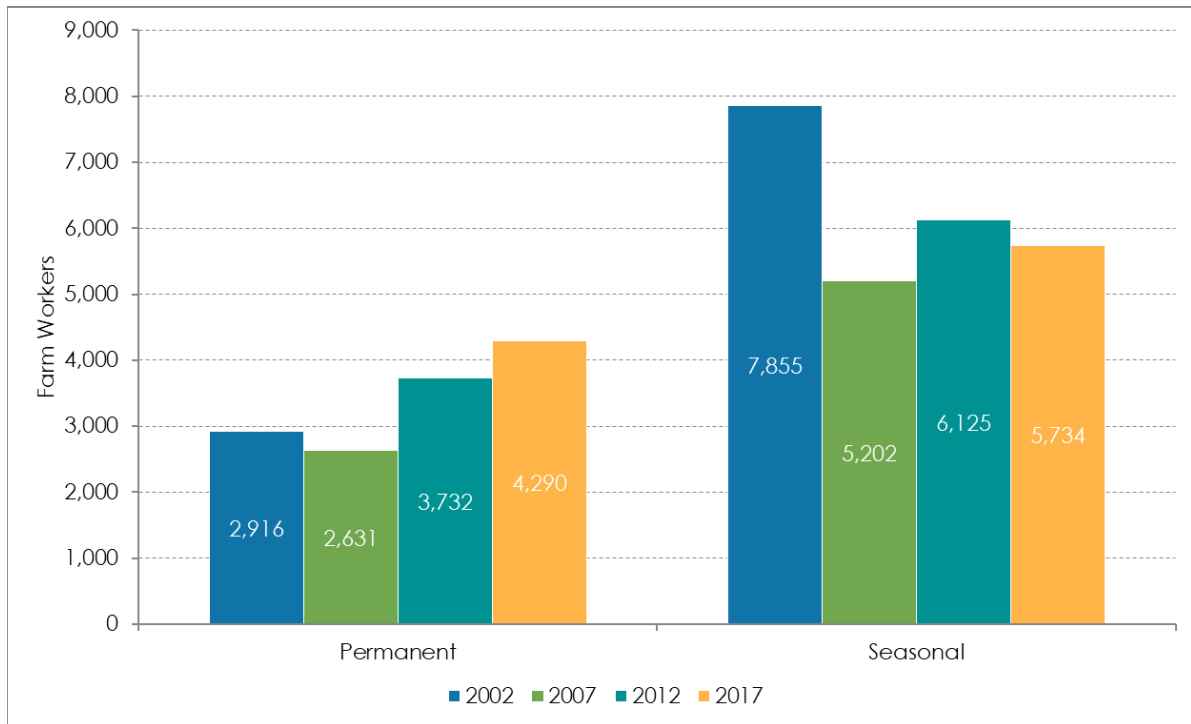
There are several senior housing developments in Calistoga, including Cedars Care Home and Calistoga Senior Apartments. In addition, there are four mobile home parks in the city: Calistoga Springs, Chateau Calistoga, Rancho de Calistoga, and Fairway Manor, which house much of the city's senior population. The mobile home parks are a valuable housing resource that the City has worked to maintain the affordability of through the Mobile Home Rent Stabilization Ordinance.

### ***Farmworkers***

Housing for farmworkers is a high priority in Calistoga and in Napa County. Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. Finding decent and affordable housing can be challenging, particularly in the current housing market. Farmworkers are generally defined as persons whose primary incomes are earned through agricultural labor and are commonly categorized into three groups: 1) permanent, 2) seasonal, and 3) migrant. Permanent farmworkers are typically employed year-round by the same employer. A seasonal farmworker works on average less than 150 days per year and earns at least half of their earned income from farm work. Migrant farmworkers are seasonal farmworkers who have to travel to do the farm work so that they are unable to return to their permanent residence within the same day.

According to the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farm workers in Napa County has increased since 2002, totaling 4,290 in 2017, while the number of seasonal farm workers has decreased, totaling 5,734 in 2017 (Figure 4-22).

**FIGURE 4-22 FARM OPERATIONS AND FARM LABOR BY COUNTY, NAPA COUNTY**



Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017)

In Calistoga, the migrant worker student population totaled 44 during the 2019-2020 school year and has increased by 126 percent since the 2016-2017 school year. The number of migrant worker students in Napa County has increase by 19.4 percent since the 2016-2017 school year. This is indicative that there is a growing population of farmworker families in the city. While the migrant worker population is increasing in Calistoga and the county, the migrant worker population in the greater Bay Area has been declining over the same time period.

**TABLE 4-23 MIGRANT WORKER STUDENT POPULATION**

Academic Year	Calistoga	Napa County	Bay Area
2016-17	50	903	4630
2017-18	47	1173	4607
2018-19	44	1090	4075
2019-20	113	1078	3976

Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

Farmworker Employment and Income

There are also fewer truly migrant farmworkers, who follow the crops and do not have a permanent place of residence at all. More common is the trend of residing permanently in adjacent counties or in the Central Valley,

and either commuting to work in Napa County on a daily basis, or residing in temporary accommodations within the County during peak season and returning to the permanent place of residence following the completion of the harvest. The shortage of housing affordable to moderate-, low-, very low-, and extremely low-income households makes it difficult for farmworkers to live in Napa County, prompting many to commute to their jobs from less expensive areas in neighboring counties or in the Central Valley

### Farmworker Housing Types and Costs

As a result of the current immigration situation and increased demand for year-round farm labor, an increasing number of farmworkers are choosing to reside in Napa County on a permanent or semi-permanent basis. This not only increases the need for local, affordable farmworker housing, but introduces issues related to housing household types other than single adult men. Farmworkers are no longer merely looking for a temporary bed, but rather are in need of family housing and all the services and neighborhood amenities associated with raising families and being permanent members of the community within Napa County.

The rental market in Napa County is limited and is focused on one- and two-bedroom units, with few apartments available to larger households and therefore few locations that would support larger farmworker households with more income earners. Given the significant shortage of market-rate rental units that are affordable to households earning farmworker incomes, demand for subsidized rental housing also far exceeds supply. Farmworker households are not likely to be able to afford to buy a market-rate home in Napa County.

Farmworkers living in market-rate housing are also likely to experience overcrowding. In order for most market rate residences to be affordable on a farmworker's income, it would be necessary for two or more families to share a house or apartment intended for single-family occupancy. A consequence of families sharing an apartment or house is that overcrowding becomes a financial necessity.

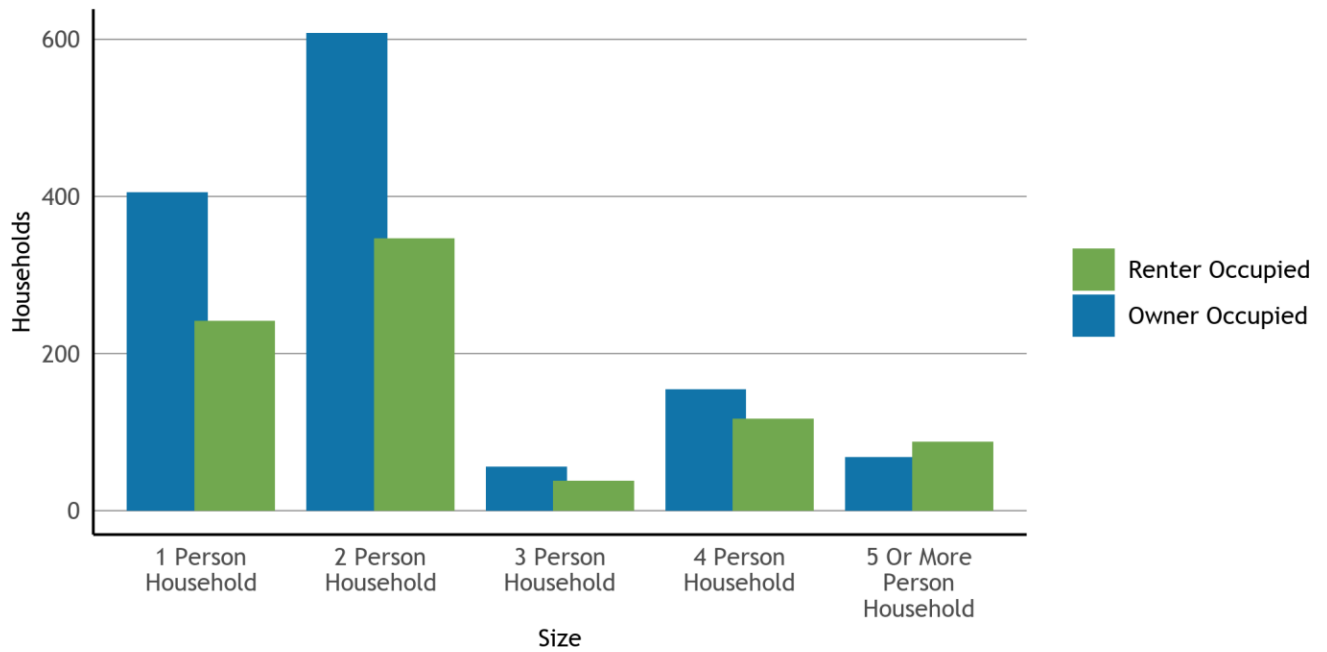
Napa County Housing Authority manages three 60-bed farmworker centers in the county, including one in Calistoga. These farmworker centers are dormitory style housing designed for single males and are nearly always at full capacity. Additional farmworker housing, particularly family farmworker housing, is a high priority for the County. Calistoga Family Apartments is an affordable housing development that was built in 2015 and was designed to accommodate family farmworker housing, but additional affordable housing is still needed.

### ***Large Families***

Large family households are defined by the U.S. Census Bureau as households comprised of five or more persons. Large families face an above-average level of difficulty in locating adequately-sized, affordable housing due to the limited supply of large units. Large families are generally served by housing units with three or more bedrooms, but very few rental projects offer three- or four-bedroom units. Even when larger units are available, the cost is higher than that of smaller units, and large families with low incomes may not be able to afford units of sufficient size, particularly in multi-family housing where the units are typically smaller.

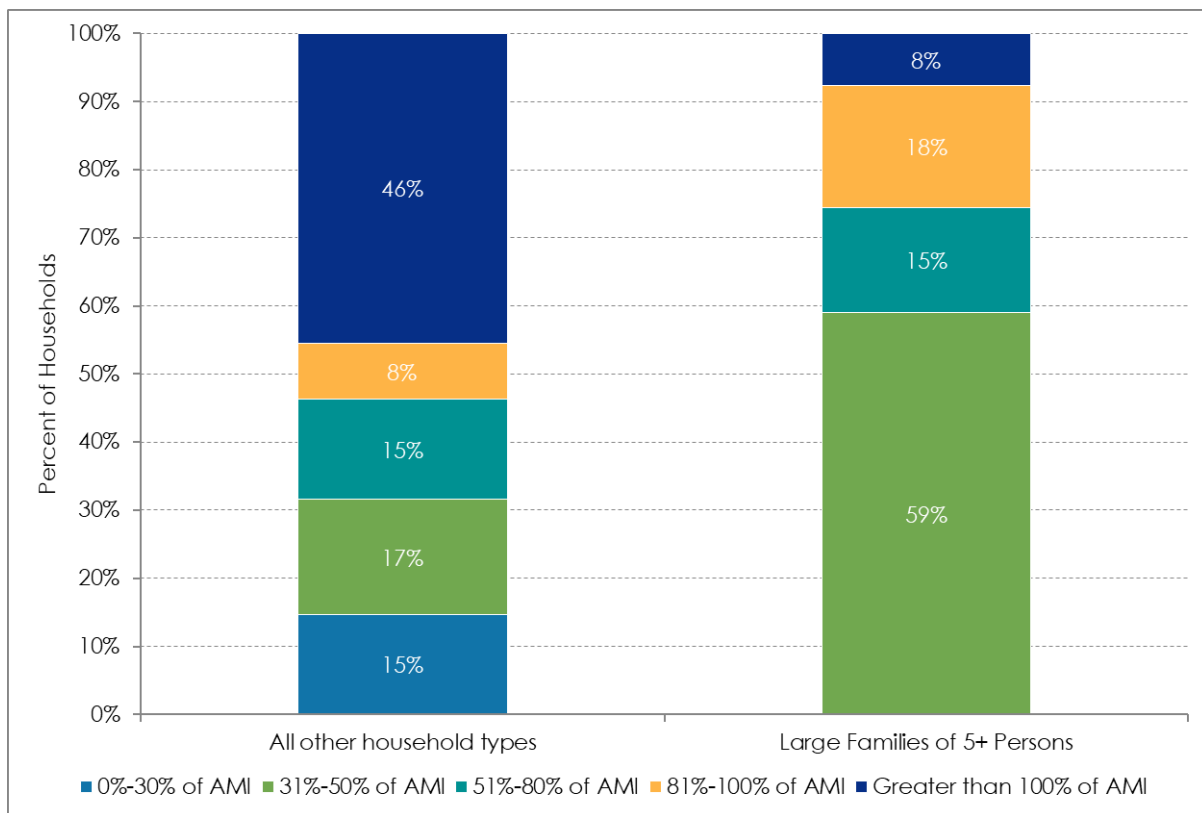
In Calistoga, for large households with five or more persons, most units (56.4 percent) are renter occupied (Figure 4-23). Larger households in Calistoga also tend to have less income than smaller households. In 2017, 59 percent of large households were very low-income, earning less than 50 percent of AMI (Figure 4-24).

**FIGURE 4-23 HOUSEHOLD SIZE BY TENURE**



Source: ABAG/MTC Data Packet; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

**FIGURE 4-24 HOUSEHOLD SIZE BY HOUSEHOLD INCOME LEVEL**

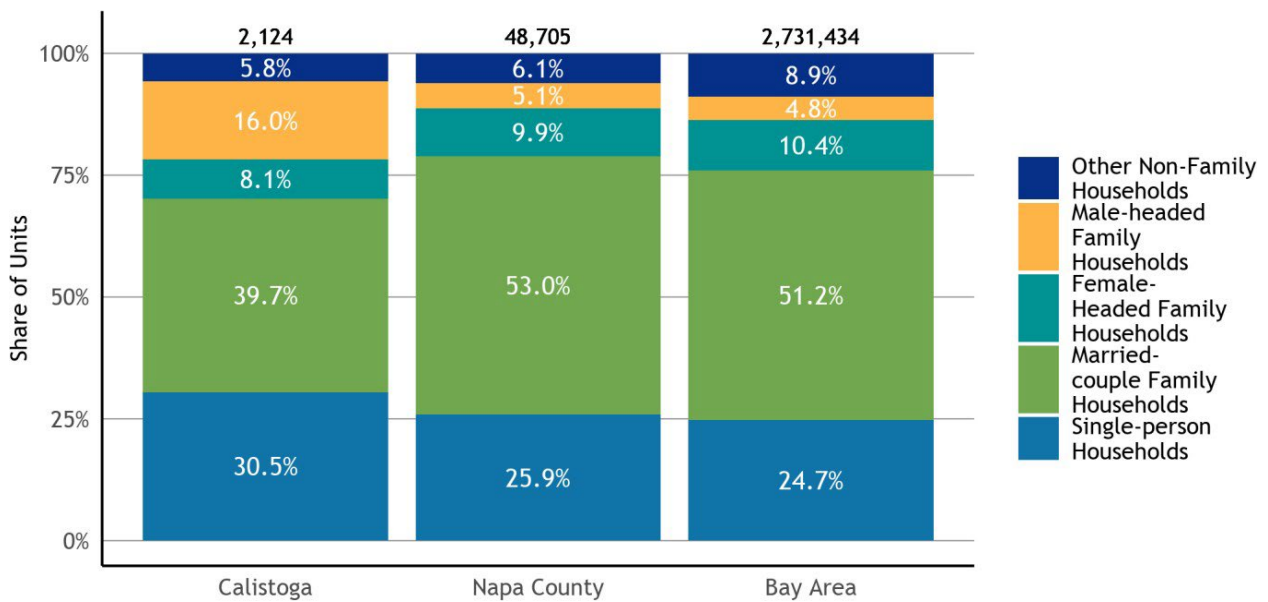


Source: ABAG/MTC Data Packet; U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

***Families with Female Heads of Households***

Single-parent households, particularly female-headed households, generally have lower incomes and higher living expenses, often making the search for affordable, decent, and safe housing more difficult. In 2019, 8.1 percent of households in Calistoga were headed by females. Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging. In Calistoga, no female-headed households fall below the Federal Poverty Line.

**FIGURE 4-25 HOUSEHOLD TYPE**



Source: ABAG/MTC Data Packet; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

***Unhoused Families and Persons***

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Far too many residents who have found themselves housing insecure have ended up unhoused or homeless in recent years, either temporarily or longer term.

Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction, and those dealing with traumatic life circumstances.

Families and persons in need of transitional and supportive housing or emergency shelter include those who are without homes as well as those who are temporarily displaced from their homes due to abuse, evictions, or natural disasters. It is difficult to measure the numbers of people in these categories since the situation is often temporary, and those without homes relocate frequently in search of jobs or housing.

The needs of those using available transitional and supportive housing services and emergency shelter services can vary from basic shelter to development of skills for becoming self-sufficient and/or maintaining and obtaining permanent housing.

According to the Calistoga’s point-in-time (PIT) count, there were zero unhoused individuals in Calistoga in 2020. Napa County’s Housing and Homeless Programs reported seven clients in the Homelessness Management Information System (HMIS) with a last known address in Calistoga in 2020.

### ***Projected Housing Needs***

#### Projected Population and Job Growth

As the regional council of governments for the San Francisco Bay Area, the Association of Bay Area Governments (ABAG) makes projections for increases in population and the number of households for each jurisdiction in the nine-county Bay Area. *Plan Bay Area 2050 Final Blueprint* is the most recent in ABAG’s series of demographic, economic, and land use changes in coming decades. The projections outlined in *Plan Bay Area 2050* cover the period from 2015 through 2050. Based on the economic composition of the Bay Area and expected growth nationwide, the region is projected to add approximately 1.4 million jobs between 2015 and 2050. Napa County is projected to gain 5,000 more households between 2015 and 2050, representing a 10 percent increase.<sup>7</sup> Over the same period of time, the county is projected to experience a job growth of 21 percent between 2015 and 2050, resulting in approximately 15,000 new jobs.<sup>8</sup>

#### Regional Housing Needs Allocation

State law provides a process for determining each local jurisdiction's fair share of future housing needs, called the Regional Housing Needs Allocation (RHNA). The process begins with the State Department of Housing and Community Development (HCD) assigning each regional council of governments a needed number of new housing units for that region. For the planning period of 2023 through 2031, HCD has assigned a total need of 441,176 new housing units to the nine-county Bay Area.

ABAG has the responsibility of determining the “fair share” of regional housing need that should be assigned to each city and county in the region. Following extensive discussions and collaboration with Bay Area jurisdictions, ABAG has determined that Calistoga’s share of the Bay Area housing need for the planning period is 119 units.

Table 4-24 identifies the RHNA for new construction in Calistoga during the planning period which is distributed among income categories to ensure that each jurisdiction in the Bay Area plans for housing for households of every income, adjusted to include its need for extremely low-income housing. State law requires that the City determine the subset of the very low-income regional need that constitutes the community’s need for extremely low-income housing. The City is using the most conservative estimate for extremely low-income household by using HCD’s Regional Housing Need Determination for extremely low-income households the Bay Area which estimates that 59.8 percent of the very low-income RHNA is for extremely low-income households. This option aligns with HCD’s guidance to use U.S. Census data to calculate the percentage of very low-income RHNA that qualifies for extremely low-income households, as HCD uses U.S. Census data to calculate the Regional Housing Need Determination.

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<sup>7</sup> Association of Bay Area Governments (ABAG), Plan Bay Area 2050 Final Blueprint (January 21, 2021)

<sup>8</sup> Association of Bay Area Governments (ABAG), Plan Bay Area 2050 Final Blueprint (January 21, 2021)



**TABLE 4-24 CALISTOGA SHARE OF REGIONAL HOUSING NEEDS, 2023-2031**

Income groups	No. of Units	Share of Total
Extremely low ( $\leq 30\%$ of AMI <sup>9</sup> )	19	16%
Very low (31-50% of AMI)	12	10%
Low (51- 80% of AMI)	19	16%
Moderate (81 - 120 % of AMI)	19	16%
Above Moderate ( $>120\%$ of AMI)	50	42%
<b>Total Units</b>	<b>119</b>	

Source: ABAG 2021

Table 4-25 shows the regional housing needs allocation for all Napa County jurisdictions, divided among four household income levels. The preponderance of units were allocated to the cities of American Canyon and Napa, which include designated Priority Development Areas that are near high levels of transit service and where a large number of new jobs are projected. Other considerations in determining the allocations include directing affordable housing to high opportunity areas, while incorporating equity adjustments which ensure that lower income housing is equitably distributed and not over concentrated in certain jurisdictions.

**TABLE 4-25 COUNTYWIDE REGIONAL HOUSING NEEDS ALLOCATIONS, 2023-2031**

Jurisdiction	Total	Very Low ( $<50\%$ )	Low (50-80%)	Moderate (80-120%)	Above Moderate ( $>120\%$ )
American Canyon	446	112	65	75	194
Calistoga	119	31	19	19	50
Napa	1,939	504	291	319	825
St. Helena	254	103	59	26	66
Yountville	72	19	11	12	30
Unincorporated	1,014	369	213	120	312
<b>County Totals</b>	<b>3,844</b>	<b>1,158</b>	<b>658</b>	<b>571</b>	<b>1,477</b>

Source: ABAG 2021

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<sup>9</sup> Area median income established by HUD on an annual basis

## CHAPTER 5: HOUSING SITES AND RESOURCES

Calistoga is required to identify sites that meet the city's "fair share" of existing and future housing needs by California Housing Element law. This fair share, as allocated to the city by ABAG/MTC, is sorted by income level: Very Low, Low, Moderate, and Above Moderate Income.

The city was allocated 119 units through this process: 31 Very Low, 19 Low, 19 Moderate, and 50 Above Moderate Income units. To ensure that sufficient capacity exists in the housing element to accommodate the RHNA throughout the planning period, HCD recommends jurisdictions create a buffer in the housing element inventory of at least 15 to 30 percent more capacity than required. Calistoga has provided a 30 percent buffer across income levels for a total of 155 units.

**TABLE 5-1 RHNA ALLOCATION**

	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>	<b>Total Affordable</b>
RHNA Allocation	31	19	19	50	119	69
+Buffer (30%)	9	6	6	15	36	21
<b>Total</b>	<b>40</b>	<b>25</b>	<b>25</b>	<b>65</b>	<b>155</b>	<b>90</b>

The City goes well above this RHNA allocation and buffer, with 407 units (166 affordable). This number includes units in "Pipeline" projects (128 units, 85 affordable) and projected Accessory Dwelling Units (24 units, 21 affordable) as well as sites selected in the city (255 units, 60 affordable). Refer to Table 5-9 for a detailed breakdown of projected housing units by affordability level.

**TABLE 5-2 PROJECTED HOUSING UNITS**

	<b>Total Units</b>	<b>Affordable Units</b>
Pipeline Units	128	85
Accessory Dwelling Units	24	21
Opportunity Sites	255	60
<b>Total</b>	<b>407</b>	<b>166</b>

### *Housing Opportunities and Resources*

A variety of housing programs are offered by governmental and nonprofit agencies that assist in the provision, rehabilitation and retention of housing, primarily for lower to moderate-income households. Additionally, there are a large number of private developers who can assist in providing affordable housing in Calistoga.

### Housing Authority of the City of Napa

The City has long received support services from the Housing Authority of the City of Napa (HACN), including affordable housing policy and development assistance, and direct services related to affordable housing contract monitoring and grant application assistance.

In addition, HACN oversees Section 8 Housing vouchers, which includes 29 participants from Calistoga. Other housing services provided by HACN include income verification and loan document preparation for the City's Down Payment Assistance Program and any subordination requests associated with existing deed restricted for-sale affordable housing units.

HACN recently worked with the City to secure a \$500,000 Community Development Block Grant to establish an owner-occupied housing rehabilitation program that began in 2021.

### Disabled Housing Resources

The City's Zoning Code allows supportive housing, transitional housing, and limited residential care by right in the R-1, R-2, and R-3 zoning districts, and general residential care in these districts with a conditional use permit. Convalescent and senior care facilities are allowed with a use permit in the Community Commercial Zoning District. State law pre-empts local regulation on group homes that serve six or fewer persons.

Chapter 17.60 of the Calistoga Zoning Code allows the Planning and Building Director to approve requests for reasonable accommodation made by any disabled person when the application of a zoning law or other land use regulation, policy, or practice acts as a barrier to fair housing opportunities. A request for reasonable accommodation may include a modification or exception to the rules, standards and practices for the siting, development and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a disabled person equal opportunity to housing of their choice. A nominal processing fee is charged for these requests.

The City has also adopted a Universal Design Policy stating that accessible design features shall be incorporated into newly-constructed and substantially-rehabilitated single-family and duplex residences to the maximum feasible extent. To implement this policy, housing designers and contractors are required to incorporate as many accessibility features into their plans for newly-constructed and substantially-rehabilitated single-family and duplex residences as is feasible. Builders of new for-sale homes must provide a checklist of available universal accessibility features to the home buyer.

The City and the Housing Authority of the City of Napa (HACN) provide funding to housing rehabilitation programs. Napa County provides support services for low-income blind, disabled, and elderly adults through its In-Home Supportive Services program. Twenty disabled persons received the Section 8 housing assistance described above.

### Senior Services

The Napa/Solano Area Agency on Aging and Napa County work together to make services and resources, including those related to housing, accessible to seniors. A County eligibility worker visits the UpValley Family Center weekly and is available to help seniors determine if they are eligible for various programs and assist with application paperwork. The UpValley Family Center has also provided one-time assistance for seniors unable to pay their space rent.

As discussed previously, the City has adopted a Mobile Home Rent Stabilization Ordinance, which controls rent increases for mobile homes that are largely occupied by senior citizens and others on fixed and limited incomes. The City has incurred more than \$185,000 in legal fees defending the ordinance.

### Farmworker Housing Services

The Napa County Housing Authority manages three farmworker housing centers in Napa County (Calistoga, Mondavi, and River Ranch) that are designed to serve the short-term housing needs of unaccompanied male residents during peak agricultural seasons. These Centers are available to farmworkers who work in Napa County. Beds are available on a per-bed, per-night charge. Changes in farming and climate have led to year-round need and opportunity for farmworkers, and the majority of lodgers in the County Centers remain in lodging consistently across the season. That said, many also look for additional employment in Spring and Summer to maximize their earnings, travelling to other areas on days off for additional agricultural work.

The dormitory-style housing in each center has 60 beds (30 rooms with 2 beds each), for a total of 180 beds. None of the centers are open year round; each is closed for portions of the period from November to February, when the demand for labor goes down. However, the months during which they close are staggered, such that at least one of the centers is open during any given month of the year. In 2017, the Calistoga center was closed for 50 days (November 11 to December 31).

In addition to the three CHDC centers, there are five licensed farmworker housing facilities that provide an estimated 104 beds. There are 80 additional private farmworker housing facilities with accommodations for fewer than five farmworkers.

The City has amended the definition of “one-family dwelling” in the Zoning Code to include employee housing for six or fewer persons as provided by California Health and Safety Code Section 17021.5, and has consented to the inclusion of planted vineyard acreage within the city limits in a County assessment area to acquire, construct, lease, and maintain farmworker housing.

In 2013, the City approved the 48-unit Calistoga Family Apartments project that is targeted to very low- and low-income farmworker households. It includes one-, two- and three-bedroom units, laundry facilities, clubhouse, community building with a kitchen and computer room, two playgrounds, barbeque area and on-site vehicle and bicycle parking. The project is located adjacent to the Napa River and Logvy Community Park, which includes a swimming pool and playfields, and is within walking distance to all of the community’s schools. It is also within close proximity to the downtown and bus transit. Processing of the project’s use permit, design review and variance applications was expedited by City staff, and the project was approved at a single public hearing by the Calistoga Planning Commission. The project is funded in part by the U.S. Department of Agriculture’s Section 514/516 Farm Labor Housing Program.

### Accessory Dwelling Unit Services

The Napa Sonoma ADU Center was founded in 2019 through the Napa Valley Community Foundation for the purpose of increasing affordable housing supply by helping homeowners design, build, and lease Accessory Dwelling Units (ADUs). The ADU Center provides homeowner outreach and education, feasibility assessments, referrals, and tenant recruitment. It also connects prospective ADU builders with pre-approved designs and supports Napa and Sonoma counties by recommending process streamlining. The ADU Center is supported with funding from SB 2.

In addition, Napa Sonoma collaborative is ADU designs for various agencies in Napa and Sonoma County. It is anticipated that the City of Calistoga will have ADU designs ready for planning permits.

### Homeless Services

The UpValley Family Center provides both a venue for outreach and an opportunity for the Napa County Health and Human Services to have a local presence in coordinating the delivery of homeless services in Calistoga.

Napa County contracts with Adobe Services to operate two shelters:

- South Napa Shelter – 69-person capacity
- Winter Shelter (November to April) – 55-person capacity

In addition, Adobe Services provides outreach, housing navigation, and housing tenancy & sustaining service programs.

The County also contracts with Catholic Charities to run Rainbow House Family Shelter, which has seven family units and averages an occupancy of 30 persons (the average is because this is driven by family size rather than beds available).

All shelters in Napa County are known as "low-barrier" and all housing programs are operated under the principles of "Housing First." There are no sobriety requirement for entry into shelter or for assistance with housing placement and support.

Community Action Napa Valley also offers long- and short-term assistance to help families and individuals avoid homelessness by maintaining the housing they currently have. Funds may be available for rental deposits, lapsed rent, utilities and shallow on-going rental subsidy. If authorized, those payments are paid directly to the landlord or vendor. Its Rapid Rehousing program helps homeless households move into and maintain sustainable housing. Rental subsidies may be available while intense case management helps to keep the households housed.

Hartle Court Apartments, operated in Napa by the Progress Foundation, offers 18 single-bedroom apartments and six two-bedroom apartments to those transitioning from homelessness or foster care. To qualify to live in one of the two-bedroom units, one must be between the ages of 18 and 25 and just leaving the foster care system. These apartments will serve as transitional housing, so tenants may stay up to two years. The single-bedroom units are permanent housing for people ages 18 and older and can be rented to anyone who is low-income, homeless and has a psychiatric disability. All the ground-level units are adaptable to people with physical disabilities. Residents will not pay more than 30 percent of their income to live at the apartments and will receive continued assistance from support professionals.

To facilitate the provision of transitional and supportive housing services within Calistoga, the Zoning Code treats transitional and supportive housing as residential uses subject to the same permitting processes and without undue special regulatory requirements, consistent with Government Code Section 65583(a)(5). The Calistoga Zoning Code also allows emergency shelters without a use permit or other discretionary action in the Community Commercial (CC) Zoning District (consistent with Government Code Section 65583(a)(4)), except that an administrative use permit is required if it is located within a General Plan-designated entry corridor in order to ensure that the design of development is consistent with the rural, small town qualities of the city. The CC Zoning District is generally located in areas where transit service exists and where basic necessities can be

purchased. There are 16 vacant sites within the CC Zoning District that could accommodate development of an emergency shelter (this number is inclusive of the proposed project at 1855 Lincoln Avenue and 5 housing opportunity sites). These sites range from 5,000 square feet to over 5 acres. The City's Growth Management System exempts projects sponsored by public and non-profit organizations that provide medical, dental, social services and the like for residents of Calistoga. An emergency shelter is a land use that would be considered exempt from the City's Growth Management System regulations under this provision.

#### Fair Housing Services

The City supports fair access to housing for all persons without regard to race, color, religion, sex, marital status, national origin, or ancestry. The City contracts with Fair Housing of Napa Valley, a private 501(c)(3) non-profit corporation dedicated to promoting and developing fairness and equality of housing opportunity for all people, to assist on local issues related to rental housing and tenant rights, housing discrimination and fair housing advocacy

#### Referral Services

The UpValley Family Center, which maintains an office in Calistoga, provides a wide range of social services, including referrals to affordable housing, interim housing and fair housing resources. The City provides annual funding to the Family Center to support these services.

#### Down Payment Assistance

In 2009, the City established a down payment assistance program for low- and moderate-income households with members who live or work in Calistoga. The program allows for a maximum City subsidy of 4 percent of the purchase price or \$15,000, whichever is less, in the form of a deferred interest-free loan. The buyer is required to provide a minimum of two percent of the purchase price of the unit as down payment and closing cost contribution. To date, only one loan in the amount of \$12,000 has been made at an interest rate of three percent. The program's lack of success is probably attributable to the relatively small amount that is contributed by the City, considering the high cost of local housing prices. The City of Napa recently increased its maximum loan amount to \$100,000, and reduced its interest rate to one percent. The program should be re-evaluated for possible modifications that would improve its success.

#### Acquiring and Managing Affordable Housing

The Housing Authority of the City of Napa (HACN) administers funding and operates programs in Calistoga. Along with the City of Calistoga, HACN works with several entities that acquire and manage affordable housing in the City, including:

- Adobe Services
- Bridge Housing
- Burbank Housing
- Crown Real Property Management
- Embrace Calistoga
- William Squire

- Winn Residential

The City will also study establishing a city-sponsored agency to acquire and manage affordable housing.

### Financial Resources

#### *Affordable Housing Fund*

The Affordable Housing Fund is a special-purpose fund established by the City to preserve and expand the stock of affordable housing through construction, acquisition, rehabilitation and provision of subsidies. There is currently a balance of approximately \$2.1 million in this Fund.

#### Linkage Fees

The Affordable Housing Fund is funded primarily through the assessment of a fee on new employment-generating uses. The basis for this “linkage fee” is the fact that the development of non-residential uses in the City generates a need for additional workers, many in lower-income categories. Restaurants and wineries generate the most significant numbers of households below 65 percent of the area’s median income level, while tourist accommodation and commercial uses also generate substantial numbers of households in the 65 to 80 percent of area median income bracket. Additionally, many commercial jobs are comprised of retail where wages are below those in other commercial land use sectors (e.g. office, light industrial).<sup>1</sup>

Calistoga’s attractiveness and market orientation towards single-family ownership limits the availability of multi-family housing. Local workers compete for a limited housing supply with retirees who may have built substantial equity in their prior homes or higher-income households who have more flexibility regarding where they choose to live. As a result of this type of demand on the City’s housing supply, it is difficult for lower-wage workers to find suitable housing in the city without a program designed to bring the cost of housing down to an affordable range. The cost to construct new housing units is higher than can be supported by the rents that many workers can pay. The difference between costs and affordable rent levels is considered an “affordability gap.”

The linkage fee is assessed on new commercial and industrial projects, and additions to existing facilities. The fee is paid in conjunction with issuance of a building permit in the amounts noted below.

<u>Land Use</u>	<u>Fee</u>
Retail	\$3.74 per square foot
Restaurant	\$3.74 per square foot
Office	\$2.59 per square foot
Industrial	\$1.90 per square foot
Tourist Accommodation	\$1,726.99 per guest room

Linkage fees are also negotiated as part of development agreements.

#### In-Lieu Fees

Additional contributions to the Affordable Housing Fund are generated by fees paid in lieu of constructing the affordable housing required by the City’s inclusionary housing program (see description under Government Constraints section). The fee was set at \$12,000 per unit in a project.

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<sup>1</sup> EPS, Nonresidential Housing Linkage Fee Nexus Study, 2014.

### Loan Repayments

The Affordable Housing Fund occasionally receives loan repayments associated with the Down Payment Assistance Program and second mortgages that the City holds on homes that were purchased under a first-time homebuyer program.

### *Affordable Housing Subsidies*

The City has supported the development of affordable housing through financial allocations and in helping to secure project funding from public and private sources.

- In 2003, the City allocated \$540,000 for the development of the 18-unit Saratoga Manor project, which is comprised of 18 two- and three-bedroom units available for purchase by low-income families. Two non-profit organizations, Calistoga Affordable Housing (CAH) and Burbank Housing Development Corporation collaborated to construct the project. The City also committed to reducing development fees. The combined subsidy from the City was approximately \$30,000 per housing unit.
- In 2006 and 2007, the City assisted CAH in obtaining funding for two affordable housing projects. These efforts resulted in \$7.8 million of funding (including \$3.1 million from the HOME Program) for the Palisades Apartments in 2008.
- In 2007, the City provided an \$80,000 loan to CAH to fund the Lakewood I Multi-Family Rental Rehabilitation Project which includes eight deed-restricted very low-income units (including four deed-restricted farmworker units).
- In 2012, the City approved variances in support of a 48-unit rental farmworker project developed by Corporation for Better Housing. The City also assisted the developer with its state and federal funding applications.

These and other non-profit organizations can be important providers of affordable housing in the community, and the City will continue to work with them as it implements this Housing Element.

### *Public Funding Sources*

There a number of programs potentially available to assist the City in increasing and improving its affordable housing stock.

- HOME program funds can be used to develop and support affordable rental housing and homeownership affordability. For Calistoga, these funds are made available on an annual competitive basis through the State's small cities program. Allowed activities include acquisition, rehabilitation, construction, and rental assistance. HOME funds were used to support construction of the Palisades Apartments and will be used to rehabilitate owner-occupied housing in the community, beginning in 2014.
- The federal Section 8 Rental Assistance Program provides rental subsidies to very low-income families. A portion of the family's monthly rent is paid in the form of a subsidy directly to the landlord by the Housing Authority of the City of Napa (HACN). Participants pay approximately 30 percent of their adjusted gross income to the landlord for rent. HACN staff assure that Section 8-assisted housing is safe and of high quality by requiring owners to meet housing quality standards and local codes. Section 8 vouchers currently assist 29 households in Calistoga. Of these vouchers, 20 are held by disabled persons.
- Community Development Block Grant funds have been used by Calistoga for housing rehabilitation loans, infrastructure improvements, public facilities and public services. Proceeds from those activities are deposited into a revolving loan fund established from low-interest loans for rehabilitation and could



be a resource for housing stock preservation. An owner-occupied rehab program was launched in 2021 with Community Development Block Grant funds.

- Under the Community Reinvestment Act, federal law requires that banks, savings and loans, thrifts, and their affiliated mortgaging subsidiaries annually evaluate the credit needs for public projects in communities where they operate.
- The Low-Income Housing Tax Credit Program provides federal and state tax credits for private developers and investors who agree to set aside all or an established percentage of their rental units for low-income households for no less than 30 years. The recently-constructed Calistoga Family Apartments project was the beneficiary of tax credits.
- Proposition 41, the Veterans Housing and Homeless Prevention Bond Act of 2014, authorized \$600 million of general bonds to provide multi-family housing for veterans and their families. To access funds in this program, the City would work with veterans organizations in addition to nonprofit housing developers.
- State Permanent Local Housing Allocation (PLHA) funding, of which each jurisdiction receives an annual allocation. Calistoga has used this funding for a planning grant to promote ADU construction in the city. In addition to this non-competitive funding, there are competitive grants for project-specific funds.
- The United States Department of Agriculture (USDA) administers several funding programs to support farm labor housing and multifamily housing. Corporation for Better Housing used these funding sources to develop Calistoga Family Apartments in the city in 2019.

#### *Preserving Affordable Housing*

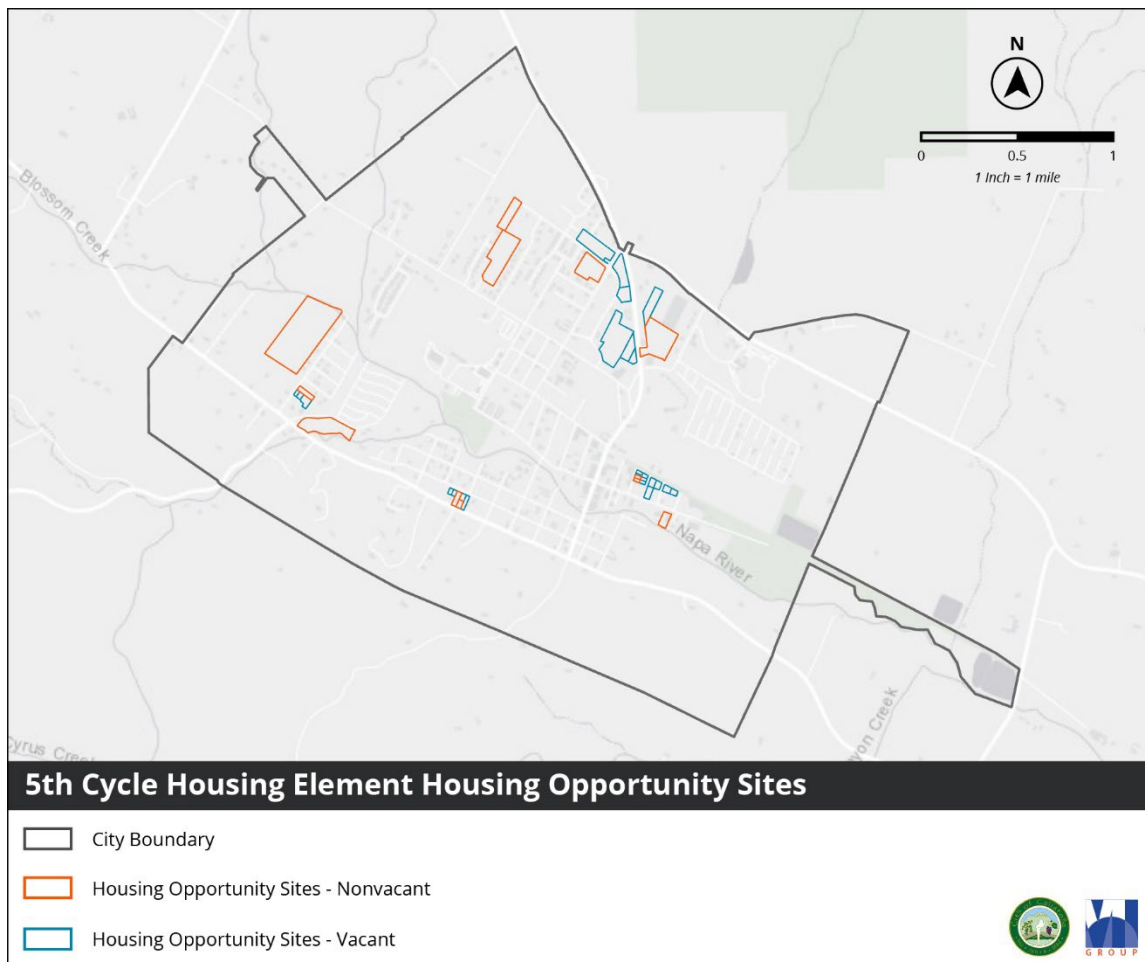
Several of the above sources can be used to preserve existing affordable housing, most notably the City's Affordable Housing Fund, Community Development Block Grant Funds, or Low-Income Housing Tax Credit Program funding.

#### ***Overall Site Selection Process***

The sites best suited to meet RHNA requirements for the 2023-2031 planning period were determined by funneling down from examining all parcels available from the previous housing element cycle ("Reuse Sites"), then filtering by HCD's size requirements, and then applying an AFFH lens to the remaining sites. This process resulted in seven ideal housing opportunity sites for the City of Calistoga.

#### Prior Identified Sites

There are 36 sites that were identified in prior housing elements, called Reuse Sites in this document, still available from the 5<sup>th</sup> Cycle planning period in Calistoga. Of these sites, 24 of are vacant and 12 of are nonvacant.

**FIGURE 5-1 5<sup>TH</sup> CYCLE HOUSING ELEMENT OPPORTUNITY SITES**

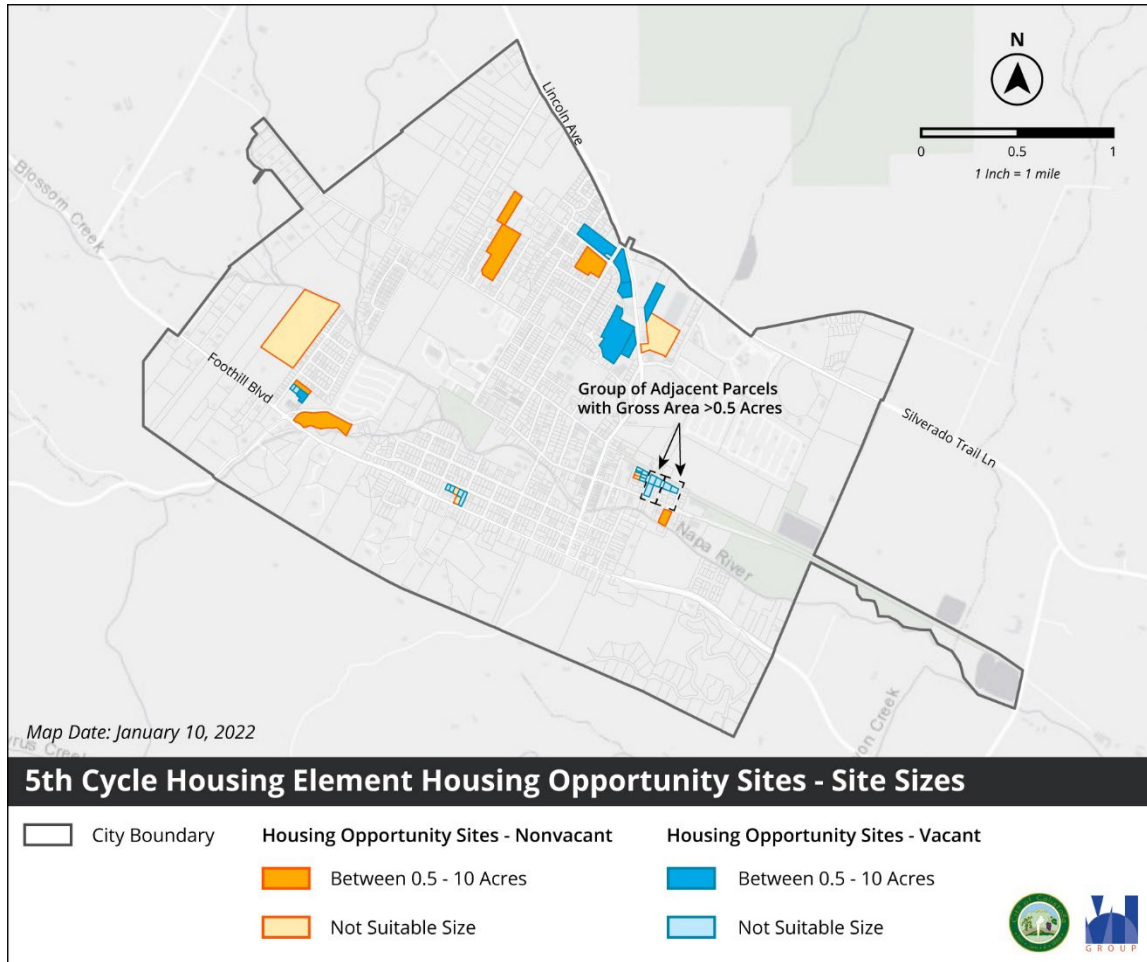
The use of these sites was preferred due to the community's familiarity from the previous Housing Element cycle and because of the streamlined process in the 6<sup>th</sup> Housing Element Cycle regulation that permits sites with an allowed density of 20 units/acre for use if they provided 20 percent of their total units to low-income affordability levels and allowed ministerial review of development. Of the 36 Reuse Sites, 15 are zoned CC, DC, or R-3 – all of which allow up to 20 units/acre.

#### Size Requirements

HCD recommends using sites between 0.5 acres and 10 acres as opportunity sites, as these are most suitable for development of affordable housing. Of the 36 Reuse Sites, 13 were appropriately sized.

In two instances, parcels that are under 0.5 acres in size but are part of a group of contiguous parcels under common ownership were included as a single site of suitable size. This is because any potential housing development could take advantage of the entire group's footprint across parcel lines.

**FIGURE 5-2 5<sup>TH</sup> CYCLE HOUSING ELEMENT OPPORTUNITY SITES – SITE SIZES**



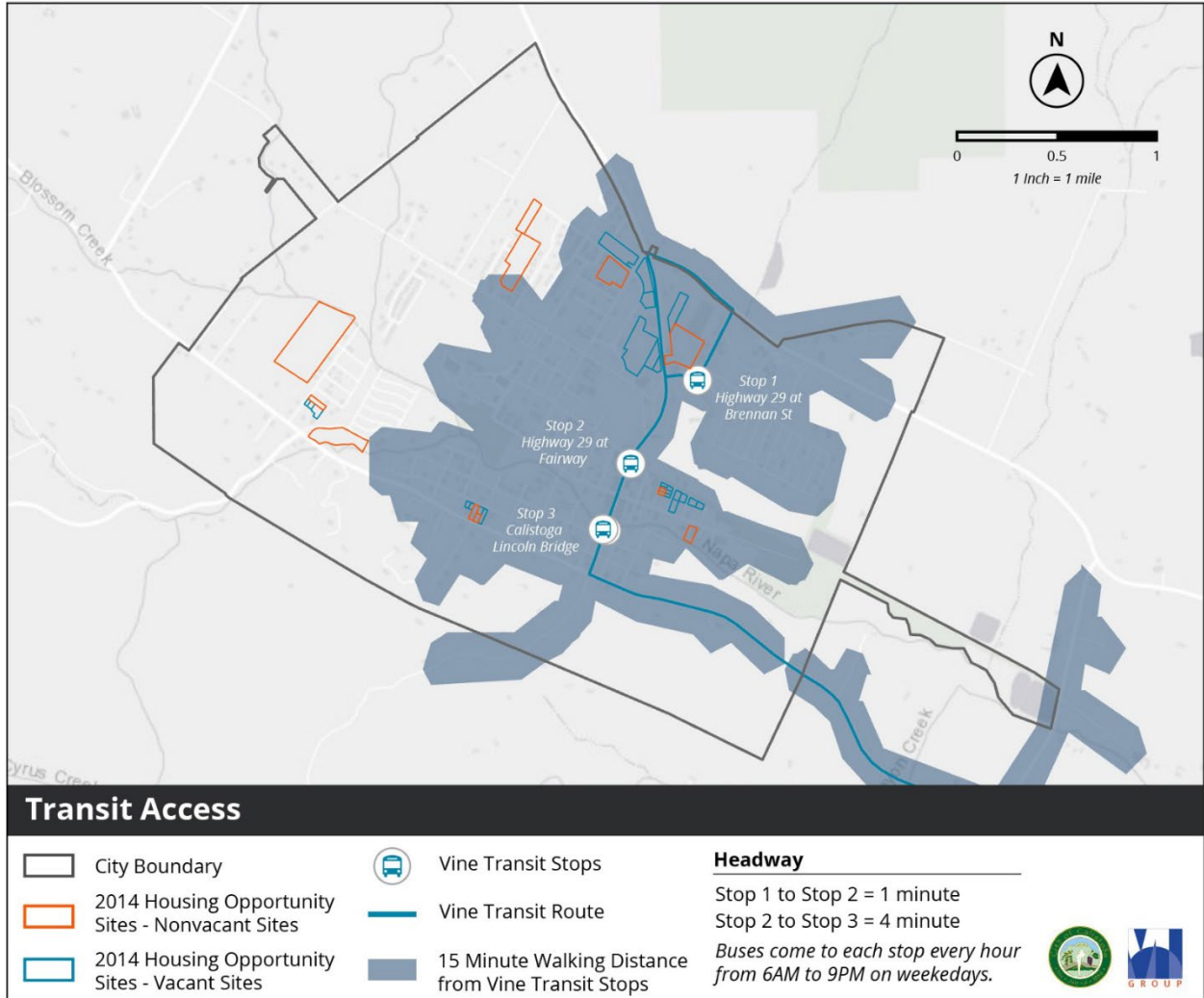
AFFH

A crucial part of identifying appropriate sites for additional housing in the 6<sup>th</sup> Housing Element Cycle is to determine if they work to affirmatively further fair housing (AFFH). Additional AFFH analysis is available in Chapter 3. This AFFH lens was also used to focus housing on the parcels with the greatest access to resources within Calistoga.

Parcels were mapped to determine if they were within a 15-minute walk of:

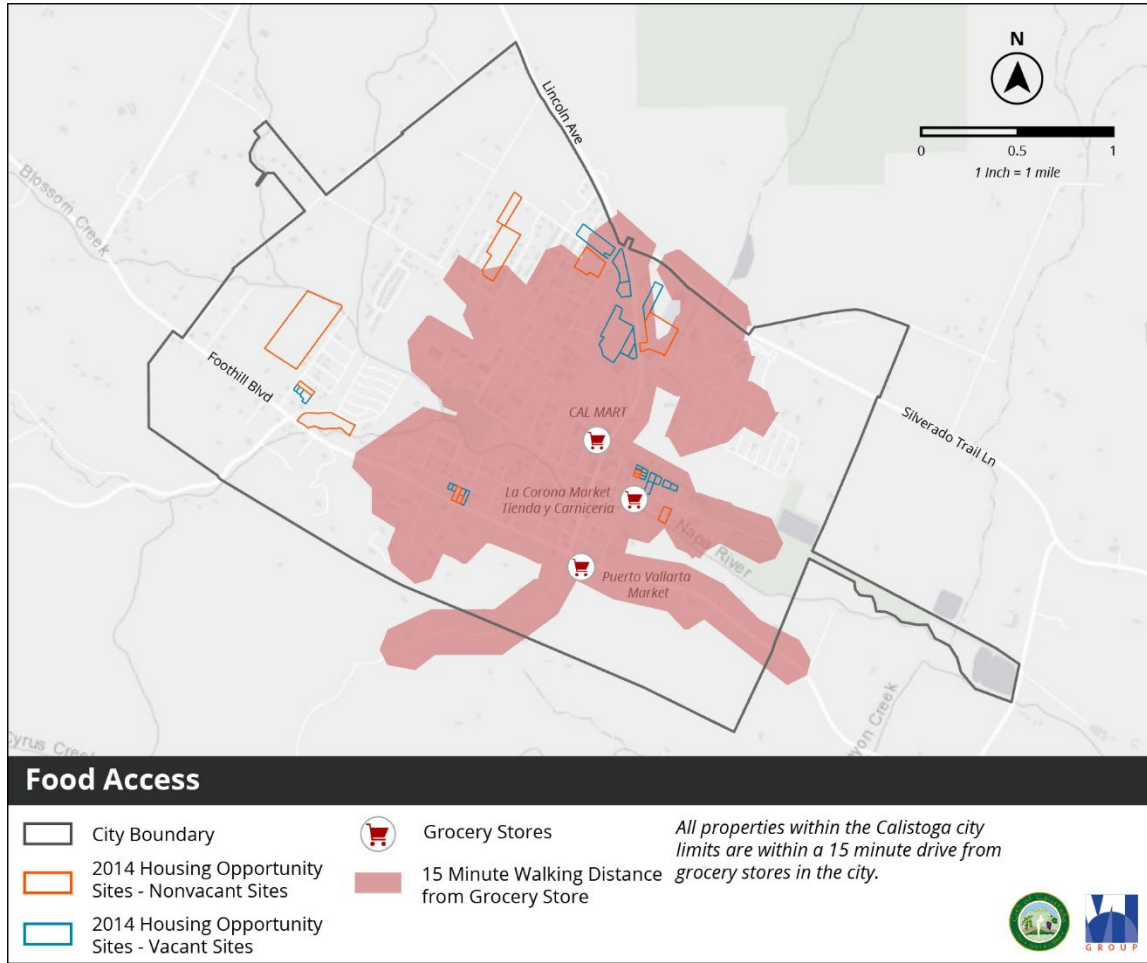
Transit

FIGURE 5-3 TRANSIT ACCESS



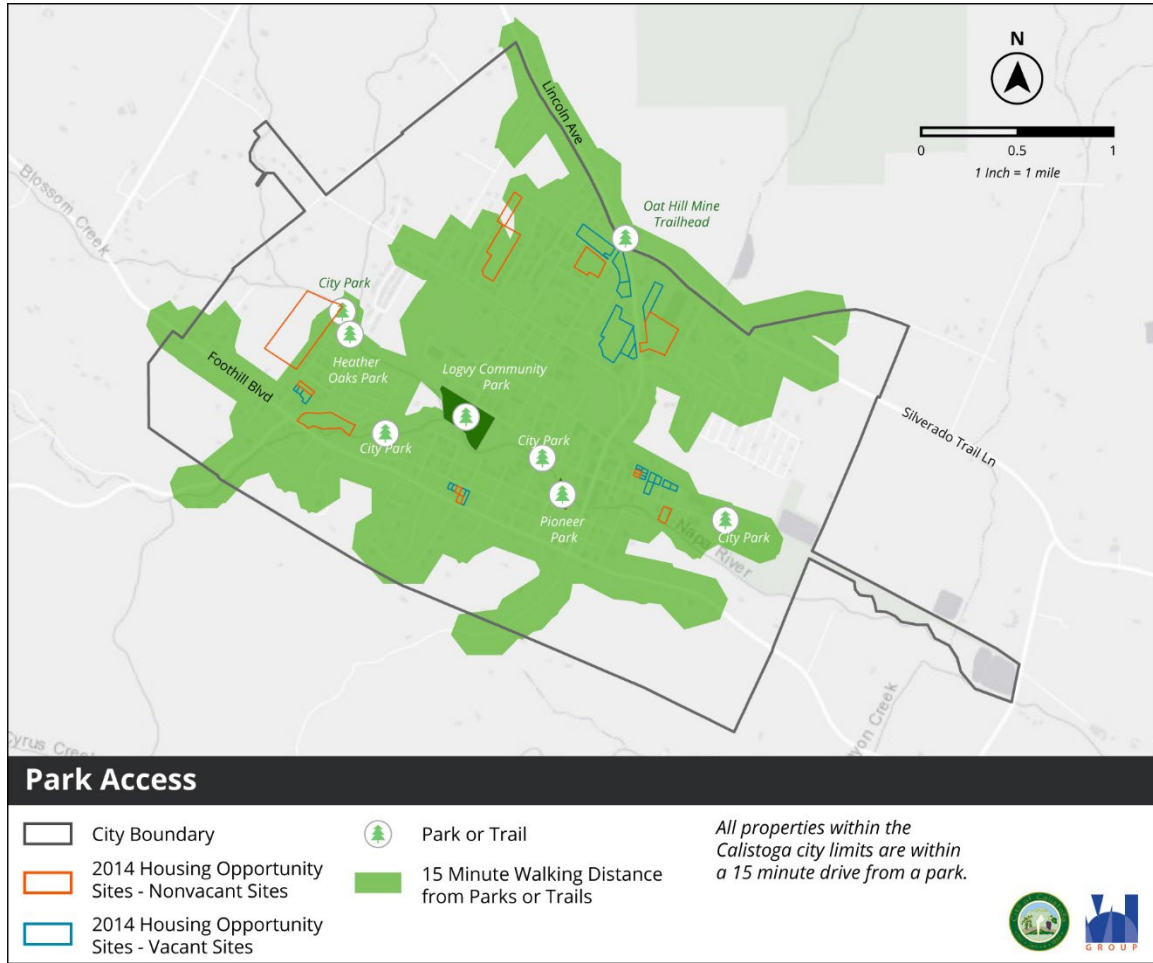
Groceries

FIGURE 5-4 FOOD ACCESS



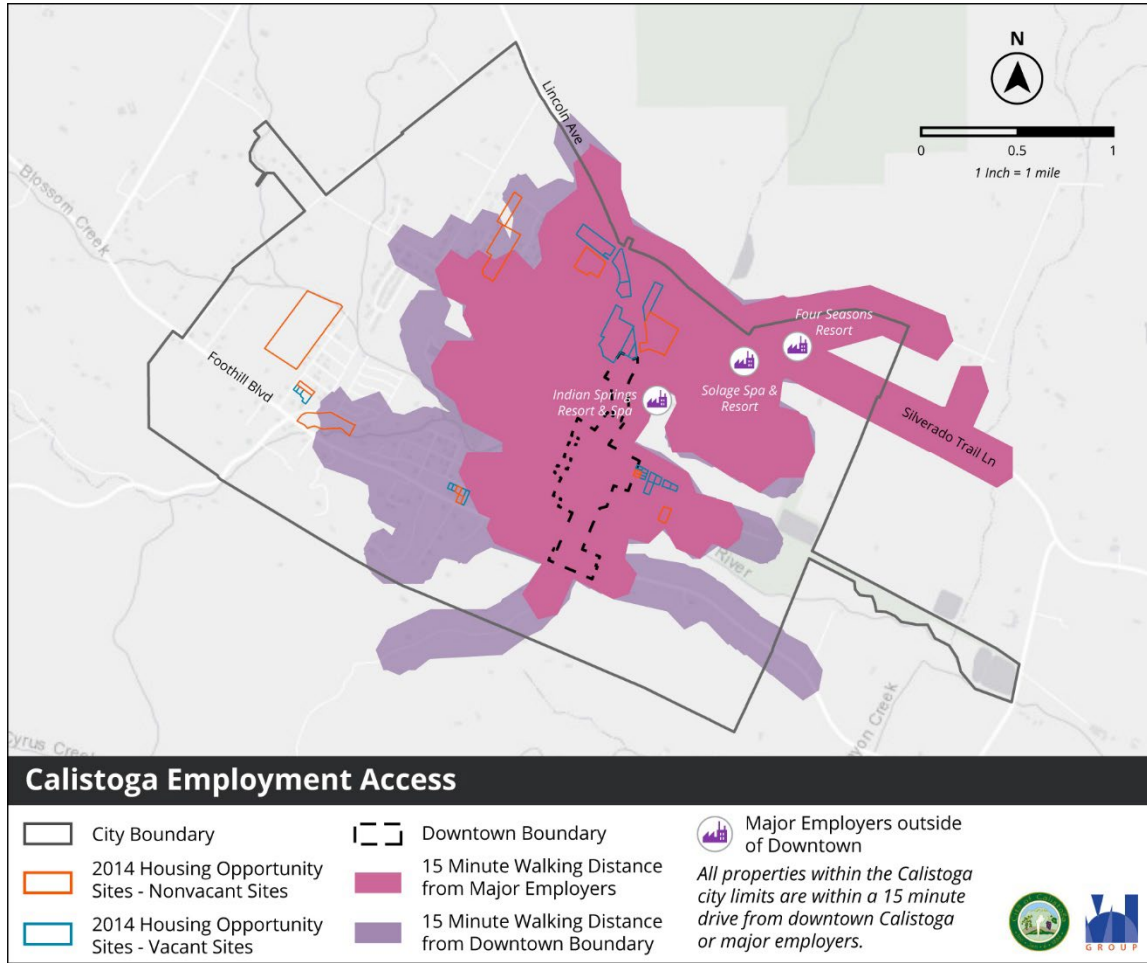
Parks

FIGURE 5-5 PARK ACCESS



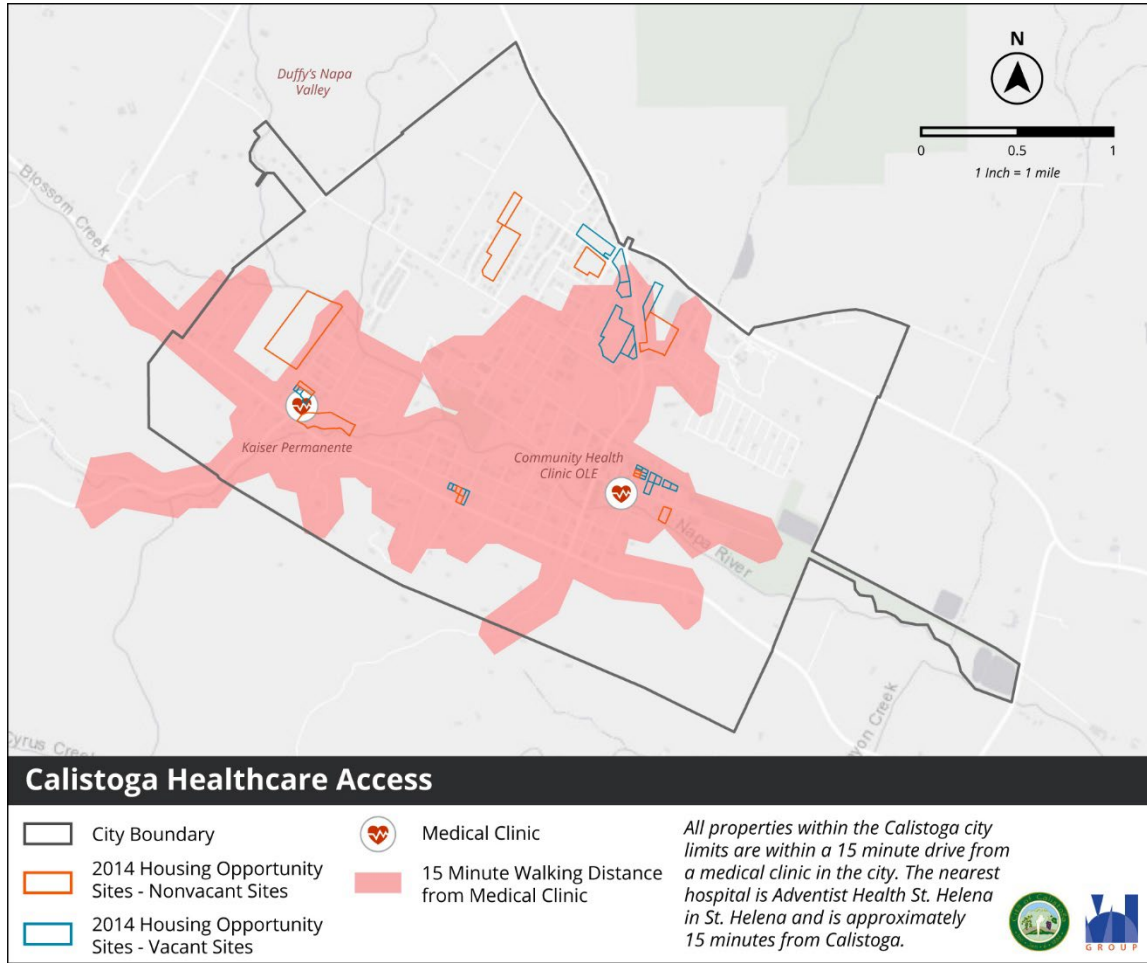
Employers and Employment Centers

FIGURE 5-6 EMPLOYMENT ACCESS



Health Clinics

FIGURE 5-7 HEALTHCARE ACCESS





Schools

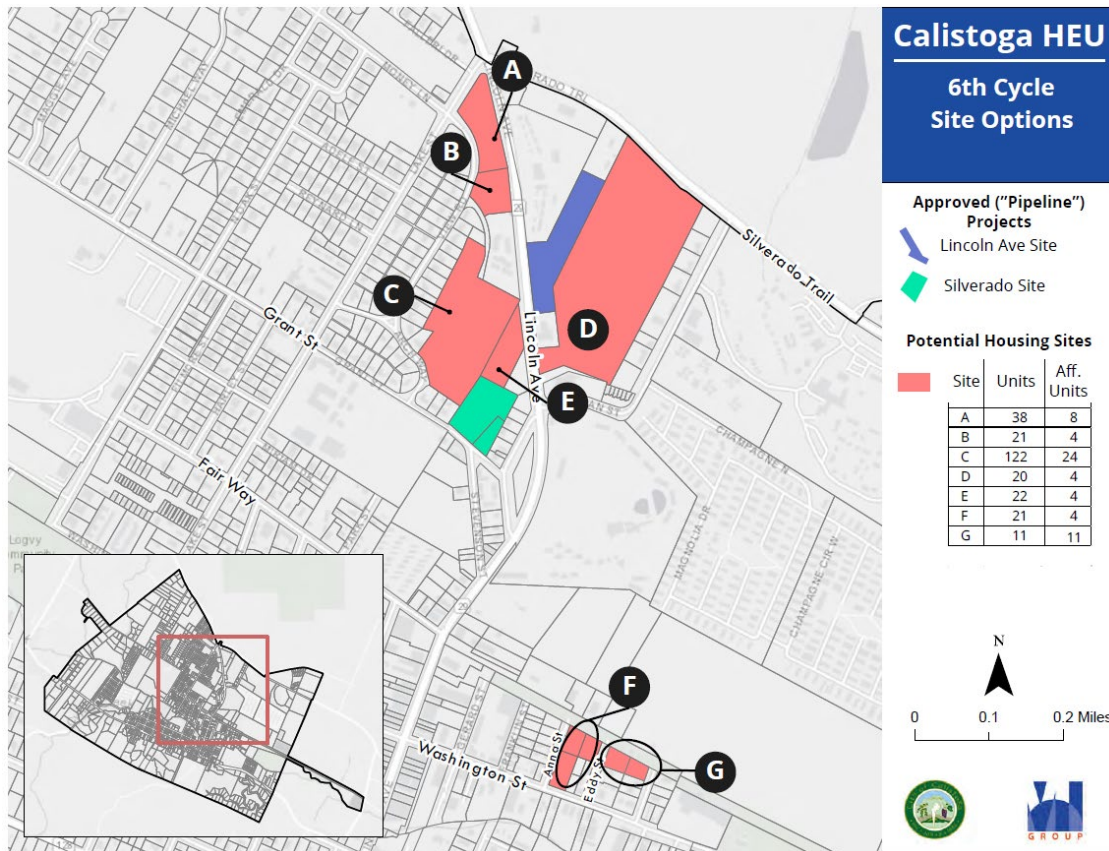
FIGURE 5-8 SCHOOL ACCESS



### 6<sup>th</sup> Cycle Sites

The above analysis resulted in seven sites made up of 10 parcels that can support Calistoga's RHNA obligations for the 6<sup>th</sup> Housing Element Cycle.

**FIGURE 5-9 6<sup>TH</sup> CYCLE HOUSING SITES**



These sites have capacity for 255 units, 60 of which are for low or moderate income RHNA and 195 are for above-moderate income levels. Sites A through F are available at 20 percent affordability, as per HCD's reuse of previous cycle sites guidance. Site G, owned by the City of Calistoga, is available at 100 percent affordability.

**TABLE 5-3 6<sup>TH</sup> CYCLE HOUSING SITES**

<b>Map List</b>	<b>APN/Address</b>	<b>Acres</b>	<b>Total Units</b>	<b>Total Affordable</b>	<b>Zoning</b>	<b>Vacant?</b>
A	011-062-009	1.88	38	8	Community Commercial (CC)	YES
B	011-062-008 1861 Lincoln Ave	1.03	21	4	Community Commercial (CC)	YES
C	011-072-020	6.12	122	24	Community Commercial (CC)	YES
D	011-050-024 865 Silverado Trail	1.00	20	4	Light Industrial (LI)	NO
E	011-101-002	1.12	22	4	Community Commercial (CC)	YES
Sum F		1.06	21	4		YES
F	011-214-001 1420 Anna St	0.32	6	1	Multifamily Residential/ Office (R3)	YES
F	011-214-002	0.29	6	1	Multifamily Residential/ Office (R3)	YES
F	011-214-006 1402 Anna St	0.45	9	2	Community Commercial (CC)	YES
Sum G		0.56	11	11		YES
G	011-215-001	0.31	6	6	Multifamily Residential/ Office (R3)	YES
G	011-215-011	0.25	5	5	Multifamily Residential/ Office (R3)	YES
<b>Total</b>		<b>12.77</b>	<b>255</b>	<b>59</b>		

As described earlier in the AFFH section, these sites are within walking distance of many necessary amenities that support the equitable production of new affordable housing.

A fuller discussion of Affirmatively Furthering Fair Housing in Chapter 3 discusses integration and segregation, racially and ethnically concentrated areas of poverty, areas of opportunity, and disproportionate housing needs including displacement. Due to the small size of Calistoga (four census block groups, and a single school district), and the lack of any racially and ethnically concentrated areas of poverty or affluence within the city, these sites do not exacerbate any existing conditions. Rather, the 6<sup>th</sup> Cycle sites improve integration and support supply disproportionately needed in the city by providing mixed-income housing within areas of Calistoga that are best suited for housing in terms of convenient access to amenities.

### ***RHNA Progress***

There are 128 pending units in Calistoga's "pipeline" that can be counted towards its RHNA allocation for the 2023-2031 planning period. These units come from two projects: Silverado Terrace (50 units, 8 of which are affordable for low-income households) and 1855 Lincoln (128 units, 16 of which are affordable for moderate-income households, 45 for low-income households, and 24 for very low-income households).

**TABLE 5-4 PIPELINE PROJECTS**

<b>Name</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>	<b>Total Affordable</b>
Silverado Terrace	0	8	0	42	50	8
1855 Lincoln	24	37	16	1	78	77
<b>Total</b>	<b>24</b>	<b>45</b>	<b>16</b>	<b>43</b>	<b>128</b>	<b>85</b>

### AB 1233: 5<sup>th</sup> Cycle Shortfall Review

Calistoga had adequate sites available in its previous Housing Element cycle and is not required to accommodate any unaccommodated need. There is no rezoning necessary as per Government Code section 65584.09

### Alternative Methods to Accommodate RHNA

Calistoga makes use of the "safe harbor option" to project future annual Accessory Dwelling Unit (ADU) production from 2018-2020 for the 6<sup>th</sup> Cycle planning period in order to determine the number of units projected to be built. With three ADUs built annually from 2018-2020, there will be a projected 24 ADUs built during the 6<sup>th</sup> Cycle

**TABLE 5-5 ADU PERMITS**

Year	ADUs Receiving Building Permit
2018	2
2019	3
2020	4
<i>Average</i>	3

Following ABAG/MTC guidance, these 24 ADUs can be distributed across affordability levels as shown in the following table:

**TABLE 5-6 PROJECTED ADUS**

	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
Proportion	30%	30%	30%	10%	100%
ADUs	7	7	7	3	24

Calistoga's 6<sup>th</sup> Cycle Housing Element does not use rehabilitated, converted, or preserved existing affordable residential units nor other alternative methods to meet its RHNA obligations.

### *Environmental Constraints*

There opportunity sites have capacity to accommodate 255 new housing units. In addition, the opportunity site are all reuse sites with no increase in density allowances. The city's existing water and sewer infrastructure can support the projected new development, and a water supply assessment is not necessary. Cultural and biological resources may impact the housing opportunity sites. These resources and their impacts are addressed in the environmental analysis document for the Housing Element.

### *Appropriate Density*

Every site in the Sites Inventory currently allows for densities between 10 to 20 du/ac. This means they meet the "default" density for suburban jurisdictions such as Napa County, which is 20 du/ac, without requiring a rezoning.

The following land use designations allow 20 du/ac. Bolded ones are used in the 6<sup>th</sup> Cycle Sites Inventory.

- **Community Commercial**
- Downtown Commercial
- **High Density Residential/Office**

### *Capacity*

The sites in the Sites Inventory have capacity for a maximum of 255 total units (50 affordable units). This is based on the total site acres (12.77 acres) multiplied by the minimum density of 20 units/acre.

Sites A, B, D, and E are on parcels zoned to allow residential or non-residential uses. These parcels can be demonstrated to be developed with residential uses because the same zoning designation, Community Commercial, is home to Calistoga's two pipeline projects – both sited on Lincoln Avenue, where the 6<sup>th</sup> Cycle sites are located.

### Use of Prior Identified Sites

Site "D" is a nonvacant site that was used in a previous planning period. Sites "A", "B", "C", and "F" have been vacant for the past two planning periods. Sites "E" and "G" are vacant but were identified only in the 5<sup>th</sup> Cycle Housing Element.

Sites "A", "B", "C", "D", and "F" will be required to be rezoned within three years of the beginning of the planning period to allow residential use by right at 20 du/ac, for housing developments in which at least 20 percent of the units are affordable to lower income households. Sites "E" and "G" currently allow residential uses at 20 units/acre, and are between 0.5 and 10 acres in size.

### *Infrastructure*

There is sufficient water and sewer infrastructure for development on every site in the Site Inventory. Calistoga's Public Works Department deems public water and sewer infrastructure available if parcels are within 1,000 feet (water) and 200 feet (sewer) of the parcel's property line. Based on this definition, public water/sewer are available for all these sites. Additionally, per the City's Infrastructure Element (2020) of the General Plan, the water and wastewater system can support projected development through 2035. The water and sewer capacity determined from the City's Standardized Use Table for Resource Management is higher than the number of housing units that would be developed from the opportunity sites. Table 5-7 provides a summary of the City's water and sewer capacity. For the full Standardized Use Table, refer to Appendix C.

**TABLE 5-7 WATER AND SEWER CAPACITY**

	<b>Multifamily 2-bedroom unit (Acre feet per year)</b>	<b>Availability (Acre feet per year)</b>	<b>Availability (Multifamily Units)</b>
Water	0.249	178	715
Sewer	0.146	187.7	1,286

Source: City of Calistoga

Additional infrastructure that was analyzed was the provision of dry utilities. AT&T is the primary telecommunications provider in the city and has reported that their systems have sufficient capacity to support the anticipated new housing development. PG&E maintains the electric grid and the delivery of energy to customers. City staff has tried reaching PG&E multiple times to determine electrical capacity, but have been unable to get a response. Staff believes that there is sufficient capacity to support the new development planned by the Housing Element.

### *Small and Large Sites*

All sites in the Site Inventory are between 0.5 to 10 acres in size. The sites in the Site Inventory help to affirmatively further fair housing by expanding housing options throughout the city for various income levels, particularly in areas of the city most proximate to transit, grocery stores, parks, and employment centers.

### Segregation and Integration

The seven sites, totaling 12.77 acres, are all in the Community Commercial (along Lincoln Avenue) or R-3 (off of Washington Street) zoning designations. These sites are all reuse sites from previous Housing Element Cycles that will allow for higher density development with ministerial review, inclusive of housing for a variety of income levels and allowing for greater mobility of households into better-resourced areas of Calistoga.

The sites in the Site Inventory offers affordable housing opportunities in high resource areas that are within a 15-minute walk of:

- Vine Transit
- Groceries
- Parks
- Health Clinics
- Schools
- Employment centers (defined as Downtown Commercial – Design District zoned parcels along southern Lincoln Avenue)

Development in these sites is not constrained by topographical or other environmental constraints.

### Racially or Ethnically Concentrated Areas

The sites in the Site Inventory are located in Block Groups 1 and 2. As discussed in the Fair Housing Chapter, neither of these block groups contain Racially and Ethnically Concentrated Areas of Poverty and Affluence. The sites allow for affordable housing options for residents below median income levels in areas of the city that are most proximate to transit, grocery stores, parks, and employment centers.

Block Groups 3 and 4 do not have any housing opportunity sites. However, accessory dwelling units (ADUs) provide opportunities for affordable units in areas of Calistoga such as these. Based on historical patterns of ADU production, there is a projection of 24 ADUs built during this Housing Element cycle.

### Access to Opportunity

Census Blocks 1 and 4 are "Low Resource" rural areas according to the 2022 TCAC/HCD Opportunity Map, while Census Blocks 2 and 3 is a "Moderate Resource" rural area. These relatively low scores are due to lower Economic Scores in rural Napa County compared to the state as a whole. All areas of Calistoga are covered by the Calistoga Joint Unified School District

As discussed in the "Segregation and Integration" section, all sites in the Site Inventory have relatively high access to opportunity for Calistoga, within 15-minute walks of transit, grocery, parks, and employment centers.

Because all sites in the Site Inventory are reuse sites from previous Housing Element Cycles that will use a Affordable Housing Overlay for higher density development with ministerial review, there will be fewer governmental constraints (such as a required General Plan amendment or zoning change).

#### Disproportionate Housing Needs and Displacement Risk

There are no residential units currently existing on any of the sites identified in the Site Inventory (see Nonvacant Sites Analysis, below).

The Urban Displacement Map identifies the entire city of Calistoga as a site of Ongoing Displacement. The site strategy aims to alleviate this displacement by siting new housing development in areas that do not currently have housing.

#### ***Nonvacant Sites Analysis***

Of the seven sites, there is one nonvacant site in the Site Inventory: Site D (APN: 011050024000), which currently contains the Calistoga Beverage Company facility that was purchased by Calistoga Vintner Services in September 2021.

Site D is used for 20 of the 255 units Calistoga is using to meet its 6<sup>th</sup> cycle RHNA, or 7.8 percent. In addition, because the sites allocated go far over the RHNA requirement of 119 units (69 affordable), the RHNA obligations could be met in the event Site D does not develop with housing.

The structure on Site D takes up approximately 6 acres of the 14.31-acre site, fronting Silverado Trail on the northern edge of the parcel. The site can still support one acre of housing development fronting Lincoln Avenue on the southwestern edge of the parcel.

This housing development would neighbor the two "pipeline" projects currently underway in Calistoga: Silverado Terrace and 1855 Lincoln Avenue. It would also not affect any current use or moderate expansion by Calistoga Vintner Services, who are planning to use the existing structure for warehousing a maximum of 8,000 barrels of wine using only one third of the existing 123,600-square foot structure.

The Sites Inventory takes one acre, or 7 percent, of the entire parcel D for housing purposes.

None of the sites in the Sites Inventory include residential units that are occupied by or subject to affordability agreements.

All of the sites in the Sites Inventory are in areas zoned for at least for units of housing per parcel, complying with AB 725.

#### ***Water and Sewer Priority Requirements (SB 1087)***

State law requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower income households. Pursuant to these statutes, upon adoption of its Housing Element, the City will provide the Element to the Calistoga Water Department.

#### ***New Housing Opportunities***

Table 5-8 identifies housing units that are under construction or that have been approved and could be constructed during the planning period.



**TABLE 5-8 APPROVED AND UNDER-CONSTRUCTION HOUSING**

Project Name	Total Units	Income Category				Affordability Determination
		VL	L	M	AM	
Silverado Terrace	50		8		42	Inclusionary policy
1855 Lincoln	78	24	37	16	1	
<b>Totals</b>	<b>128</b>	<b>24</b>	<b>45</b>	<b>16</b>	<b>43</b>	

Source: City of Calistoga

### Development Site Inventory

In addition to the approved housing identified above, Table 5-3 identifies 7 sites in Calistoga (illustrated in Figure 5-9) that provide realistic development opportunities for the provision of housing to all income segments within the community.

Most of the properties in the inventory below are vacant; one is underutilized (the Calistoga Beverage Company Warehouse could take on housing on the Lincoln Avenue side of the parcel).

Therefore, in combination with the approved units identified in Table 5-8, the City can readily accommodate its RHNA of 119 units for the planning period. It is important to note that identification of a site in this inventory does not restrict or require that it be developed exactly as described in the inventory. Likewise, sites that are not identified in the inventory are not precluded from developing with residential uses that would help fulfill the City's regional housing need. The purpose of preparing the site inventory and analysis is to comply with state law that requires the City to demonstrate it has adequate housing sites for meeting projected housing needs.

### Potential Development Constraints

Sites identified for potential residential development in the city were analyzed to determine their relationship to public facilities and services and existing or potential physical constraints to development. Of the seven identified sites, none have significant constraints that may limit its development. The following sub-sections provide a general discussion of potential development constraints known to exist within the city.

### Public Services

Nearly all of the identified sites are convenient to water and sewer lines. In 1998, the City purchased 500 acre feet per year of domestic water from the City of American Canyon's North Bay Aqueduct entitlement. In 2000, an additional 925 acre feet of water per year was purchased from Kern County. These purchases, combined with the City's original North Bay Aqueduct entitlement and its Kimball Reservoir water supply is projected to provide an adequate water supply in Calistoga through 2035. The City recently completed construction of a 1.5 million-gallon water tank on Mt. Washington to improve storage capacity and better manage municipal water supply during peak demand times. The City expanded its wastewater treatment plant in 2003. This expansion provides sufficient capacity to accommodate demand projected through 2035.

### Flooding

Certain areas of Calistoga lie within the 100-year floodplain of the Napa River and are at risk of flooding. Residential areas known to be prone to flooding include areas around Silver Street, from Gold Street to Spring Street, between the river and Myrtle Street; a crescent-shaped area around Washington Street, starting southeast of Oak Street, rising up Lake Street and Fourth Street, and extending to Second Street; and the area from Pine Street southeast to the city limits, between the river and Foothill Boulevard. Policies and actions contained in the Safety Element will ensure that new development would not be exposed or vulnerable to risks associated with flooding.

Another part of Calistoga that could be subject to flooding is property downstream of the Kimball Reservoir. If the dam were to fail, inundation could occur in the northern part of the Planning Area as far south as Tubbs Lane. South of Tubbs Lane, dam failure would cause the Napa River to overflow its banks through the rest of the city. The risk of dam failure is small, so the impact of additional development within the dam inundation area is not considered to be a significant constraint.

### Special Status Species and Sensitive Natural Communities

Occurrences of several plant and animal species with special-status have been recorded or are suspected to exist within Calistoga. Most of these are associated with the forest, woodland, and grassland along the fringe of city limits and the outer Planning Area. A few species have been reported from the floor of the valley, generally associated with the aquatic habitat of the Napa River and the freshwater marsh in geyser-fed swales where disturbance has been limited. Development of a few of the sites will result in the loss of grassland and savannah; however they are not considered to be particularly sensitive resources and therefore their potential loss is not considered to be a constraint to development.

### Archaeological Resources

Archaeological resources known to exist within the city include remnants of Native American villages and campsites and other evidence of habitation. Prehistoric archaeological sites are generally located along seasonal and/or perennial watercourses, at or near vegetation ecotones, and at the base of foothills. There is a possibility that sites located in these areas may contain undiscovered archaeological and paleontological resources that could be impacted from development activities involving ground removal or disturbance. Policies contained in the General Plan's Community Identity Element require pre-development consultation with tribal representatives and will ensure respectful treatment of resources.

### ***Summary of Objectives***

Many programs and policies reduce barriers and create opportunities for a balanced community. These goals are essential to meeting the City's housing needs, but are more qualitative in general. Calistoga reasonably expects that a total of 255 units will be constructed, as described by the tables below:

**TABLE 5-9 PROJECTED HOUSING SUMMARY**

Category	6 <sup>th</sup> Cycle Opportunity Sites	Accessory Dwelling Units	Pipeline Projects	Rehabilitation	Conservation/ Preservation
Very Low Income	20	7	24	0	0
Low Income	20	7	45	0	0
Moderate Income	20	7	16	0	0
Above Moderate Income	195	3	43	0	0
Sub-Totals	255	24	128	0	0
<b>TOTAL</b>	<b>407 units</b>				

**TABLE 5-10 NEW HOUSING UNITS BY AFFORDABILITY**

Type of Unit	Number of Units
New Affordable Units	166
New Market Rate Units	241
<b>Total Units</b>	<b>407</b>

## CHAPTER 6: CONSTRAINTS TO THE DEVELOPMENT OF HOUSING

This section of the Housing Element evaluates potential constraints to new housing development in the city. Constraints that can pose a barrier to the construction of new housing can be grouped into two categories. Governmental constraints are barriers imposed through government policies and procedures, such as development standards, application processing times, and development fees. Non-governmental constraints are development barriers that are outside of the control of local jurisdictions; for example, construction costs, land costs, and financing costs. However, local governments can adopt policies and procedures to address these constraints and increase the ease of developing new housing.

### *Governmental Constraints*

State law requires each Housing Element to include an analysis of potential and actual governmental constraints on the maintenance, improvement, and development of housing for all income levels and persons with disabilities.

Governmental regulations and exactions are designed to achieve desirable land use patterns, coordinate development with infrastructure expansion, finance capital improvements, equitably distribute the cost of public services, maintain the ambiance of existing neighborhoods, improve the urban environment, and preserve open space and unique ecosystems. However, they should be evaluated to determine whether they are excessive and represent an unnecessary constraint on the availability or affordability of housing being built or contribute to the loss of existing affordable housing.

In its efforts to remove governmental constraints, Calistoga must also be guided by Government Code Section 65580(e), which notes that the City also has “...the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan...”

The most direct government effect on housing production is the regulation of land use through the General Plan and Zoning Code. Every municipality in the Bay Area plans for the location of housing and the number of units that can be built on a property by designating and zoning land for different types of uses and by specifying the range of dwelling units allowed (the density) in each residential land use category. Development standards, such as minimum lot sizes and building setbacks also affect the type and cost of housing that may be developed.

Calistoga mitigates the effects of land use controls on housing production by:

- Providing a range of zoning categories and densities to allow for all types of housing.
- Permitting and encouraging mixed-use developments that combine housing with other uses.
- Providing incentives for affordable housing and accessory dwelling units, as well as single-family residences on existing residential lots of record.

### Calistoga General Plan

Calistoga’s General Plan includes a wide range of residential land use designations, including:

- Rural Residential-Hillside (0.5 units/acre),
- Rural Residential (1 unit/acre),
- Low Density Residential (1 to 4 units/acre),

- Medium Density Residential (4 to 10 units/acre), and
- High Density Residential (10 to 20 units/acre).

The Downtown Commercial and Community Commercial land use designations allow for mixed-use development, including multi-family residential within a density range of 10 to 20 units per acre. Minimum densities are required for most of the designations in order to maximize residential development on a limited supply of land and achieve a balance and variety of housing types. Consistent with state law, density bonuses may be approved for projects that include dedicated affordable housing and senior housing to exceed the maximum density otherwise allowed.

The maximum densities allowed for the High Density Residential land use designation are not an impediment to the development of affordable multi-family projects. The Calistoga Senior Apartments project, which serves very low- and low-income seniors, was approved in 2016 with a 58 percent density bonus.

Zoning Code

*Zoning Districts*

The City regulates the type, location, and scale of development through its Zoning Code. The Code includes a wide range of residential zoning districts that allow a variety of housing types, including single-family, multi-family, second units, mobile homes, transitional and supportive housing, and residential care. Table 6-1 demonstrates the types of housing allowed by zoning districts.

**TABLE 6-1 HOUSING TYPES ALLOWED BY ZONING DISTRICT**

Zoning District	Residential Uses Allowed By-Right	Residential Uses Allowed with a Use Permit
Rural Residential (RR)	One one-family dwelling per lot One accessory dwelling unit per lot One junior accessory dwelling unit per lot Supportive housing Transitional housing Residential care, limited	Residential care, general
Rural Residential – Hillside (RR-H)	One accessory dwelling unit per lot One junior accessory dwelling unit per lot	One one-family dwelling per lot Supportive housing Transitional housing
One-Family Residential (R-1 & R-1-10)	One one-family dwelling per lot One accessory dwelling unit per lot One junior accessory dwelling unit per lot Supportive housing Transitional housing Residential care, limited	Residential care, general
Two-Family Residential (R-2)	One one-family dwelling per lot One accessory dwelling unit on a lot with a one-family dwelling One junior accessory dwelling unit per lot	Residential care, general

	One duplex or two one-family dwellings on a lot of at least 9,000 square feet Supportive housing Transitional housing Residential care, limited	
Multifamily Residential/Office (R-3)	Multifamily dwellings One or more accessory dwelling units within the multifamily dwelling Maximum of two detached accessory dwelling units on a lot with a multifamily dwelling Supportive housing Transitional housing Residential care, limited	Convalescent and congregate care facilities Residential care, general
Mobile Home Park (MHP)		Residential mobile homes Mobile home parks Permanent apartment units, for managers of the park
Downtown Commercial (DC)		Multifamily dwellings above the first floor Live-work units
Community Commercial (CC)	Emergency shelters	Multifamily dwellings above the first floor Live-work units Residential care facilities for the elderly Skilled nursing facilities

Each district ensures that the type of residential development is consistent with and implements the City’s General Plan land use designations. For example, the R-3 Zoning District implements the “High Density Residential” General Plan land use designation, which is intended for multi-family development, by allowing multi-family dwelling units as a permitted use (i.e., not subject to a use permit).

State law requires jurisdictions to analyze the zoning and availability of a variety of housing types, which are discussed below. Due to Calistoga’s small size, the city coordinates with non-profits and countywide efforts to provide housing supportive services to meet the countywide housing needs of the most vulnerable populations.

#### *Multifamily Rental Housing*

Multifamily rental housing refers to a building or portion of a building that is rented out and used as a residence for more than one household living independently of each other. Multifamily rental housing includes duplexes, triplexes, and apartments.

One duplex or two one-family dwellings are permitted by right on a lot of at least 9,000 square feet in the R-2 zoning district (Chapter 17.18). Multifamily rental housing is permitted by right in the R-3 zoning district and are permitted with a use permit in the Downtown Commercial and Community Commercial zoning districts (Chapter 17.19, and 17.21-17.22).

### *Housing for Agricultural Employees*

Agricultural employees are people whose primary incomes are earned through agricultural labor. This population tends to have high rates of poverty, have unstable incomes, live in housing with high rates of overcrowding, and have low rates of homeownership.

Farmworker housing is not explicitly discussed in the City’s zoning code, but can be provided through different housing types, such as multi-family housing, manufactured housing, single-room occupancy units, co-operative housing, and accessory dwelling units. Many of these housing types are allowed by right in the residential zoning districts and discussed in further detail in their respective sections. Cooperative housing is a form of housing where residents have joint ownership over the property and share amenities. Additionally, Napa County Housing Authority manages three farmworker centers in the county, including one in Calistoga, that provide housing and social services.

### *Emergency Shelters*

Emergency shelters are defined as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay” (Gov. Code, § 65582).

As per Chapter 17.22 of the Zoning Code, emergency shelters are permitted by right in the Community Commercial zoning district. A maximum of 20 beds are permitted in each emergency shelter and can provide temporary shelter to residents for no more than 180 days in any 12-month period.

### *Low Barrier Navigation Centers*

Low Barrier Navigation Centers is a housing first solution to address homelessness. These temporary shelters provide services and are focused on transitioning individuals experiencing homelessness into permanent housing.

Currently, low barrier navigation centers are not identified as a permitted or conditionally permitted use in any zoning district. However, due to the similarities between this use and transitional housing, it could potentially be allowed in the RR, R-1, R-1-10, R-2, and R-3 zoning districts subject to a “similar use” determination by the Planning Commission (Chapter 17.14 and 17.16-17.19). Low barrier navigation centers could also be allowed with a use permit in the RR-H zoning district if determined to be a similar use by the Planning Commission (Chapter 17.15).

Action A4.1-8 further reduces barriers to the construction of navigation centers by directing the City to amend the Downtown Commercial Zoning District to permit low barrier navigation centers as a by-right use within one year of the Housing Element’s certification.

### *Transitional Housing*

Transitional housing refers to rental housing developments that are operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance. (Ord. 1004 § 7, 2014).

Calistoga’s zoning code permits transitional housing in all residential zoning districts by right (Chapter 17.14 and 17.16-17.19). Transitional housing developments in the Rural Residential – Hillside district are allowed with a use permit (Chapter 17.15).

### *Supportive Housing*

Supportive housing has no limit on length of stay and is occupied by the target population. This type of housing has onsite and offsite services that assists residents in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community (Ord. 1004 § 6, 2014).

Calistoga's zoning code permits supportive housing in all residential zoning districts by right (Chapter 17.14 and 17.16-17.19). Supportive housing developments in the Rural Residential – Hillside district are allowed with a use permit (Chapter 17.15).

### *Licensed Care Facilities*

The California Welfare and Institutions Code declares that mentally- and physically-disabled persons are entitled to live in normal residential surroundings, and that the use of property for the care of six or fewer disabled persons is a residential use for the purpose of zoning. A state-authorized, certified, or licensed family care home, foster home, or group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is permitted in all residential zones. No jurisdiction may impose stricter zoning or building and safety standards on these homes than is otherwise required for homes in the same district.

In accordance with state law, the Zoning Code permits licensed residential or community care facilities with six or fewer beds by right in the R-1, R-2, and R-3 residential zoning districts, and allows facilities serving more than six persons in these districts with a use permit (Chapter 17.16-17.19).

### *Single-Room Occupancy (SRO) Units*

Single-room occupancy residential units (SROs) are a form of affordable housing consisting of a single room typically between 200 to 350 square feet. They are located in multi-tenant buildings and typically include shared bathroom and kitchen facilities.

Currently, SRO housing is not identified as a permitted or conditionally permitted use in any zoning district. However, it could potentially be allowed in the R-3, Downtown Commercial, or Community Commercial zoning districts subject to a "similar use" determination by the Planning Commission (Chapter 17.19, 17.21-17.22). Applicable General Plan land use densities for the subject zoning districts would limit the number of SRO units in a given project to a maximum of 20 units per acre, although these densities could be higher if rooms do not include cooking facilities and are therefore not considered dwelling units in the traditional sense.

Action A1.2-5 directs the City to explore future amendments to the Zoning Code to permit SROs in residential and mixed-use zones.

### *Manufactured Homes*

Manufactured homes are houses that are transportable, built on a permanent chassis, and designed for use with or without a permanent foundation when attached to the required utilities. Manufactured homes do not include recreational vehicles. Due to the much lower cost of construction and labor costs needed to build a manufactured home, this housing type provides an affordable housing solution.

Mobile homes and accessory dwelling units can be manufactured homes. These two types of manufactured homes are discussed in the sections below.

### *Mobile Home Parks*

Mobile home parks include any property that has a minimum of two mobile homes, manufactured homes, recreational vehicles, and/or lots that are held for rent or lease.



Mobile homes are permitted with a use permit in the Mobile Home Park zoning district (Chapter 17.20) and are subject to design review. The Mobile Home Park zoning district includes development standards for the design of the park site and individual mobile home sites. The zoning district is intended to protect existing mobile home sites from being converted to conventional housing or other uses.

#### *Accessory Dwelling Units*

Accessory dwelling units (ADUs) are attached or detached residential dwelling units that provides complete independent living facilities and is located on a lot with a proposed or existing primary residence. ADUs are a cost-effective housing type because they do not require new land or major infrastructure improvements. ADUs tend to be smaller and are thereby more affordable by design. However, because many ADUs are rented to family and friends of the homeowner, if homeowners are primarily White then the families and potential friends of the homeowners could be predominantly White. Relying too heavily on ADUs for affordable housing could inadvertently exacerbate patterns of segregation, but they can still be an effective strategy for increasing the supply of smaller rental housing units in single family home neighborhoods.

The Calistoga zoning code allows ADUs on all lots where a single family or multifamily dwelling is proposed or exists (Chapter 17.37). The City has reduced barriers to building ADUs through less restrictive development standards and expediting the application review and approval process. ADUs that comply with the development regulations in the City's zoning code shall be approved without discretionary review within 60 days of receipt of the completed development application. The City has also waived impact fees for ADUs smaller than 750 square feet and waived utility connection fees for all ADUs that are not constructed at the same time as the primary dwelling unit.

The City also partnered with the Napa Sonoma ADU, which is a non-profit that helps homeowners in Napa and Sonoma County to construct ADUs. Napa Sonoma ADU provides resources to guide homeowners through the process of planning, permitting, and constructing an ADU, including free feasibility consultations, example floor plans, and a list of design and construction vendors.

#### Development Standards

Provisions in the Zoning Code specify minimum lot areas, lot widths, lot depths and setbacks, and maximum lot coverage and building heights. Additional development regulations specify parking requirements. Development standards applicable to residential development are summarized in Table 6-2 and Table 6-3. These standards are typical of many California communities and contribute to the protection of the public health, safety and welfare, and the maintenance of the city's quality of life.

#### *Building Height and Lot Coverage*

The Zoning Code limits the height of residential buildings to a maximum height of 25 feet in residential zones and 30 feet in commercial zones. However, heights up to 35 feet are allowed where a finding can be made that the taller building height would be more compatible with surrounding buildings due to their special historical, architectural or aesthetic interest, and that the taller building height does not encroach on the light or views of adjacent properties.

This provides more than enough height to accommodate two-story construction but can make it difficult to construct a three-story building with sufficient height to accommodate a pitched roof on a parcel designated for high density and mixed-use development. Furthermore, the Zoning Code measures building height at the point that is half the distance between the ridge and eave on a gable roof, rather than to the highest point of the roof, thereby allowing additional height for sloped roofs.

Limits on lot coverage and building height have not been a constraint to the development of housing for any income groups, including affordable housing projects. All of the projects have been two-story, and the lot coverages for the Palisades Apartments and Calistoga Family Apartments were 26% and 15%, respectively.

#### *Setbacks*

Setback requirements in the Zoning Code reflect the importance of maintaining adequate buffering between adjoining properties to avoid potential use conflicts. These setbacks are typical of similar communities and have not appeared to be an impediment to the development of housing. The Downtown Commercial district does not require any setbacks unless located adjacent to or across the street from a parcel located in a residential zoning district. The Community Commercial district requires front setbacks and side setbacks for corner parcels. Similar to the Downtown Commercial district, additional setbacks are required if the development is located adjacent or across the street from a residential zoning district.

Table 6-2 provides residential development standards, by square feet, for each zoning district.

TABLE 6-2 RESIDENTIAL DEVELOPMENT STANDARDS

Development Standard	Zoning Districts						
	RR-H	RR	R-1	R-1-10	R-2	R-3	MHP
Minimum Lot Area	Varies <sup>1</sup>	20,000 – 80,000 square feet <sup>2</sup>	6,000 sq. ft. (interior) 7,000 sq. ft. (corner)	10,000 sq. ft. (interior) 12,000 sq. ft. (corner)	9,000 sq. ft. (interior) 10,000 sq. ft. (corner)	9,000 sq. ft. (interior) 10,000 sq. ft. (corner)	3,500 sq. ft.
Minimum Lot Width	Varies <sup>1</sup>	100 feet	70 feet (corner) 60 feet (interior)	120 feet (corner) 100 feet (interior)	100 feet (corner) 90 feet (interior)	10 feet (corner) 90 feet (interior)	50 feet
Minimum Lot Depth	Varies <sup>1</sup>	200 feet	100 feet	100 feet	100 feet	120 feet	70 feet
Minimum Front Setback	Varies <sup>1</sup>	20 feet	20 feet	20 feet	20 feet	15 feet	10 feet
Minimum Side Setback	Varies <sup>1</sup>	15 feet (corner) 10 feet (interior)	5 – 20 feet <sup>3</sup>	5 – 20 feet <sup>3</sup>	5 – 20 feet <sup>3</sup>	5 – 15 feet <sup>3</sup>	5 – 10 feet <sup>5</sup>
Minimum Rear Setback	Varies <sup>1</sup>	20 feet	20 feet	20 feet	20 feet	10 feet (one story) 15 feet (two story)	5 feet
Maximum Height	Varies <sup>1</sup>	25 feet	25 feet	25 feet	25 feet	25 feet	n/a
Maximum Lot Coverage	40%	30%	50% (lots ≤7,200 sf) 40% (lots >7,200 sf) <sup>4</sup>	50% (lots ≤7,200 sf) 40% (lots 7,200-10,000 sf) 35% (lots >10,000 sf) <sup>4</sup>	40%	40%	50%
Off-Street Parking <sup>6</sup>	2 spaces per unit	2 spaces per unit	2 spaces per unit	2 spaces per unit	2 spaces per unit	2 spaces per unit	2 spaces per unit + 1 space per 5 units
Usable Open Space						300 sq. ft. per unit	500 sq. ft. per unit

<sup>1</sup> Determined on a case-by-case basis through a slope/density formula.

<sup>2</sup> Varies depending on access to city water and sewer.

<sup>3</sup> Varies based on building height.

<sup>4</sup> Additional lot coverage allowed for accessory dwelling units.

<sup>5</sup> Varies depending on surrounding structures.

<sup>6</sup> One additional parking space is required for each detached accessory dwelling unit and junior accessory dwelling unit built on a lot with a multifamily dwelling.

Table 6-3 provides residential development standards, in square feet, by commercial zoning district,

**TABLE 6-3 RESIDENTIAL DEVELOPMENT STANDARDS – COMMERCIAL ZONING DISTRICTS**

Development Standard	DC District	CC District
Minimum Lot Area	5,000 square feet	5,000 square feet
Minimum Lot Width	30 feet	50 feet
Minimum Lot Depth	None	None
Minimum Front Setback	0 feet / 20 feet <sup>1</sup>	10 feet / 20 feet <sup>1</sup>
Minimum Side Setback	0 feet / 5 feet <sup>2</sup> (interior) 0 feet / 15 feet <sup>2</sup> (street side)	0 feet / 5 feet <sup>2</sup> (interior) 10 feet / 20 feet <sup>2</sup> (street side)
Minimum Rear Setback	0 feet / 10 feet <sup>3</sup>	0 feet / 10 feet <sup>3</sup>
Maximum Height	30 feet / 25 feet <sup>4</sup>	30 feet / 25 feet <sup>4</sup>
Max. Lot Coverage	80 percent <sup>5</sup>	60 percent <sup>5</sup>
Max. Floor Area Ratio <sup>6</sup>	2.0	0.8
Off-street Parking	2 spaces per unit	2 spaces per unit

<sup>1</sup> Front yard setback distance increases if site is located directly across the street from a residential zoning district

<sup>2</sup> Side yard setback distances increase if site is located directly across the street from a residential zoning district

<sup>3</sup> Rear yard setback distance increases if site abuts or is adjacent to a residential zoning district

<sup>4</sup> Maximum building height reduced when site abuts or adjoins a parcel in a residential zoning district

<sup>5</sup> May be increased by use permit

<sup>6</sup> The residential portion of mixed use development projects is excluded from floor area ratio calculation.

### *Parking*

The Code prescribes minimum parking requirements for residential uses to minimize potential off-site impacts from overflow parking. These have not proved to be an impediment to housing development. Furthermore, parking is not required to be covered, which differs from the covered parking requirement of most jurisdictions. Additionally, the shared use of parking facilities is allowed for mixed use-type projects, which can reduce the number of overall required parking spaces.

### *Accessory Dwelling Units*

Accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) are an affordable and efficient means of increasing the housing stock. Between 2017 and 2020, 11 ADUs were permitted, compared to zero ADUs permitted between 2013 and 2016. The number of ADUs is expected to substantially increase in the future due to state laws that reduce barriers to development and expedite the permitting process.

The City has streamlined processing for accessory dwelling units by relaxing development standards and requiring all ADU applications to be ministerially reviewed per State housing laws. The City has eliminated parking requirements for ADUs and JADUs located on a lot with a single-family primary dwelling and reducing

minimum rear and side setback requirements for newly constructed ADUs. Furthermore, the accessory dwelling is not counted towards the maximum density allowed by the General Plan land use designation that the unit is located on and additional lot coverage allowances are allowed in certain zoning districts to accommodate second units.

There are a number of development standards included in Chapter 17.37 of the Zoning Code that could constrain their development. These requirements include, but are not limited to:

- Occupation by the property owner of either the primary dwelling or JADU
- Maximum ADU floor areas are restricted to 1,000 square feet

The Zoning Code allows the establishment of planned development districts in which the development standards may be specifically tailored to the project that is proposed, allowing design flexibility. Both the Palisades Apartments and La Pradera Apartments affordable housing projects have their own planned development districts.

#### *Short-Term Rentals*

The City prohibits the rental of homes for less than 30 days in all residential zones. This is intended to protect the City's housing stock and preserve the neighborhood character. Violators will be required to pay a penalty and cease operations.

#### Processing and Permit Procedures

The Zoning Code states the type of residential uses permitted within the City's residential and commercial zoning districts and specifies whether the use is permitted by right, requires administrative review, or approval of a use permit. Uses permitted by right are those that are allowed without discretionary review as long as the project complies with all development standards. Uses requiring administrative review are approved by the Planning and Building Director, which allows some flexibility on the part of the City to ensure basic health and safety, and general welfare concerns are met. Use permits are subject to approval by the Planning Commission. Many uses subject to a use permit also require design review, which is processed concurrently with the use permit application. Findings for use permit and design review approval include that the project is consistent with the General Plan, the use is compatible with surrounding uses, meets certain design objectives, and addresses basic public health, safety, and general welfare concerns.

The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. Table 6-4 identifies general processing timeframes for various planning permits. It should be noted that projects do not necessarily have to complete each step in the process (i.e., small-scale projects consistent with the General Plan and Zoning Code would not require an environmental impact report, General Plan amendment, rezone or variance). It should also be understood that multiple applications for a project are usually processed concurrently.

The City has a consolidated and streamlined permitting process in order to expedite building and planning applications as much as possible. For example, most design review occurs at the administrative level and final maps are only considered at the City Council level. When a project requires rezoning or amendment of the General Plan, the City strongly encourages that those requests be processed concurrently.

**TABLE 6-4 GENERAL TIMEFRAMES FOR PERMIT PROCEDURES**

Type of Approval	Processing Time <sup>1</sup>	Review Body(ies)
Administrative Approval <sup>2</sup>	3 weeks	Planning & Building Director
Use Permit	4-6 weeks	Planning Commission
Design Review	4-6 weeks	Planning Commission
Variance	2 months	Planning Commission
Parcel Map	3 months	Planning Commission
Subdivision Map	6 months	Planning Commission, City Council
Environmental Review <sup>3</sup>		
(Mitigated) Negative Declaration	2 to 4 months	Planning Commission
Environmental Impact Report	6 to 12 months	Planning Commission

<sup>1</sup> Assumes project is exempt from the California Environmental Quality Act (CEQA).

<sup>2</sup> Includes administrative permits and administrative Design Review.

<sup>3</sup> Estimate of additional processing time required to prepare review required by CEQA.

#### *Design Review – Ministerial Review*

Design review of proposed residential development is required in order to ensure conformance with the Calistoga General Plan, to promote high quality design and a harmonious relationship of buildings, to preserve the unique character and ambiance of Calistoga, to ensure compatibility of new development with existing development, and to promote the preservation of historic structures.

The Planning and Building Director is empowered to grant design review approval for one-family dwelling units and accessory structures in the RR, R-1/R-1-10, and R-2 Zoning Districts. Applications for permanent supportive housing in the RR, R-1/R-1-10, R-2, and R-3 Zoning Districts are also eligible for a streamlined ministerial review process. Following the amendment of the zoning code to permit navigation centers by-right in the DC Zoning District, navigation centers in this zoning district will also be subject to ministerial review. Design proposals that are ministerially reviewed are not reviewed by the Planning Commission and the design review approval process typically takes approximately 4 weeks. Calistoga is not currently subject to streamlined ministerial review under SB-35 for residential developments as the City has met its prorated very low-, low-, and above moderate- income RHNA in the last Annual Progress Report.

Under the ministerial review process, proposed designs are evaluated for consistency with the following:

- Is in accord with all applicable provisions of the Zoning Code.
- Is consistent with the City's objective design standards.

Objective design standards are development standards that are clearly defined and involve no subjective judgement from public officials or city staff. They often include ratios, measurements, and other clear criteria.

#### *Design Review – Planning Commission*

The Planning Commission conducts design review for all other types of residential development applications. Potential applicants are encouraged to submit their preliminary plans for review by city department representatives at no cost to the applicant, and/or the Planning Commission, for a nominal fee. The applicants obtain feedback that can be readily incorporated into the final project design.

The design review process often results in an improved design that benefits both future project residents as well as neighbors. The Planning Commission includes an architect who can facilitate the non-design professional members' understanding of project designs.

In approving a design review application, the Director or Commission must find that the proposed design:

- Is in accord with the General Plan and any applicable planned development.
- Is in accord with all applicable provisions of the Zoning Code.
- Is consistent with any adopted design review guidelines to the extent possible
- Will not impair or interfere with the development, use or enjoyment of other property in the vicinity or the area

The design review approval process is typically completed within four to six weeks. Even the Calistoga Family Apartments project that required preparation of a mitigated negative declaration was recently approved within three months of the application's initial submittal.

The review of project site plans, elevation drawings and landscaping plans is guided by adopted Residential Design Guidelines, which help facilitate projects through the review process by eliminating ambiguity in design expectations. They also promote both variation in design and compatibility with the desirable qualities of existing development. Manufactured homes located outside of mobile home parks are subject to the same design standards as conventionally-constructed housing.

The multi-family design guidelines are intended to encourage designs that maximize common space, blend with the surrounding community, limit views of parking facilities from public streets, provide architectural compatibility of accessory buildings, and direct on-site lighting on driveways and walkways and away from adjacent properties. All of these standards are compatible with the typical design of recently constructed affordable housing projects. The Zoning Code and General Plan also provide guidelines for residential development that occurs in commercial areas and on hillsides in order to promote compatible design.

#### *Building Permits*

Upon submittal of a complete set of plans for a typical single-family residence, plan check is conducted and a building permit is issued within approximately two to four weeks, and about four to six weeks for a typical multi-family plan check. The City sometimes contracts with a consultant for more complex plan checks in order to expedite their review; however, such plan checks are done on a time and materials basis to minimize the cost.

The permit process only increases in complexity and duration when the circumstances of individual projects warrant extra consideration on the part of staff and officials. This is especially true of the environmental review component of the process, yet the City of Calistoga has little flexibility to change this, since the California Environmental Quality Act specifies procedures that local jurisdictions must observe in reviewing the potential environmental impacts of development projects.

#### Growth Management and SB-330

Growth has been a significant issue in Calistoga for nearly three decades. The City's Growth Management System was established as a regulatory mechanism for ensuring that population and employment growth is commensurate with the City's ability to provide essential public services and facilities. The System has been designed to facilitate and implement goals and policies contained in the Calistoga General Plan. Its primary objectives included:



- Prioritize projects with housing that is affordable to lower-income households.
- Promote infill development over new development at the edges of town.
- Reduce dependency on the automobile by providing a mix of housing types in areas located close to services, transit and City parks.
- Provide a balance of residential and non-residential growth to ensure the community's unique quality of life and economic well-being.

Consistent with the General Plan, the Growth Management System is based on an annual growth rate of 1.35 percent. Based on Calistoga's average household size, the 1.35 percent growth rate equates to approximately 28 new units annually. The City's Regional Fair Share Housing total allocation of 119 units for the 2023 - 2031 planning cycle.

Under SB-330, jurisdictions are prohibited from imposing a housing cap in order to reduce minimize barriers to new housing. This prohibition on housing caps is effective until January 1, 2030. Consequently, the Growth Management System is currently suspended and policies and programs implementing the Growth Management System have been removed from the Housing Element.

When SB-330 expires, the City will have the option to reinstate the Growth Management System, which would be implemented through an annual allocation process. Preference for residential allocations is generally given to projects that include one or more of the following:

- The majority of a project's deed restricted units count towards fulfillment of the City's remaining regional housing need in the very low-, low-, and moderate-income housing categories
- Housing for moderate-income households
- Housing proposed as part of a mixed-use development project
- Housing proposed on vacant, underdeveloped or redeveloped land with necessary public infrastructure in place
- Housing for special need housing groups or populations

Allocations are not required for the following types of development:

- Second dwelling units
- Dwellings that are replaced, including mobile homes or an approved mobile home site
- Select developments that the City has entered into a development agreement with
- The construction of a single-family residence on an existing lot of record
- Minor subdivisions that include a maximum of three lots in total where not more than two lots have been newly created
- Intensification of existing uses, a mixed use, a change of use, or additions to existing structures that result in an increase in floor area of no more than 10 percent

## Fees and Other Exactions

### *Water and Sewer Upgrades*

According to the City's Infrastructure Element (2020) of the General Plan, there are adequate water supplies to support future development. Future projects include continued maintenance of the aging water distribution infrastructure and pursuing opportunities to increase water supply sources, such as the expansion of the recycled water program, construction of wells with wellhead treatment outside of the city limits, expansion of the water treatment plant, improved peak delivery, banking water from the California State Water Project (SWP), and increased water use efficiency.

The City's wastewater collection system has the capacity to support projected development through 2035 but faces challenges relating to the age of the infrastructure. The Infrastructure Element directs the City to prepare a wastewater master plan and identifies a range of improvements, including development-level installations such as grease interceptors to reduce discharge into the treatment system.

The City has a strong stormwater pollution prevention program. The City is required by state law to trap particles that are five millimeters or larger in runoff water before they enter the stormwater system. Systems to capture particles are currently being installed through development projects. The City plans to prepare a master plan of the storm drainage system to identify improvements. Additional upgrades to the system include general maintenance and replacement of drain pipes and the installation of new drain pipes and inlets on Spring Street between Myrtle Street and the Napa River.

For a complete list of planned and completed water and wastewater capital improvement projects from 2021 to 2031, refer to Appendix D and E.

### *Development Impact Fees*

The impact fees generate funding for capital facilities and equipment investments associated with the police, fire, cultural/recreation, City administration, and transportation functions. These one-time charges on new development are used to cover the cost of capital equipment and facilities that are required to serve new growth. The fees are typically collected upon issuance of a building permit, though in some cases on issuance of a certificate of occupancy or final inspection. While these fees may affect housing prices, the only alternatives would be their payment by existing Calistoga taxpayers or no further residential development, neither of which is feasible.

The City Council elected to adopt fees below the maximum supportable level, in part to avoid deterring development in the community. They are similar to those of similar communities in the vicinity. The fees are based on the estimated reasonable costs of providing the services and the construction, reconstruction and maintenance of the related facilities, which were derived from a detailed analysis and projections regarding the City's system costs, improvements and revenue needs. As of 2022, the City is working to update its development impact fees and the General Plan maintenance fee.

ADUs are exempt from utility connection fees unless the ADU is constructed with a new single-family dwelling. JADUs and ADUs less than 750 square feet are exempt from impact fees. ADUs that are 750 square feet or larger will be charged an impact fee proportional to the unit's size. Exempting JADUs and ADUs from utility connection fees has reduced barriers to building second units and has stimulated the growth of ADU development in the city.

### *Processing and Permit Fees*

Generally, the fees associated with processing planning and building permit applications are consistent with other communities. All development impact and processing fees are publicly published on the City's website.

Table 6-5 summarizes development fees, including impact, processing, and permit fees. Table 6-6 identifies these fees as a percentage of development costs. For a typical 2,000-square foot detached home, development fees would be approximately 13.3 percent of total cost. For a 5-unit multi-family apartment building, development fees would be approximately 13.9 percent of the total per unit cost. For a 750-square foot accessory dwelling unit, the development fees consist of approximately 14.1 percent of the total estimated unit cost. The per unit fee portion as a percentage of total cost for new single-family and multi-family development is relatively low compared to other jurisdictions in the County.

The City Council has the authority to reduce development fees for affordable housing developments.

**TABLE 6-5 ESTIMATED RESIDENTIAL PROCESSING AND PERMIT FEES (2021)**

Cost Category	Single-Family <sup>2</sup>	Multi-Family <sup>3</sup>	Accessory Dwelling Unit <sup>4</sup>	Agency Fees Paid To	Notes
Planning Entitlements <sup>1</sup>	\$850	\$500	--	Planning & Building Department	
Development Impact Fees	\$79,062	\$66,879	\$16,928		
City Administrative	\$3,078	\$2,622	\$1,708		
Cultural/Recreational	\$7,105	\$6,053	\$3,943	Public Works	
Excise Tax	\$125	\$125	\$125		
Fire	\$2,593	\$2,209	\$1,439	Fire	
Police	\$689	\$586	\$382	Police	
Transportation	\$11,299	\$7,006	\$6,271	Public Works	
Wastewater	\$27,812	\$27,316	--	Public Works	
Water	\$18,201	\$15,862	--	Public Works	
School	\$8,160	\$5,100	\$3,060	Calistoga Joint Unified School District	\$4.08/ square foot for residential development
Building Permit / Plan Review	\$12,000	\$8,000	\$2,600	Planning & Building	
<b>Total Cost per Unit</b>	<b>\$91,912</b>	<b>\$75,379</b>	<b>\$19,528</b>		

<sup>1</sup> Includes cost of design review on a per unit basis

<sup>2</sup> Based on a 2,000 square foot home having a valuation of \$600,000

<sup>3</sup> Based on a 3-bedroom apartment in a 5-unit complex

<sup>4</sup> Based on a 750 square foot ADU. JADUs and ADUs less than 750 square feet shall not be charged any impact fees, and JADUs and ADUs less than 500 square feet are exempt from school impact fees. Utility connections fees shall not be charged for ADUs unless it is constructed at the same time as a new single-family dwelling. Utility connections are also not required for JADUs or ADUs created by converting existing space.

**TABLE 6-6 DEVELOPMENT FEES AS PERCENTAGE OF DEVELOPMENT COSTS**

	Single-Family <sup>3</sup>	Multi-Family <sup>4</sup>	Accessory Dwelling Unit <sup>5</sup>
Total estimated cost per unit <sup>1</sup>	\$691,912	\$543,260	\$164,528
Fee portion of cost per unit <sup>2</sup>	\$91,912	\$75,379	\$19,528
Percentage of total development cost	13.3%	13.9%	11.9%

<sup>1</sup> Includes land, design and construction, permits, fees and other costs

<sup>2</sup> From Table 6-5

<sup>3</sup> Based on 2,000 square foot home having a valuation of \$600,000

<sup>4</sup> Based on a 3-bedroom apartment in a 5-unit complex

<sup>5</sup> Based on a newly constructed 750 square foot detached ADU that is built at a different time than the single family dwelling

### Inclusionary Housing Program

The cost of land and its relatively limited availability within the City create market conditions that make it difficult for the private sector to produce housing that is affordable to moderate- and lower-income households. In the interest of facilitating development of housing that is affordable at these income levels, the City requires certain residential projects to contribute to the production of affordable housing within the City.

Under the inclusionary housing requirement, residential ownership projects consisting of five to 19 units shall pay an in-lieu fee to the Affordable Housing Fund, which is used for the construction and preservation of housing affordable to very low-, low-, and moderate-income households. Residential ownership projects that consist of 20 or more units and rental projects of five or more units must either restrict a minimum of 20 percent of the units in the project at a cost affordable to moderate-income households or provide a minimum of 10 percent of the project's units at a cost affordable to low-income households. Alternatives to the 20 percent on-site inclusionary requirement, such as payment of in-lieu fees, dedication of land, provision of off-site inclusionary units, or other equivalent action that would provide a comparable or superior benefit to the on-site requirement, may be considered by the City Council.

Developers must enter into an agreement with the City that sets forth the provisions of affordability for the project before the issuance of a building permit or the approval of a final map if the project involves a division of land. Inclusionary housing requirements for residential (or commercial) development projects for which a development agreement has been entered into with the City are negotiated as a term of the development agreement.

Under the auspices of the inclusionary housing requirements, the City negotiated the dedication of land (now developed with the Palisades Apartments affordable housing project), construction of on-site housing units, and agreements that resulted in the payment of several million dollars of in-lieu housing fees. These fees are deposited into the City's Affordable Housing Fund and may be used to subsidize the development of affordable housing. In 2017, these fees were used to fund the Calistoga Senior Apartments, which provided 30 low-income units for seniors, including 23 very low-income units.

### Affordable Housing Incentives

In addition to the incentives provided under California State's density bonus (Government Code Section 65915), the City may grant an additional density bonus. City Council may also decide to grant additional financial incentives to make a qualifying project economically feasible, such as subsidies for infrastructure improvements or development fees, and/or City sponsorship of mortgage bond financing.

### Codes and Enforcement

The City has adopted the California Building Standards Code and all of the appendices, including Appendix Q: Tiny Houses, in 2019. The City may adopt amendments to the State Code where local conditions warrant more-restrictive regulations. In the case of Calistoga, climatic, geographical, and topographical conditions justify a more restrictive Fire Code, such as the following requirements:

- Illuminated or reflective address numbers
- Automatic fire sprinkler systems for all one- and two-family dwellings regardless of square footage as well as for certain building additions, alterations, repairs, and changes in occupancy

While code requirements might increase the cost of providing housing, they also provide an important safeguard for the local population, particularly given more frequent wildfire events in the surrounding areas.

The City enforces its codes on a “complaint basis.” Code enforcement is the responsibility of the Planning Department and the Building Official. While the enforcement of building and housing codes could conceivably reduce the number of units and increase the cost of housing, code enforcement provides a public benefit in that it ensures that housing is safe and sanitary. This is especially important for low-income households who may not have the option of moving elsewhere if the housing they live in is not maintained.

#### On- and Off-Site Improvements

The Subdivision Ordinance requires a subdivider to provide the following infrastructure and improvements:

- paved streets
- concrete curbs and gutters
- street name and traffic control devices
- street trees
- sanitary sewage collection and pumping system
- water distribution and fire protection systems
- storm water drainage systems
- undergrounded utility lines
- fences and landscaping along the rear of lots backing onto streets or highways
- parkland

Developers may also be required to provide off-site improvements necessary for the general health, safety, and welfare. In some instances, off-site improvements may be reimbursed using impact fees that have been collected from other projects, or by establishing a reimbursement fund that subsequent developers in the area pay into.

The local street width standard is two travel lanes and two parking lanes. Sidewalks may be required along non-rural streets and highways. With sidewalks and easements, total right-of-way width is a minimum of 56 feet, although it is wider in some areas. This design is intended to adequately accommodate traffic, parking, pedestrians, and drainage. These standards may be modified if warranted by individual circumstances, and therefore are not a constraint on development.

The extent to which these improvements are required varies according to the size, type, and intensity of the proposed development. Moreover, these requirements are typical of those in similar communities, and necessary for the health and welfare of those living in the subdivision or to mitigate impacts on the surrounding community. Many of the requirements, such as those for street paving, street name signs, and traffic control signs, have little impact on housing construction since the street network is already completed in most areas of the city.

Submit a water and sewer allocation study comparing project with existing baseline. Purchase additional allocation(s) of water and/or wastewater as necessary.

#### *Water and Sewer Improvements*

Conditions of approval for water and sewer improvements are prepared on a case-by-case basis. The City requires projects to ensure water distribution and sewer collection systems can support new development. All developments are required to prepare a water/sewer demand study and purchase additional baselines as

necessary. Projects are typically required to establish a water and wastewater baseline for the property with the City.

To establish sanitary sewer capacity, the applicant may be required to include the following interventions in the project prior to approval:

- Provide evidence that the sewer lateral is structurally-sound and correctly sloped. This can be done by videoing the sewer lateral with a Public Works employee present and providing the City with a copy of the video.
- Provide oil/grease interceptors.
- Provide mat washing stations.
- Sewer grades must be designed such that ultimate finish floors are a minimum 12 inches above upstream manhole or clean out rim elevations. Inadequate elevation differentials or grade on private laterals, as determined by the City, must be mitigated by either raising finish floor elevations or installing privately-owned and operated sewer lift stations with grinder/ejector pumps on site.
- Connection to the City sewer is required (CMC 13.08.140).
- All existing wells, septic tanks and associated pipelines shall be abandoned per abandonment permit from Napa County Environmental Health.
- All trench cuts within public paved roads shall be replaced per Santa Rosa Standard 215.
- Improve offsite sewer infrastructure to meet the new demand.

The City's conditions of approval regarding water requirements include the following:

- Water laterals meter and backflow device shall be per Santa Rosa Standard 874.
- If fire sprinklers are required, possible upsizing of the water lateral and meter may be required along with the fire sprinkler hydraulic analysis. The new combination water service connection shall follow City of Santa Rosa Standard 870 and include three-way valving at the existing main point of connection. The project must also request or pay for fire hydrant flow information to run the required analysis with.
- The applicant or owner is responsible for hiring and paying for their own fire consultant and paying for any lateral replacement that is required to meet fire pressure and flows required by the sprinkler system. The fire sprinkler consultant will need to compute all hydraulics throughout the on-site fire sprinkler system, including elevation losses in the lateral line from the main in the street through the lateral pipe, meter, and backflow devices. Also, most residential water laterals are not large enough to provide adequate flow/pressure for sprinklers and have to be enlarged to accommodate this. It is good practice for the fire consultant to run on-site flow/pressure tests to determine existing hydraulics on the property and investigate the lateral size by potholing and measuring to confirm existing conditions prior to running any calculations.
- The City owns the water laterals to the meter. Provide field measurements of the lateral and meter sizes, and an on-site flow test.
- All new water meters shall be radio-read Badger meter(s) and called out as such on plans.
- Developments shall connect to City water main if it is within 1,000 LF (CMC 13.04.170).

- All new water laterals shall be made of polyethylene SDR 9 (200psi minimum) materials; copper is not allowed. Existing laterals shall be replaced with polyethylene SDR 9 (200psi minimum) materials. Per Santa Rosa Standards, #12 wire tracer wire shall be installed along all polyethylene pipe.
- All trench cuts within public paved roads shall be replaced per Santa Rosa Standard 215.
- Improve offsite water infrastructure to meet the new demand.

#### Constraints to Housing for the Disabled

This section provides an analysis of governmental constraints on the development, maintenance, and improvement of housing for persons with disabilities. Calistoga's zoning code defines family as "one person living alone, or two or more persons occupying a dwelling unit and living together as a single housekeeping unit that is characterized by the following: (A) Shared use of a single common kitchen; (B) Shared household expenses; (C) Shared use of a common entry to the dwelling unit; (D) Shared use of all or virtually all areas of the dwelling unit at all times; and (E) Occupation of the unit under a single lease if the unit is not occupied in part by the owner." This definition is consistent with state law and does not distinguish between related and unrelated persons nor does it impose a numerical limitation on the number of people who constitute a family. Consequently, this definition does not have the effect of discriminating against the siting of group homes for people with disabilities.

As described above, the City facilitates permit processing for all types of housing and retrofit efforts through its rapid processing times for most housing projects. In addition, most retrofit improvements for accessibility, such as installation of ramps, do not require design review, and are only subject to inspection for building permit approval in order to ensure safety compliance. To keep in conformance with State ADA requirements, the City adopts the California Building Standards Code every three years and amends local code provisions as needed. In addition, the City has established a Building Standards Advisory and Appeals Board to hear and decide on disabled access issues as they relate to building code provisions specific to unreasonable hardships.

As further described above, no specific limitations or restrictions are contained in the Zoning Code concerning special needs housing, as they are allowed by right in all residential zones. Additionally, the Code provides for the approval of requests for reasonable accommodation by the Planning and Building Director. A request for reasonable accommodation may be made by any disabled person when the application of a zoning law or other land use regulation, policy, or practice acts as a barrier to fair housing opportunities. A request for reasonable accommodation may include a modification or exception to the rules, standards and practices for the siting, development and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a disabled person equal opportunity to housing of their choice. If an applicant needs assistance in making the request, the Planning and Building Department endeavors to provide the assistance necessary to ensure that the process is available to the applicant.

#### ***Non-Governmental Constraints***

Non-governmental constraints are those that are not created by a local government, but may be alleviated or reduced through government actions.

#### Construction Costs

Housing prices are influenced partly by the types of construction materials used. Homes in Calistoga are generally of wood frame construction and finished with stucco or wood siding. This type of construction is the least-expensive conventional method (brick, stone and concrete block are more costly). Composition shingle



and built-up roofs, which are found on a large share of the community's homes, are also the least expensive, followed by wood shingle, wood shake, concrete tile, metal tile and clay tile.

The cost of lumber and wood products accounts for approximately one-third of the costs of materials used to build a home. The Covid-19 pandemic caused large fluctuations in the cost of lumber. Prior to the pandemic in 2020, lumber cost approximately \$350 per thousand board feet. At its peak, lumber cost \$1,514 per thousand board feet in May 2021, but has decreased to \$770 per thousand board feet in July 2021.<sup>1</sup> This high cost of lumber adds tens of thousands of dollars to the cost of constructing a new home. Although lumber prices demonstrate a downward trend of returning to pre-pandemic prices, current lumber costs are still approximately 80 percent more expensive than they were in early 2020.

Labor costs are the single biggest expense in a home's construction after land. Over the long term, direct construction costs (including materials and labor) have decreased as a proportion of total costs due to a dramatic drop in the number of person-hours required to construct a unit, and the use of less-skilled (and therefore, lower-paid) workers because of a greater use of pre-fabricated materials.

The City can minimize construction costs by not requiring more costly kinds of building materials on residences, such as clay tile roofs. However, there is little within the City's power to affect the cost of skilled labor and building materials.

In 2021, the construction cost of a 2,690 square foot single family home in Calistoga had a valuation of \$400,000 and an 11,500-square foot townhome development with six units had a valuation of \$1.34 million.

#### Land Costs

Approximately 25 percent of housing costs are attributable to land costs in most real estate markets. A major component of this cost is land speculation. Land costs are also affected by such factors as zoning density, the availability of infrastructure, the existence or absence of environmental constraints, and the relative amount of similar land available for development.

Land costs in Calistoga vary depending on the size of the parcel and its location. A 20,958 square foot unimproved lot zoned as R-3 located near Downtown Calistoga was sold for \$915,000 in 2019. The property already had water and sewer services available. A 19,182 square foot vacant lot zoned as R-R was sold for \$599,000 in 2021.

#### Financing Costs

Financing costs can pose additional barriers to housing development. Securing loans for first-time homebuyers as well as loans to finance construction can limit the ability of prospective homeowners to purchase a home.

#### *Home Financing*

Mortgage credit is difficult to obtain for most first-time buyers and the recent tightening of underwriting standards also hinders the ability of households at the low and middle tiers to move up.

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<sup>1</sup> Fastmarkets Random Lengths

Mortgage rates are currently at historic lows. Besides lowering monthly interest payments for buyers, low interest rates allow existing homeowners to refinance their homes, thereby lowering monthly housing costs and perhaps preserving their ownership status.

In federally-designated high-cost counties, which includes Napa County, conventional and FHA loan limits have been increased to \$816,500 for one living-unit homes as of 2021 to assist homebuyers. In the past, mortgages for homes more expensive than what is covered by a conventional conforming loan, commonly known as “jumbo loans,” were more difficult to obtain, even for well-qualified buyers. However, jumbo loan rates are often competitive and can be lower than conforming loans. Lenders are currently offering rates that are on average half a percentage point lower than those on the conforming loans backed by Fannie Mae and Freddie Mac, and are increasingly holding these jumbo loans on their books as a revenue enhancer. As the Federal Housing Finance Agency, which regulates Fannie and Freddie, seeks to boost the two agencies' reserves against losses from mortgage defaults, it has raised fees and other costs for borrowers. Since Fannie and Freddie don't back jumbo mortgages, those fees don't apply and therefore aren't passed on to borrowers.

The City of Calistoga assisted 27 low- and moderate-income first-time homebuyers in purchasing homes in the Palisades, Emerald Oaks, and Silverado Place Subdivisions by providing each buyer with a “silent second” mortgage to close the gap between the appraised value of the homes and the price affordable to the particular household. A deed restriction was recorded on each property that required the City be provided with an option to purchase the home in the event of re-sale in order to try to keep the homes in the community's affordable housing inventory.

Many major financial institutions and mortgage lenders that finance housing have offices in nearby cities. Homes sales are occurring in all parts of the community, and there is no evidence of mortgage-deficient areas in the community for new construction or rehabilitation loans.

The ability to accumulate a down payment is a formidable barrier to many potential homebuyers. Low-income households find it difficult to make the transition from rental to ownership units because they cannot accumulate a down payment while renting. Similarly, very low-income households may be unable to obtain rental housing because they cannot accrue the necessary security deposits and first and last months' rents.

#### *Construction Financing*

Overall, construction financing usually represents a small portion of total housing costs. Financing costs for construction are affected partly by how early in the development process loans must be taken out and how long the loans must be carried. Project delays can increase total interest payments, as well as create greater financial risk for a project. Construction financing for higher-density in-fill projects is generally harder to obtain than for conventional single-family construction.

#### Community Acceptance of Residential Development

Public resistance to residential development proposals, especially affordable, multi-family and/or in-fill projects, can result in lengthy and expensive review processes as well as the loss of potential units. In general, Calistoga residents are accepting of development if such concerns as privacy impacts, additional traffic, and contributions to the city's small town character are addressed.

## CHAPTER 7: ENERGY CONSERVATION

State law requires that Housing Elements identify opportunities for energy conservation. New residential development is an opportunity to address statewide and local energy efficiency goals. Integrating energy conservation standards into new housing can reduce energy costs for buildings in the long run and also reduce the city's housing stock's impact on the environment. The use of green building strategies can reduce energy usage through energy and water efficient design practices and appliances. Encouraging or requiring new development to source energy from renewable sources is another strategy for creating greener, more energy-efficient buildings.

### *Energy Conservation Initiatives*

New homes and residential additions are subject to the California Building Code, which includes stringent energy efficiency requirements under Title 24, Part 6: California Energy Code, 2019 and Title 24, Part 11: California Green Building Standards Code, 2019. Landscaping projects that are 500 square feet or larger are required to conform to the State's water-efficiency landscape standards, which also minimizes the amount of energy required for water transport and irrigation.

The City has not adopted any restrictions on the design or placement of photovoltaic energy systems (i.e., solar panels) on residential property in order to encourage their installation. Additionally, as per Assembly Bill 178, residential construction built between January 1, 2020 and January 1, 2023 that is intended to repair or replace a residential building destroyed as the result of a disaster is only required to comply with photovoltaic requirements in effect at the time of the original building's construction. The replacement or repaired building is not required to comply with any additional or conflicting photovoltaic requirements at the time of replacement.

Opportunities for improving energy conservation in the design of residential development include ensuring the consistency of tentative tract maps with Section 66473.1 of the Subdivision Map Act, which requires the designs of subdivisions to provide for future passive or natural heating or cooling opportunities. The City also requires the planting of trees along streets and in parking lots to reduce heat island effects.

To encourage energy efficiency improvements to the city's existing housing stock, the City has joined the CaliforniaFIRST and California Home Energy Renovation Opportunity (HERO) Programs that allow residential property owners to finance the installation of energy- and water-efficient improvements, and renewable energy systems. Both programs are Property-Assessed Clean Energy (PACE) Programs, which allows the property owners to pay the loans back as a line item on their property tax bill.

Additionally, the HOME grant that the City recently received for owner-occupied residential rehabilitation will require each of the rehabilitated homes to be upgraded to meet the current state energy code.

Calistoga joined Marin Clean Energy's (MCE) Community Choice Aggregate program in 2018. Through this program, PG&E customers in Calistoga have the option of purchasing their electricity from renewable energy sources. PG&E customers are automatically enrolled in MCE's Light Green 60% Renewable Energy service, which provides customers with 100 percent carbon-free energy, including 60 percent from renewable energy sources.

The City has initiated an extensive water conservation effort that will have the added benefit of reducing the energy used for water transport. The program offers rebates for residential toilet and washer replacement with water-efficient models and turf replacement with low-water use landscaping or artificial turf. Free residential

water audits of both homes and landscaping are offered and kits containing water conservation devices, such as low-flow shower heads and faucet aerators, are distributed.

## CHAPTER 8: HOUSING POLICIES AND PROGRAMS

### *Goals, Objectives, Policies, and Actions*

The goals, objectives, policies, and actions for the 2023-2031 Housing Element were developed following a review of progress on the actions in the 5th Cycle Housing Element and a robust community engagement process that included a community survey, focus groups, and interviews with housing service providers. Policies and actions from the previous housing element were evaluated for their relevancy to current housing objectives. Actions were updated to reflect current state legislation and the City's progress on implementation, while actions that had been completed or were no longer relevant were removed. New policies and actions were also added based on input received during the community engagement process. Of note are additional objectives, policies, and actions that address workforce housing and the needs of farmworkers and their families. Other new actions include more targeted strategies for affirmatively furthering fair housing.

**Goal H-1 Maximize opportunities for the development of housing to accommodate anticipated growth and facilitate mobility within the ownership and rental housing markets.**

**Objective H-1.1 Ensure that an adequate amount of land is available for residential development for all economic segments of the community and to meet the city's regional share of housing needs.**

#### Policies

- P1.1-1 Maintain a supply of residentially-designated land at appropriate densities that is adequate to accommodate Calistoga's share of the regional housing need and accommodate projected housing needs.
- P1.1-2 Encourage the development of housing in combination with commercial uses.
- P1.1-3 Encourage the development of housing where public services are available.
- P1.1-4 Ensure the location and construction of new development minimizes wildfire risk, including through fire hardening design strategies.

#### Actions

- A1.1-1 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.

*Time Frame: Ongoing*

*Responsible Entities: Planning and Building Department, Planning Commission, City Council*

- A1.1-2 Ensure that any amendments to the Housing Element or other General Plan elements maintain internal consistency within the General Plan as a whole.

*Time Frame: Ongoing*

*Responsible Entity: Planning and Building Department, Planning Commission, City Council*

A1.1-3 Evaluate General Plan objectives, policies, and actions for consistency with State law and amend as needed to ensure consistency with objective design standards and Housing Element objectives to encourage housing. Review of General Plan should include, but are not limited to: Objective LU 1.4, LU P1.4-1, LU A1.4-1, Objective LU 3.2, LU P3.2-1, LU A3.2-1, LU P4.1-4, Objective CI 1.1, CI P1.1-1, OSC P5.2-1, OSC P5.2-4.

*Time Frame: Within one year of Housing Element certification*

*Responsible Entity: Planning and Building Department, Planning Commission, City Council*

## **Objective H-1.2 Make effective use of residential development sites.**

### Policies

P1.2-1 Maximize the efficiency of residential development.

P1.2-2 Promote the development of accessory dwelling units on lots with single-family residences.

P1.2-3 Accommodate alternative types of housing (e.g., shared housing, clustered housing, co-housing, cottage-style housing, and non-profit housing co-operatives) in areas designated for medium- and high-density residential development and commercial uses.

P1.2-4 Accommodate a diverse range of housing types, including single-family homes, townhomes, apartments, duplexes/triplexes, and condominiums to meet the varied needs of residents.

P1.2-5 Promote opportunities for the development of workforce housing, which serves workers who make 60 to 120 percent of area median income (AMI).

### Actions

A1.2-1 Encourage new residential development to be built to 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.

*Time Frame: Ongoing*

*Responsible Entities: Planning and Building Department, Planning Commission, City Council*

A1.2-2 Consider amendments to the Zoning Code's regulations for accessory dwelling units to encourage their development, such as incentives to build and rent out accessory dwelling units to lower income community members and local workers.

*Time Frame: Within one year of Housing Element certification*

*Responsible Entity: Planning and Building Department, Planning Commission, City Council*

A1.2-3 Continue to partner with the Housing Authority of the City of Napa (HACN), Napa/Sonoma Collaborative, and other non-profits to educate homeowners on accessory dwelling units and encourage increased construction.

*Time Frame: Ongoing*

*Responsible Entity: Planning and Building Department*

A1.2-4 Consider amendments to the Zoning Code to permit housing cooperatives, adaptive reuse of motels, and single residence occupancies (SROs) in residential and mixed-use zones.

*Time Frame: Within one year of Housing Element certification*

*Responsible Entity: Planning and Building Department, Planning Commission, City Council*

- A1.2-5 Conduct two public workshops with homeowners on the viability of long-term rentals as a housing solution to accommodate workforce housing. Invite restaurants, hotels, and other hospitality-related companies to participate in these public workshops.

*Time Frame: Within one year of Housing Element certification*

*Responsible Entity: Planning and Building Department, Chamber of Commerce*

- A1.2-6 Partner with the Chamber of Commerce to encourage restaurants, hotels, and other hospitality-related companies to work with second home/vacation home homeowners to provide long-term lease agreements for temporary workforce housing. Consider programs to connect interested homeowners with employers or workers in search of affordable housing opportunities.

*Time Frame: Ongoing*

*Responsible Entity: Planning and Building Department, Chamber of Commerce*

- A1.2-7 Adopt objective design standards for residential development, which will be applied to projects eligible for ministerial review.

*Time Frame: Within one year of Housing Element certification*

*Responsible Entity: Planning and Building Department, Planning Commission, City Council*

### **Objective H-1.3 Provide public services and facilities needed for the development of housing.**

#### Policy

- P1.3-1 Ensure that sufficient services are provided to meet the existing and future needs of residents.

#### Actions

- A1.3-1 Continuously update the Capital Improvement Program to ensure that sewer, water, and street improvements facilitate residential development.

*Time Frame: Annually*

*Responsible Entity: Public Works Department*

- A1.3-2 Provide periodic reports to the City Council on the available water supply and wastewater treatment capacity as part of the annual General Plan Progress Reports.

*Time Frame: Annually*

*Responsible Entity: Planning and Building Department*

- A1.3-3 Update reasonable, nexus-based impact fees on development projects to support adequate sewer, water and transportation services, and parks and cultural facilities.

*Time Frame: Ongoing*

*Responsible Entity: Planning and Building Department*

- A1.3-4 Periodically review and update development-related impact fees to ensure that fees are commensurate with the cost to the City for providing required infrastructure. Consider reduction in fees for 100 percent affordable housing projects and the affordable portion of other projects.

*Time Frame: Ongoing*

*Responsible Entities: Planning and Building Department, City Council*

A1.3-5 Consider using the Affordable Housing Fund to subsidize all or part of the water and wastewater connection fees for affordable housing projects and affordable units.

*Time Frame: Ongoing*

*Responsible Entities: City Council*

A1.3-6 Ensure that active transportation grant funding for safe street initiatives is aligned with housing strategies.

*Time Frame: Ongoing*

*Responsible Entities: Planning and Building Department, Public Works Department*

**Goal H-2 Promote housing that meets the needs of extremely low-, low- and moderate-income households, particularly those who work in Calistoga.**

**Objective H-2.1 Encourage the development of affordable housing.**

Policy

P2.1-1 Provide incentives for the development of affordable housing.

Actions

A2.1-1 Ensure compliance with State-mandated density bonuses and other incentives for projects that reserve units for extremely low-, very low-, low-, and moderate-income households.

*Time Frame: Ongoing*

*Responsible Entity: Planning and Building Department*

A2.1-2 Maintain the City's Affordable Housing Fund as a source of funding for affordable housing to extremely low-, very low-, low- and moderate-income households.

*Time Frame: Ongoing*

*Responsible Entity: City Council*

A2.1-3 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 extremely low-, very low-, low- and moderate-income households, including for use in land banking, development of affordable housing, or other uses that will lead to more affordable housing.

*Time Frame: Ongoing. Within two years of Housing Element certification, pursue the purchase of property for the construction of affordable and/or special-needs housing.*

*Responsible Entity: City Council*

A2.1-4 Use loan repayments from the 1980s CDBG residential rehabilitation program to fund programs and projects that benefit extremely low-, very low-, low- and moderate-income households.



*Time Frame: Ongoing. Funds from this account are used annually to support contract services with the City of Napa Housing Authority (grant applications and program administration), Napa Valley Community Action (homeless services), Napa Valley Fair Housing and Rebuilding Calistoga.*

*Responsible Entity: City Council*

- A2.1-5 Change the zoning on housing opportunity sites to allow ministerial review of housing development projects when a minimum of 20 percent of the units in the development are affordable to extremely low-, very low-, low-, or moderate-income households.

*Time Frame: Within one year of Housing Element certification*

*Responsible Entity: Planning and Building Department, Planning Commission, City Council*

- A2.1-6 Consider adopting CASA (Committee to House the Bay Area) Compact Element #7, which would provide an expedited approval process and financial incentives for the provision of on-site housing units affordable to the missing-middle income ranges, which includes households that earn 80 to 120 percent AMI.

*Time Frame: Within one year of Housing Element certification*

*Responsible Entities: Planning and Building Department, Planning Commission, City Council*

- A2.1-7 Explore the possibility of purchasing a portion of the County-owned Fairgrounds property to expand opportunities for limited housing development.

*Time Frame: Within five years of Housing Element certification*

*Responsible Entity: Planning and Building Department, Planning Commission, City Council*

**Objective H-2.2 Pursue state and federal funding assistance appropriate to Calistoga’s needs for affordable housing.**

Policy

- P2.2-1 Use state and federal funding assistance, to the extent these subsidies are available and appropriate to Calistoga, to assist people in need of affordable housing and developers interested in constructing affordable housing.

Actions

- A2.2-1 Use local funding to leverage funding available from federal, state, county, and private funding sources for affordable housing and housing for special needs groups.

*Time Frame: Ongoing. Meet with the Housing Authority of the City of Napa at least annually to review upcoming funding application notices, identify feasible programs and determine how the Affordable Housing Fund and Community Development Fund can be leveraged to maximize the likelihood of success in obtaining funding awards. Assist the HACN in applying for suitable funding.*

*Responsible Entity: Planning and Building Department.*

- A2.2-2 Assist developers in seeking funding for affordable housing from at least three sources: (1) local banks seeking to meet their obligations under the Community Reinvestment Act, (2) investors seeking Low-Income Housing Tax Credits, and (3) federal and state funds, including those available under the HOME program.

*Time Frame: Ongoing*

*Responsible Entity: Planning and Building Department*

A2.2-3 Explore potential for a partnership between the Planning and Building Department and the Chamber of Commerce to host annual workshops on rental assistance resources and services.

*Time Frame: Within two years of Housing Element certification*

*Responsible Entity: Planning and Building Department, Chamber of Commerce*

**Objective H-2.3 Address the impacts of nonresidential development and market-rate residential development on the demand for, and the development of, affordable housing.**

Policy

P2.3-1 Offset the impact of new nonresidential development and market-rate residential development on the need for, and the provision of, housing affordable to extremely low-, very low-, low-, and moderate-income households.

Actions

A2.3-1 Charge affordable housing linkage fees on nonresidential development that are deposited in the Affordable Housing Fund to be used, in part, to increase the supply of affordable housing. Periodically review and revise the fees as necessary.

*Time Frame: Ongoing; provided by CMC Section 17.08.020(B)*

*Responsible Entity: Planning and Building Department*

<p><b>Goal H-3 Maintain the City’s housing stock and protect the affordability of affordable units.</b></p>
---

**Objective H-3.1 Minimize the loss of existing housing units.**

Policies

P3.1-1 Discourage the loss of existing housing by new development, expansion of existing development, and conversion to nonresidential uses.

P3.1-2 Prohibit the conversion of mobile home parks to other uses.

P3.1-3 Prohibit vacation rentals to maximize housing available to serve the needs of the community members.

Actions

A3.1-1 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 to the Affordable Housing Fund for lost units in addition to any affordable housing linkage fee in cases where the proposed uses clearly provide other benefits to the City.

*Time Frame: Ongoing*

*Responsible Entities: Planning and Building Department, City Council*

A3.1-2 Continue to actively enforce the Zoning Code’s prohibition of vacation rentals (i.e., the renting of homes for fewer than 30 days).

*Time Frame: Ongoing*

*Responsible Entities: Planning and Building Department, Police Department*

**Objective H-3.2 Minimize the conversion of affordable units to market-rate units.**

Policies

P3.2-1 Monitor affordable housing projects to ensure their continued occupancy by eligible individuals and households.

P3.2-2 Control rent increases on mobile home park spaces.

Actions

A3.2-1 Monitor deed-restricted affordable housing projects to ensure compliance with affordability requirements and restrictions.

*Time Frame: Ongoing. Monitoring reports verifying rents and household incomes completed by Housing Authority of the City of Napa annually.*

*Responsible Entities: Planning and Building Department, Housing Authority of the City of Napa*

A3.2-2 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.

*Time Frame: Ongoing*

*Responsible Entities: Planning and Building Department, City Council*

**Goal H-4 Address the housing needs of special-needs population groups, including seniors, farmworkers, the disabled, large families, and female-headed households.**

**Objective H-4.1 Promote housing for special-needs population groups.**

Policies

P4.1-1 Provide incentives to projects providing housing for special-needs population groups.

P4.1-2 Provide information on local services and housing resources to special-needs population groups.

P4.1-3 Collaborate with Napa County and non-profit organizations to promote housing for special-needs population groups.

P4.1-4 Improve disabled accessibility to existing residences and promote universal design in new residences.

P4.1-5 Encourage larger residential development projects to provide a range of unit sizes.

Actions

A4.1-1 Approve residential density bonuses and incentives consistent with the provisions of State law for senior housing projects and any other special needs focused housing proposed.

*Time Frame: Ongoing*

*Responsible Entity: Planning and Building Department, Planning Commission*

- A4.1-2 Collaborate with Napa County, the agricultural industry, and non-profit organizations to assess the needs, plans, and funding for developing farmworker housing to meet the needs of permanent and seasonal laborers.

*Time Frame: Ongoing. Continue to provide annual funding to the Napa County Housing Authority to support the three farmworker housing centers, including the Calistoga Center.*

*Responsible Entity: Planning and Building Department*

- A4.1-3 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.

*Time Frame: Ongoing. The City provides annual funding to Community Action Napa Valley to support homeless services.*

*Responsible Entities: Planning and Building Department, City Council*

- A4.1-4 Provide information about the 211-phone system, which provides assistance to persons in need of emergency shelter.

*Time Frame: Ongoing. The City provides this information at city offices and on its website.*

*Responsible Entities: Planning and Building Department, Police Department*

- A4.1-5 Maintain an up-to-date Housing Resources page on the City’s website that provides information on the City’s housing programs and links to the websites of local housing organizations and housing agencies that provide additional housing programs.

*Time Frame: Ongoing*

*Responsible Entity: Planning and Building Department*

- A4.1-6 As part of the project review process, provide incentives to market-rate rental housing projects of 10 or more units that provide affordable three- and four- bedroom units, which may include waivers from or modifications to development standards as determined to be appropriate through the development review process.

*Time Frame: Ongoing*

*Responsible Entities: Planning and Building Department, Planning Commission*

- A4.1-7 Encourage developers of affordable housing projects to designate a share of the units for the disabled, including developmentally disabled persons.

*Time Frame: Ongoing*

*Responsible Entities: Planning and Building Department, Planning Commission, City Council*

- A4.1-8 Amend Zoning Code Chapter 17.04, Definitions, to update the definition for “Low Barrier Navigation Center” consistent with state law. Amend the Downtown Commercial Zoning District to allow low barrier navigation centers as a permitted use by right.

*Time Frame: Within one year of Housing Element certification*

*Responsible Entities: Planning and Building Department, Planning Commission, City Council*

**Objective H-4.2 Financially support housing for special-needs population groups.**

Policy

P4.2-1 Provide local funding to support housing for special-needs population groups.

Actions

A4.2-1 Maintain the City's Affordable Housing Fund as a source of funding for housing for special-needs population groups.

*Time Frame: Ongoing*

*Responsible Entity: City Council*

A4.2-2 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.

*Time Frame: Ongoing*

*Responsible Entity: City Council*

A4.2-3 Use loan repayments from the CDBG account to fund programs and projects that benefit special-needs population groups.

*Time Frame: Ongoing. Funds from this account are used annually to support contract services with the City of Napa Housing Authority (grant applications and program administration), Napa Valley Community Action (homeless services), and Rebuilding Calistoga.*

*Responsible Entity: City Council*

**Objective H-4.3 Pursue state and federal funding assistance appropriate to Calistoga's needs for special-needs housing.**

Policy

P4.3-1 Use state and federal funding assistance, to the extent these subsidies are available and appropriate to Calistoga, to assist special-needs population groups in need of affordable housing and developers interested in constructing such housing.

Actions

A4.3-1 Use local funding to leverage funding available from federal, state, county, and private funding sources for special needs groups.

*Time Frame: Ongoing.*

*Responsible Entity: Planning and Building Department*

A4.3-2 Maintain a Housing Resources page on the City's website that provides information on resources for special-needs population groups and links to the websites of local housing organizations and housing agencies.

*Time Frame: Ongoing*

*Responsible Entity: Planning and Building Department*

**Objective H-4.4 Provide disabled access to housing.**

Policy

P4.4-1 Maximize accessibility to housing units for people with disabilities.

Actions

A4.4-1 Enforce State requirements for accessibility and adaptability in remodeled and new housing projects.

*Time Frame: Ongoing*

*Responsible Entity: Planning and Building Department*

A4.4-2 Enforce the City’s Universal Design Policy that requires accessible design features to be incorporated into newly-constructed and substantially-rehabilitated single-family and duplex residences to the maximum feasible extent, and update as necessary.

*Time Frame: Ongoing*

*Responsible Entity: Planning and Building Department*

A4.4-3 Seek grants to retrofit existing housing to provide disabled accessibility.

*The current HOME Owner-Occupied Rehabilitation Program provides funding for such retrofits.*

*Time Frame: Ongoing*

*Responsible Entity: Planning and Building Department*

A4.4-4 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.

*Time Frame: Ongoing*

*Responsible Entity: Planning and Building Department*

**Objective H-4.5 Support farmworker and other workforce housing models.**

Policy

P4.5-1 Promote development of cooperative housing as a long-term solution to workforce housing needs.

P4.5-2 Collaborate with major local employers to identify gaps in knowledge and resources among in-need local workers.

P4.5-3 Provide wrap-around services for farmworkers, including housing for farmworker families.

Actions

A4.5-1 Conduct two public workshops with worker organizations and cooperative housing specialists on the viability of cooperative housing as a housing solution to accommodate workforce housing.

*Time Frame: Within one year of Housing Element certification*

*Responsible Entity: Planning and Building Department, Chamber of Commerce*

A4.5-2 Invite major employers and worker organizations, as well as local organizations such as Fair Housing Napa Valley and the UpValley Family Center, to a public forum in order to identify clear needs and available resources for workforce housing opportunities.

*Time Frame: Within one year of Housing Element certification*

*Responsible Entity: Planning and Building Department, Chamber of Commerce*

A4.5-3 Collaborate with County and local organizations such as Fair Housing Napa Valley and the UpValley Family Center to bring more bilingual/multilingual service providers to existing farmworker housing centers.

*Time Frame: Within one year of Housing Element certification*

*Responsible Entity: Planning and Building Department*

A4.5-4 Seek grants and funding opportunities for farmworker family housing in Calistoga.

*Time Frame: Within one year of Housing Element certification*

*Responsible Entity: Planning and Building Department*

**Goal H-5 Maintain and enhance the physical condition and aesthetic qualities of existing residential neighborhoods.**

**Objective H-5.1 Preserve and improve the quality of existing housing.**

Policies

P5.1-1 Enforce health and safety codes and abate unsafe living conditions, giving property owners ample opportunities to correct deficiencies within a reasonable time frame.

P5.1-2 Encourage homeowners to maintain their property in a safe condition.

P5.1-3 Make use of governmental programs targeted at the rehabilitation of housing for lower-income households.

Actions

A5.1-1 Offer technical assistance to aid homeowners in maintaining, upgrading, and improving their property.

*Time Frame: Ongoing*

*Responsible Entity: Planning and Building Department*

A5.1-2 Provide funding and cooperate with volunteer groups such as Rebuilding Calistoga to help lower-income households maintain and upgrade their property.

*The HOME Owner-Occupied Rehabilitation Program provides funding for such maintenance and upgrades.*

*Time Frame: Ongoing. Annual funding is provided to Rebuilding Calistoga.*

*Responsible Entity: Planning and Building Department, City Council*

A5.1-3 Continue to correct health and safety issues identified during routine building permitting and inspection activities.

*Time Frame: Ongoing*

*Responsible Entities: Planning and Building Department, Fire Department*

- A5.1-4 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.

*Time Frame: Within three years of Housing Element certification*

*Responsible Entities: Planning and Building Department, Police Department*

- A5.1-5 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.

*Time Frame: Ongoing. The City inspects one mobile home park annually and all multi-family housing is inspected annually.*

*Responsible Entities: Planning and Building Department, Fire Department*

**Objective H-5.2 Encourage private investment in older residential neighborhoods and the private rehabilitation of housing.**

Policy

- P5.2-1 Support the maintenance and revitalization of Calistoga’s older residential neighborhoods.

Actions

- A5.2-1 Maintain streets, sidewalks, and other municipal systems in older residential neighborhoods in good repair.

*Time Frame: Ongoing*

*Responsible Entity: Planning and Building Department*

- A5.2-2 Allow the application of the State’s Historic Building Code to qualified homes in order to provide flexibility in rehabilitation and modification efforts.

*Time Frame: Ongoing*

*Responsible Entity: Planning and Building Department*

- A5.2-3 Publicize the City’s Mills Act program to encourage owners of qualified owner-occupied homes to actively participate in the rehabilitation, restoration, preservation, and maintenance of their historic property in exchange for a reduction in their property taxes.

*Time Frame: Ongoing. Information is provided on the City’s website and to property owners of historic properties who apply for building permits.*

*Responsible Entity: Planning and Building Department*



**Objective H-5.3 Ensure new housing development complements Calistoga’s rural small-town community identity, incorporates quality design, and complies with objective design standards when applicable.**

Policies

- P5.3-1 Encourage good design that incorporates and/or respects neighborhood and community characteristics.
- P5.3-2 Encourage larger residential subdivisions to provide a range of lot sizes and designs.

Actions

- A5.3-1 The City’s residential design standards, the General Plan’s Character Area Overlay Districts, and objective design standards when adopted shall be considered in the review of proposed residential projects.

*Time Frame: Ongoing*

*Responsible Entities: Planning and Building Department, Planning Commission*

- A5.3-2 As part of the project review process, encourage new residential subdivisions of ten or more lots or units to provide a range of lot sizes and designs to the extent feasible, and avoid “cookie cutter” approaches to subdivision design.

*Time Frame: Ongoing*

*Responsible Entities: Planning and Building Department, Planning Commission*

- A5.3-3 Consider applying objective design standards referenced in A1.2-8 and A5.3-1 for non-ministerial review development projects.

*Time Frame: Within one year of Housing Element certification*

*Responsible Entity: Planning and Building Department, Planning Commission, City Council*

**Goal H-6 Remove governmental constraints to the maintenance, improvement, and development of housing, where feasible.**

**Objective H-6.1 Streamline the City’s permit review process, simplify regulations, and minimize fees to promote the provision and maintenance of housing.**

Policies

- P6.1-1 Maintain development and permitting procedures that are efficient and do not constrain the production of housing.
- P6.1-2 Reduce parking requirements for residential uses that share commercial parking, where appropriate.
- P6.1-3 Ensure that parking requirements for senior housing are the minimum necessary to provide adequate parking.

Actions

- A6.1-1 Allow use of the Historic Building Code to facilitate the rehabilitation of historic residences.

*Time Frame: Ongoing*

*Responsible Entity: Planning and Building Department*

A6.1-2 Consider a zoning code update that would allow by-right housing approvals in commercial districts for projects that meet General Plan policies and City regulations, with particular attention paid to projects providing affordable housing.

*Time Frame: Within one year of Housing Element certification*

*Responsible Entity: Planning and Building Department*

A6.1-3 Allow the joint utilization of parking spaces where it can be demonstrated that shared use will not result in an unacceptable impact on parking in the public right-of-way or on off-street parking lots.

*Time Frame: Ongoing*

*Responsible Entity: Planning and Building Department.*

**Goal H-7 Prevent housing discrimination on the basis of race/ethnicity, color, sex, religion, age, ancestry, marital status, children, or disability**

**Objective H-7.1 Provide housing opportunities for all persons regardless of race/ethnicity, religion, sex, marital status, ancestry, national origin, disability, or color.**

Policies

P7.1-1 Support fair and equal housing opportunities for all Calistoga residents and work to eliminate discriminatory housing practices.

P7.1-2 Support organizations that provide equal housing services to Calistoga residents.

Actions

A7.1-1 Provide bilingual information about fair housing at public locations, including displaying printed materials at City Hall, providing printed materials to the UpValley Family Center, and including links to fair housing resources on the Housing Resources page of the City's website.

*Time Frame: Ongoing*

*Responsible Entity: Planning and Building Department*

A7.1-2 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.

*Time Frame: Ongoing. The City provides annual funding to both of these groups.*

*Responsible Entities: Planning and Building Department, City Council*

A7.1-3 Include a Fair Housing Marketing Plan as part of housing opportunities created through the City's affordable housing programs.

*Time Frame: Ongoing*

*Responsible Entity: Planning and Building Department*

A7.1-4 Continue to implement fair housing practices in affordable housing programs, such as the HOME residential rehabilitation program.

*Time Frame: Ongoing*

*Responsible Entity: Planning and Building Department*

A7.1-5 Consider adopting a just cause eviction ordinance.

*Time Frame: Within one year of Housing Element certification*

*Responsible Entity: Planning and Building Department, Planning Commission, City Council*

**Goal H-8 Reduce energy use and greenhouse gas production in existing and new residential development.**

**Objective H-8.1 Reduce energy demand in new and existing housing through conservation and efficiency.**

Policies

P8.1-1 Promote the use of energy conservation features in the design of new and remodeled residential structures.

P8.1-2 Encourage sustainable design and construction practices in new residential development projects.

Actions

A8.1-1 Publicize the availability of weatherization and energy-efficiency programs for existing residences that are offered by utility companies and other organizations.

*Time Frame: Ongoing. Information about the HERO and CalFirst loan programs is posted on the City's website.*

*Responsible Entity: Planning and Building Department*

A8.1-2 Ensure efficient water use for irrigation by adopting the State's standards for water-efficient landscape design.

*Time Frame: Within one year of Housing Element certification*

*Responsible Entity: Planning and Building Department, City Council*

A8.1-3 Fund energy conservation improvements through local rehabilitation programs to assist lower-income households in lowering energy expenses.

*Time Frame: Ongoing. The current HOME rehabilitation program includes funding for energy-efficiency improvements.*

*Responsible Entity: Planning and Building Department, City Council*

A8.1-4 Consider a local ordinance (i.e. "reach codes") promoting energy efficient house construction to reduce energy consumption beyond what is required in State codes, in newly built residential development.

*Time Frame: Within one year of Housing Element certification*

*Responsible Entity: Planning and Building Department, City Council*

### *Quantified Objectives*

The following quantified objectives are based on the Housing Element’s identification of existing and projected housing needs, potential housing development sites and financial resources, and the Element’s analysis of constraints to the development and maintenance of housing. This information has been used to establish reasonable estimates of what these programs and policies can accomplish.

The tables below estimate the number of units that could be constructed, rehabilitated, and conserved/preserved during the planning period (i.e. June 30, 2022 through January 15, 2031). The quantified objectives do not represent a ceiling, but rather set a minimum goal for the City to achieve, based on needs, resources, and constraints.

#### Construction Objectives

The quantified objectives for housing construction are based on the approved and under-construction housing units shown in Table 5-3 and projected accessory dwelling units. Refer to Chapter 5: Housing Sites and Resources for details on the methodology for estimating pipeline units and accessory dwelling unit projections. The 152 potential units exceeds the City’s share of regional housing needs for the period (i.e., 119), with the City meeting housing targets for units affordable to very low-, low-, moderate-, and above moderate- income households.

**TABLE 8-1 QUANTIFIED OBJECTIVES FOR HOUSING, 2015 – 2022**

Target Income Group	No. of Units Projected	RHNA Allocation	% of RHNA Allocation
Very Low (31 - 50% of AMI)	31	31	100%
Low (51 - 80% of AMI)	52	19	273%
Moderate (81 - 120% of AMI)	23	19	121%
Above Moderate ( <sup>3</sup> 120% of AMI)	46	50	92%
<b>Total</b>	<b>152</b>	<b>119</b>	

#### Rehabilitated Housing Objectives

The rehabilitated housing objectives are the number of units that may be rehabilitated during the planning period. Based on the City’s past grant history, Calistoga’s Housing Rehabilitation Program is estimated to result in the rehabilitation of 16 homes over the planning period. Assuming the City is awarded two additional CDBG or HOME grants during this time period, the City is estimated to rehabilitate an additional 76 units.

**TABLE 8-2 REHABILITATED HOUSING OBJECTIVES**

CDBG Funding	12 Units
HOME Rehabilitation Program	4 Units

Special Housing Needs Objectives

The special housing needs objectives are the number of units that will be provided for special needs groups. They are based on the Calistoga Family Apartments project, which was completed in 2015.

**TABLE 8-3 SPECIAL HOUSING NEEDS OBJECTIVES**

	Units by Special Needs Group			
	Disabled accessible <sup>1</sup>	Disabled adaptable <sup>2</sup>	Farmworker household	Hearing impaired <sup>3</sup>
Calistoga Family Apartments	3	22	48	1

<sup>1</sup> Incorporates the principles of Universal Design

<sup>2</sup> Entry to first floor is disabled-accessible, and an accessible path of travel is provided within unit

<sup>3</sup> Designed with special lighting and equipment such as paging devices from the entryway to the rooms, vibrating alarm systems, computer teletype technology, strobe lighting to alert residents to smoke or fire

Conserved Affordable Housing Objectives

The conserved affordable housing objectives are the number of units whose affordability will be preserved during the planning period through deed restrictions and the City’s mobile home park rent stabilization ordinance.

**TABLE 8-4 CONSERVED AFFORDABLE HOUSING OBJECTIVES**

	No. and Target Income Groups
Housing with long-term affordability restrictions <sup>1</sup>	203 low- and moderate income units
Mobile home park rent stabilization ordinance	556 low- and moderate income units

<sup>1</sup> Table 4-21: Restricted Affordable Housing Units (as of 2021)

## APPENDICES

*Appendix A – Survey Results Analysis*

*Appendix B – AFFH Goals, Policies, and Actions*

*Appendix C – Standard Use Table*

*Appendix D – Water Enterprise Capital Improvement Projects*

*Appendix E – Wastewater Enterprise Capital Improvement Projects*

APPENDIX A  
Survey Results Analysis

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**City of Calistoga**  
Housing Element Update

**Housing Element Update Survey Results**  
Question-by-question Analysis



# Introduction

As part of the City of Calistoga's Housing Element Update outreach efforts, residents and members of the community were invited to participate in the Housing Element Update survey. The survey was available online to the public from September to November 2021. City staff and their consultant team conducted an in-person "pop-up" at the Calistoga Farmers' Market on October 16, 2021, and received 19 responses. Community Resource Centers such as the UpValley Family Center assisted the City with survey distribution, providing an additional 21 responses. Surveys were available in English and Spanish. 87% of the 314 surveys were taken in English, 13% of the 314 surveys were taken in Spanish.

<b>Participants by Language of Survey</b>	<b>Renter/Owner Proportions</b>	<b>Demographics: Ethnicity</b>	<b>Demographics: Age Range</b>
English: 273 Spanish: 41	Homeowner: 220 Renter: 89	White: 225 Hispanic/Latinx: 73 Asian: 9 Black/African American: 1 American Indian or Alaska Native: 1	Less than 18 years old: 0 18 – 29 years old: 12 30 – 54 years old: 115 55 – 64 years old: 53 65 years old and over: 130

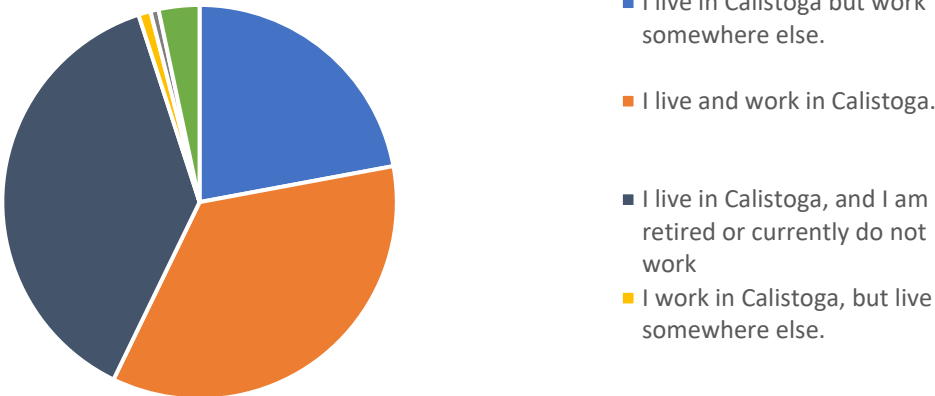






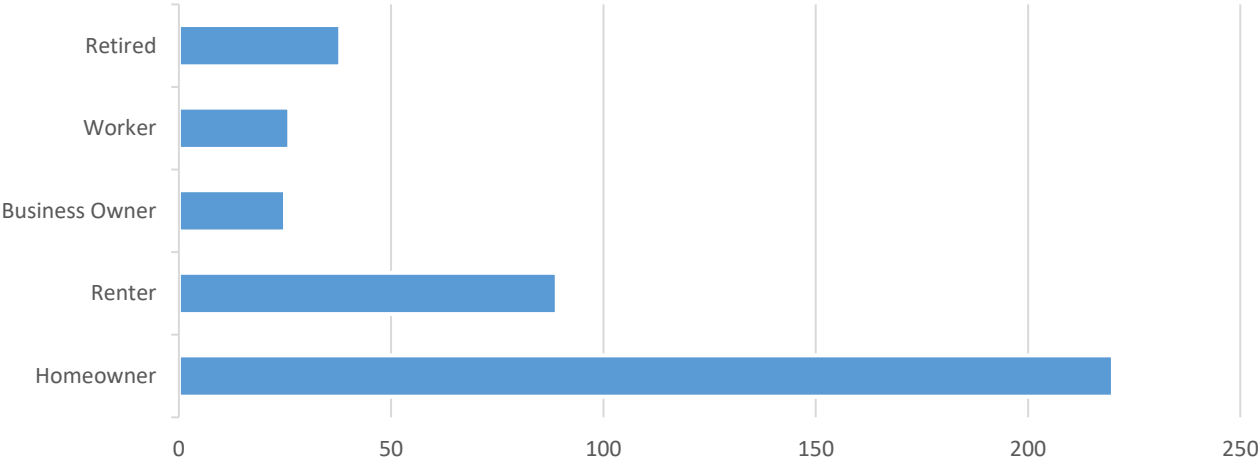
# Demographics

## 1 Do you live and/or work in Calistoga?



- 22% of the 299 respondents Live in Calistoga but work somewhere else
- 35% of the 299 respondents Live and work in Calistoga
- 38% of the 299 respondents Live in Calistoga, and are retired or currently do not work
- 1% of the 299 respondents Work in Calistoga, but live elsewhere
- 1% of the 299 respondents Lived in Calistoga until recently, but have since moved away.
- 3% of the 299 respondents chose None of the Above

## 2 I am a: 1) Homeowner, 2) Renter, 3) Business Owner, 4) Worker, and/or 5) Retired. (Please select all that apply).

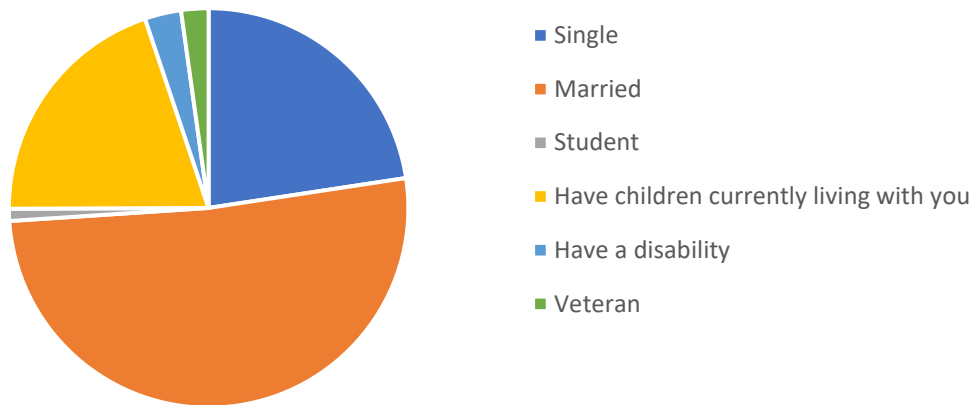


- 70% of the 314 respondents are Homeowners
- 28% of the 314 respondents are Renters
- 8% of the 314 respondents are Business Owners
- 8% of the 314 respondents are Workers
- 12% of the 314 respondents are Retired



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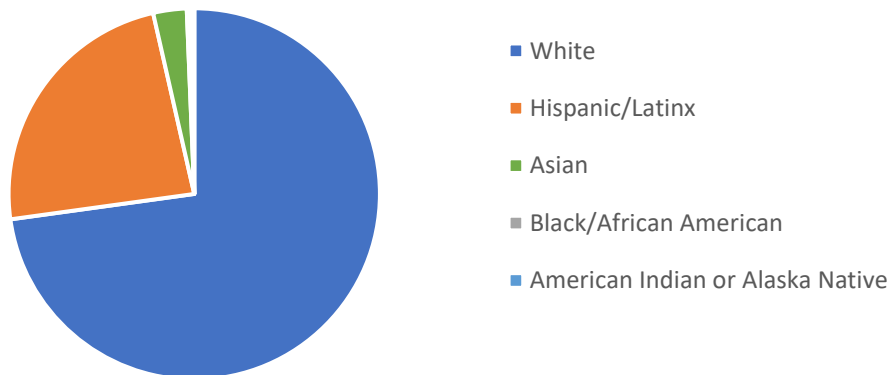
### 3 Which category applies to you? (Please select all that apply.)



- 29% of the 314 respondents are Single
- 67% of the 314 respondents are Married
- 1% of the 314 respondents are Students
- 26% of the 314 respondents Have children
- 4% of the 314 respondents Have a disability
- 3% of the 314 respondents are Veterans

Furthermore, 2.5% of the 314 respondents are Single and Have Children.

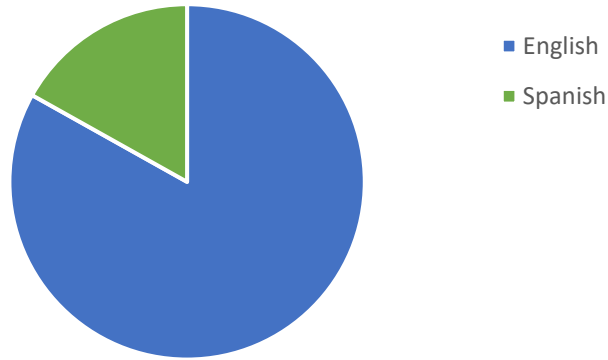
### 4 What is your ethnicity?



- 73% of the 309 respondents identify as White
- 24% of the 309 respondents identify as Hispanic/Latinx
- 3% of the 309 respondents identify as Asian
- 0.32% of the 309 respondents identify as Black/African American
- 0.32% of the 309 respondents identify as American Indian or Alaska Native
- 0% of the 309 respondents identify as Native Hawaiian or Pacific Islander

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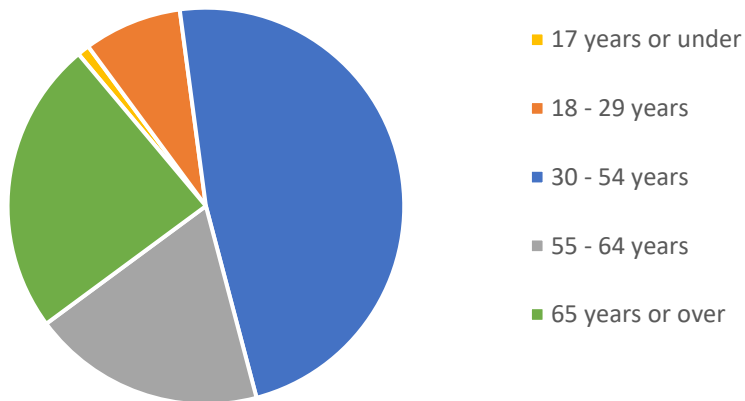
## 5 What is the primary language spoken at home?



- 83% of the 314 respondents primarily speak English at home
- 17% of the 314 respondents primarily speak Spanish at home

As stated before, 273 of the 314 surveys were taken in English. 41 of the 314 surveys were taken in Spanish.

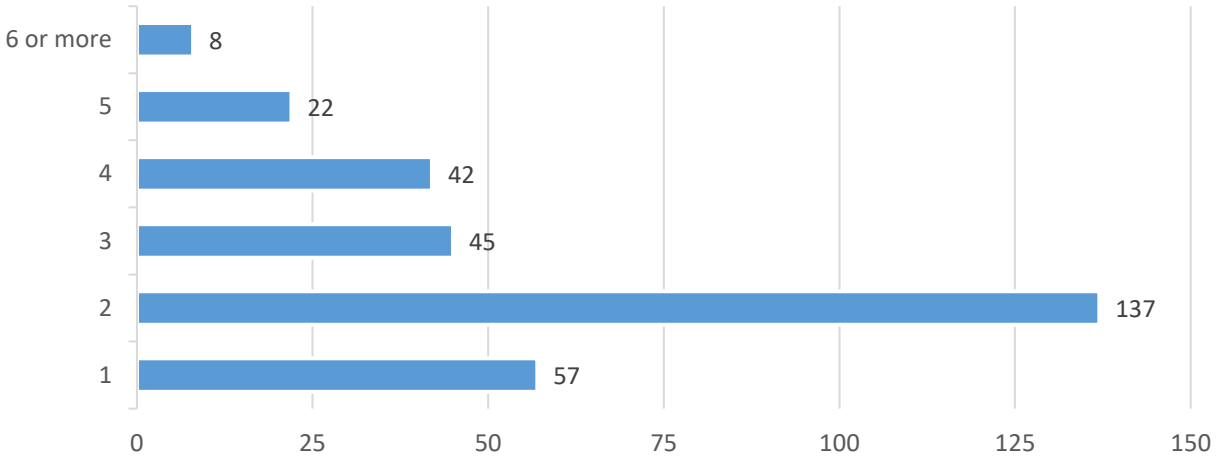
## 6 What is your age?



- 1% of the 674 respondents are 17 years old or under
- 8% of the 674 respondents are 18 - 29 years old
- 48% of the 674 respondents are 30 - 54 years old
- 19% of the 674 respondents are 55 - 64 years old
- 24% of the 674 respondents are 65 years old or over

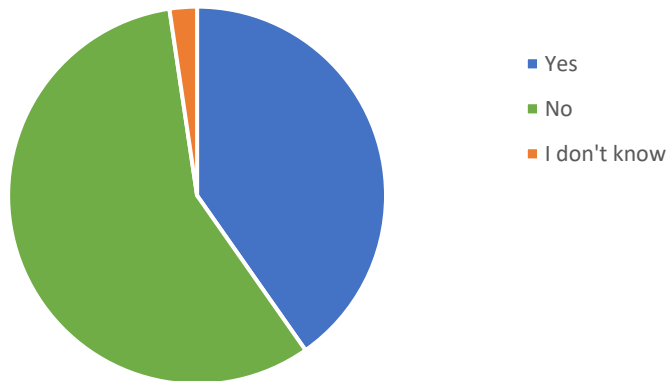
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## 7 How many people live in your household including yourself?



- 18% of the 311 respondents live in a household of 1 person
- 44% of the 311 respondents live in a household of 2 people
- 14% of the 311 respondents live in a household of 3 people
- 14% of the 311 respondents live in a household of 4 people
- 7% of the 311 respondents live in a household of 5 people
- 3% of the 311 respondents live in a household of 6 or more people

## 8 Do you spend more than 30 percent of your income on rent or mortgage?

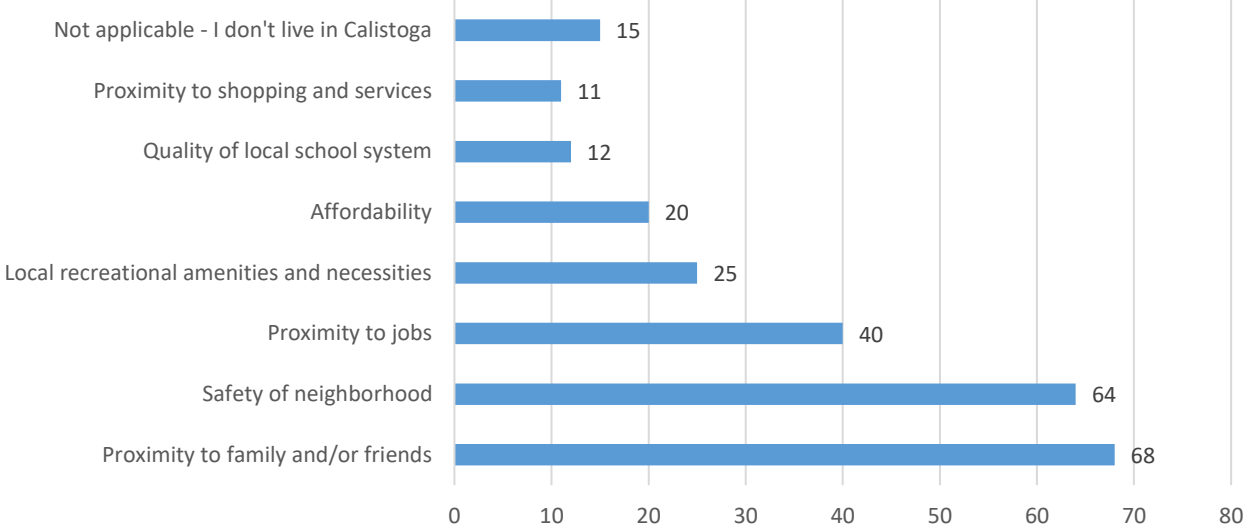


- 40% of the 298 respondents spend more than 30 percent of their income on rent or mortgage.
- 57% of the 298 respondents do not spend more than 30 percent of their income on rent or mortgage.
- 2% of the 298 respondents do not know whether spend more than 30 percent of their income on rent or mortgage.



# Housing Needs

## 9 What is the primary reason you choose to live in Calistoga?



- 27% of the 255 respondents chose to live in Calistoga because of the Proximity to family and/or friends.
- 25% of the 255 respondents chose to live in Calistoga because of the Safety of the neighborhood.
- 16% of the 255 respondents chose to live in Calistoga because of the Proximity to jobs
- 10% of the 255 respondents chose to live in Calistoga because of the Local Recreational amenities and necessities.
- 8% of the 255 respondents chose to live in Calistoga because of the Affordability
- 5% of the 255 respondents chose to live in Calistoga because of the Quality of local school system.
- 4% of the 255 respondents chose to live in Calistoga because of the Proximity to shopping and services.
- 6% of the 255 respondents do not live in Calistoga.

\* Respondents were allowed to select all that apply.



## 10 How important are the following concerns to you and your family?

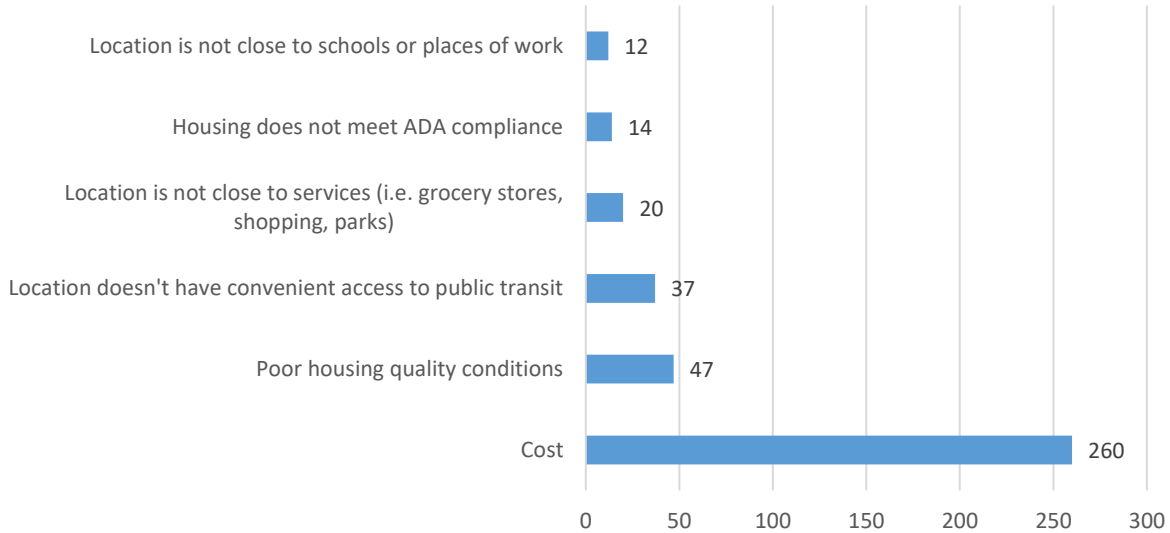
	Very Important	Somewhat Important	Not important
Ensuring that children who grow up in Calistoga can afford to live in Calistoga	161	95	41
Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs	151	112	33
Fair/equitable housing opportunities and programs to help maintain and secure neighborhoods that have suffered foreclosure	164	85	43
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	203	64	33

- Ensuring that children who grow up in Calistoga can afford to live in Calistoga
  - 54% of the 297 responses stated this was Very Important
  - 32% of the 297 responses stated this was Somewhat Important
  - 14% of the 297 responses stated this was Not Important
- Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs
  - 51% of the 296 responses stated this was Very Important
  - 38% of the 296 responses stated this was Somewhat Important
  - 11% of the 296 responses stated this was Not Important
- Fair/equitable housing opportunities and programs to help maintain and secure neighborhoods that have suffered foreclosure
  - 57% of the 297 responses stated this was Very Important
  - 29% of the 297 responses stated this was Somewhat Important
  - 15% of the 297 responses stated this was Not Important
- 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% of the 300 responses stated this was Very Important
  - 22% of the 300 responses stated this was Somewhat Important
  - 11% of the 300 responses stated this was Not Important

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# 11

## What are barriers to obtaining adequate housing in Calistoga?



- 67% of the 390 respondents stated Cost as a barrier to obtaining adequate housing in Calistoga.
- 12% of the 390 respondents stated Poor housing conditions as a barrier to obtaining adequate housing in Calistoga.
- 9% of the 390 respondents stated Location doesn't have convenient access to public transit as a barrier to obtaining adequate housing in Calistoga.
- 5% of the 390 respondents stated Location is not close to services as a barrier to obtaining adequate housing in Calistoga.
- 4% of the 390 respondents stated Housing does not meet ADA compliance as a barrier to obtaining adequate housing in Calistoga.
- 3% of the 390 respondents stated Location is not close to schools or places of work as a barrier to obtaining adequate housing in Calistoga.

# 12

## What are barriers to homeownership in Calistoga?

- Most, if not all, stated the cost of living and cost of homes as a barrier to homeownership in Calistoga.
- Few comments also explained that there was inadequate supply of affordable housing and low-paying jobs that deterred them from living in Calistoga
- Few comments cited that "out of towners" are using homes as vacation homes and Airbnb, VRBO rentals

*\* Respondents were able to write as much as they'd like on this open-ended question.*

## Appendix B

### Affirmatively Furthering Fair Housing Goals, Policies, and Actions

#### Policies

- P1.2-3 Accommodate alternative types of housing (e.g., shared housing, clustered housing, co-housing, cottage-style housing, and non-profit housing co-operatives) in areas designated for medium- and high-density residential development and commercial uses.
- P1.2-5 Promote opportunities for the development of workforce housing, which serves workers who make 60 to 120 percent of area median income (AMI).

#### Actions

- A1.2-2 Consider amendments to the Zoning Code's regulations for accessory dwelling units to encourage their development, such as incentives to build and rent out accessory dwelling units to lower income community members and local workers.
- A1.2-4 Consider amendments to the Zoning Code to permit housing cooperatives, adaptive reuse of motels, and single residence occupancies (SROs) in residential and mixed-use zones.
- A1.2-5 Conduct two public workshops with homeowners on the viability of long-term rentals as a housing solution to accommodate workforce housing. Invite restaurants, hotels, and other hospitality-related companies to participate in these public workshops.
- A1.2-6 Partner with the Chamber of Commerce to encourage restaurants, hotels, and other hospitality-related companies to work with second home/vacation home homeowners to provide long-term lease agreements for temporary workforce housing. Consider programs to connect interested homeowners with employers or workers in search of affordable housing opportunities.
- A1.3-5 Consider using the Affordable Housing Fund to subsidize all or part of the water and wastewater connection fees for affordable housing projects and affordable units.

#### **Goal H-2 Promote housing that meets the needs of extremely low-, low- and moderate-income households, particularly those who work in Calistoga.**

#### Policies

- P2.1-1 Provide incentives for the development of affordable housing.

#### Actions

- A2.1-1 Ensure compliance with State-mandated density bonuses and other incentives for projects that reserve units for extremely low-, very low-, low-, and moderate-income households.
- A2.1-2 Maintain the City's Affordable Housing Fund as a source of funding for affordable housing to extremely low-, very low-, low- and moderate-income households.
- A2.1-3 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 extremely low-, very low-, low- and moderate-income households, including for use in land banking, development of affordable housing, or other uses that will lead to more affordable housing.



- A2.1-4 Use loan repayments from the 1980s CDBG residential rehabilitation program to fund programs and projects that benefit extremely low-, very low-, low- and moderate-income households.
- A2.1-5 Change the zoning on housing opportunity sites to allow ministerial review of housing development projects when a minimum of 20 percent of the units in the development are affordable to extremely low-, very low-, low-, or moderate-income households.
- A2.1-6 Consider adopting CASA (Committee to House the Bay Area) Compact Element #7, which would provide an expedited approval process and financial incentives for the provision of on-site housing units affordable to the missing-middle income ranges, which includes households that earn 80 to 120 percent AMI.

#### Policies

- P2.2-1 Use state and federal funding assistance, to the extent these subsidies are available and appropriate to Calistoga, to assist people in need of affordable housing and developers interested in constructing affordable housing.

#### Actions

- A2.2-1 Use local funding to leverage funding available from federal, state, county, and private funding sources for affordable housing and housing for special needs groups.
- A2.2-2 Assist developers in seeking funding for affordable housing from at least three sources: (1) local banks seeking to meet their obligations under the Community Reinvestment Act, (2) investors seeking Low-Income Housing Tax Credits, and (3) federal and state funds, including those available under the HOME program.
- A2.2-3 Explore potential for a partnership between the Planning and Building Department and the Chamber of Commerce to host annual workshops on rental assistance resources and services.
- A2.3-1 Charge affordable housing linkage fees on nonresidential development that are deposited in the Affordable Housing Fund to be used, in part, to increase the supply of affordable housing. Periodically review and revise the fees as necessary.

#### Policies

- P3.1-2 Prohibit the conversion of mobile home parks to other uses.
- P3.2-1 Monitor affordable housing projects to ensure their continued occupancy by eligible individuals and households.
- P3.2-2 Control rent increases on mobile home park spaces.

#### Actions

- A3.2-1 Monitor deed-restricted affordable housing projects to ensure compliance with affordability requirements and restrictions.
- A3.2-2 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.

**Goal H-4     Address the housing needs of special-needs population groups, including seniors, farmworkers, the disabled, large families, and female-headed households.**

## Policies

- P4.1-1 Provide incentives to projects providing housing for special-needs population groups.
- P4.1-2 Provide information on local services and housing resources to special-needs population groups.
- P4.1-3 Collaborate with Napa County and non-profit organizations to promote housing for special-needs population groups.
- P4.1-4 Improve disabled accessibility to existing residences and promote universal design in new residences.
- P4.1-5 Encourage larger residential development projects to provide a range of unit sizes.

## Actions

- A4.1-1 Approve residential density bonuses and incentives consistent with the provisions of State law for senior housing projects and any other special needs focused housing proposed.
- A4.1-2 Collaborate with Napa County, the agricultural industry, and non-profit organizations to assess the needs, plans, and funding for developing farmworker housing to meet the needs of permanent and seasonal laborers.
- A4.1-3 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.
- A4.1-4 Provide information about the 211-phone system, which provides assistance to persons in need of emergency shelter.
- A4.1-5 Maintain an up-to-date Housing Resources page on the City's website that provides information on the City's housing programs and links to the websites of local housing organizations and housing agencies that provide additional housing programs.
- A4.1-6 As part of the project review process, provide incentives to market-rate rental housing projects of 10 or more units that provide affordable three- and four- bedroom units, which may include waivers from or modifications to development standards as determined to be appropriate through the development review process.
- A4.1-7 Encourage developers of affordable housing projects to designate a share of the units for the disabled, including developmentally disabled persons.
- A4.1-8 Amend Zoning Code Chapter 17.04, Definitions, to update the definition for "Low Barrier Navigation Center" consistent with state law. Amend the Downtown Commercial Zoning District to allow low barrier navigation centers as a permitted use by right.
- A4.2-1 Maintain the City's Affordable Housing Fund as a source of funding for housing for special-needs population groups.
- A4.2-2 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.
- A4.2-3 Use loan repayments from the CDBG account to fund programs and projects that benefit special-needs population groups.

### Policies

P4.3-1 Use state and federal funding assistance, to the extent these subsidies are available and appropriate to Calistoga, to assist special-needs population groups in need of affordable housing and developers interested in constructing such housing.

### Actions

A4.3-1 Use local funding to leverage funding available from federal, state, county, and private funding sources for special needs groups.

A4.3-2 Maintain a Housing Resources page on the City's website that provides information on resources for special-needs population groups and links to the websites of local housing organizations and housing agencies.

### Policies

P4.4-1 Maximize accessibility to housing units for people with disabilities.

### Actions

A4.4-1 Enforce State requirements for accessibility and adaptability in remodeled and new housing projects.

A4.4-2 Enforce the City's Universal Design Policy that requires accessible design features to be incorporated into newly-constructed and substantially-rehabilitated single-family and duplex residences to the maximum feasible extent, and update as necessary.

A4.4-3 Seek grants to retrofit existing housing to provide disabled accessibility.

A4.4-4 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.

### Policies

P4.5-1 Promote development of cooperative housing as a long-term solution to workforce housing needs.

P4.5-2 Collaborate with major local employers to identify gaps in knowledge and resources among in-need local workers.

P4.5-3 Provide wrap-around services for farmworkers, including housing for farmworker families.

### Actions

A4.5-1 Conduct two public workshops with worker organizations and cooperative housing specialists on the viability of cooperative housing as a housing solution to accommodate workforce housing.

A4.5-2 Invite major employers and worker organizations, as well as local organizations such as Fair Housing Napa Valley and the UpValley Family Center, to a public forum in order to identify clear needs and available resources for workforce housing opportunities.

A4.5-4 Seek grants and funding opportunities for farmworker family housing in Calistoga.

### Policies

P7.1-1 Support fair and equal housing opportunities for all Calistoga residents and work to eliminate discriminatory housing practices.

## Actions

- A7.1-1 Provide bilingual information about fair housing at public locations, including displaying printed materials at City Hall, providing printed materials to the UpValley Family Center, and including links to fair housing resources on the Housing Resources page of the City's website.
- A7.1-2 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.
- A7.1-3 Include a Fair Housing Marketing Plan as part of housing opportunities created through the City's affordable housing programs.
- A7.1-4 Continue to implement fair housing practices in affordable housing programs, such as the HOME residential rehabilitation program.
- A7.1-5 Consider adopting a just cause eviction ordinance.

APPENDIX C  
Standard Use Table

Resolution No. 2017-XXX  
Standardized Use Table  
Page 2 of 2

Exhibit A

**Standardized Use Table for Resource Management System<sup>1</sup>**

Use Type	Water		Wastewater	
	Acre feet per year	Gallons per day	Acre feet per year	Gallons per day
<b>Residential</b>				
Single-family dwelling <sup>2</sup>				
1 - 3 bedrooms	.428	382	.224	200
4 bedrooms <sup>3</sup>	.540	482	.319	285
Apartment, condominium				
1 bedroom	.124	-----	.073	-----
2 bedrooms	.249	-----	.146	-----
3 bedrooms	.373	-----	.220	-----
Mobile home	.149	133	.125	112
Second dwelling unit	.165	147	.146	130
<b>Transient lodging - Hotel, motel, resort, B&amp;B – per living or rental unit</b>				
	.170	152	.150	134
<b>Commercial - Retail, office, personal service – per 1000 sq. ft. of gross floor area</b>				
	.110	98	.099	88
<b>Bar – per 1000 square feet of gross floor area</b>				
	.220	196	.198	177
<b>Restaurant - per 1000 square feet of gross floor area</b>				
	.580	518	.524	468

<sup>1</sup> The Department of Public Works may reduce the expected demand upon approval of an engineered water study demonstrating/ quantifying the site-specific water usage.

<sup>2</sup> The adoption of this resolution amending the Standardized Use Table is not intended to affect the number of bedrooms purchased through the now- defunct Leak Detection Program. All projects which purchased leak detection water shall only be vested for the original number of bedrooms purchased.

<sup>3</sup> Each additional bedroom, add 100 gallons of water and 85 gallons of wastewater per day.

APPENDIX D  
Water Enterprise Capital Improvement Projects

**Water Enterprise Capital Projects - 10 Year Outlook for 2021-2031**

Item Number	Priority	Project	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31	Totals	Projected Grant Funds or Impact	
														Fee or Other Agency Funding	
1	High	Relocate Dunawear Booster Pump Station Down Valley & THM/HAA5s	\$200,000	\$800,000	\$2,000,000	\$2,000,000	\$1,700,000							\$6,700,000	\$5,025,000
2	High	Kimball Intake Tower and Drain Valve Replacement and	\$50,000	\$500,000	\$1,675,000									\$2,225,000	\$2,225,000
3	High	New Generators PLC/SCADA Upgrades	\$50,000	\$500,000	\$350,000									\$900,000	\$675,000
4	High	Conn Creek Bridge Replacement Waterline	\$80,000	\$200,000	\$300,000	\$1,516,000								\$2,096,000	\$1,572,000
5	High	Dwyer road Pump Station Project		\$2,000,000	\$4,700,000									\$6,700,000	\$6,141,667
6	High	Automatic Meter Read Program	\$50,000	\$100,000	\$300,000	\$300,000								\$750,000	-
7	High	Kimball Inflow Stream Study/Final Bypass	\$100,000											\$100,000	-
8	Medium	Kimball water Treatment Plant Expansion/Upgrade				\$150,000	\$850,000	\$1,000,000	\$3,000,000	\$2,000,000				\$7,000,000	\$5,250,000
9	Medium	Mt Washington Tank Automated chlorination system				\$100,000								\$100,000	
10	Medium	Water Loop White/Greenwood (Tubbs or upvalley of Tubbs)		\$100,000	\$250,000	\$325,000	\$1,000,000	\$1,231,000	\$1,000,000					\$3,906,000	\$2,929,500
11	Medium	Cap and Abandon Old Kimball Main and Relocate Bennett Lane Water Services, BFD's		\$35,000	\$225,000									\$260,000	-
12	Medium	Replacement Mains & Valves	\$50,000	\$250,000	\$250,000	\$250,000	\$300,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000		\$3,600,000	-
13	Medium	10-foot tall Dam Raise at Kimball						\$150,000	\$500,000	\$2,000,000	\$2,000,000	\$350,000		\$5,000,000	\$3,775,000
14	Low	NBA Cathodic Protection Program								\$100,000	\$598,000			\$698,000	\$523,500
15	Low	Start Planning, Design, Permitting for Replacing NBA Pipeline - St. Helena to Calistoga									\$50,000	\$100,000		\$150,000	-
16	Low	Investigate Additional (Down Valley) Well Supply Source										\$250,000		\$250,000	-
17	Low	Polybutelyne Service replacement			\$150,000									\$150,000	
18	Low	Maxfield Pathway Waterline Relocation				\$75,000	\$250,000							\$325,000	
19	Low	Up-Valley Pressure Zone						\$150,000						\$150,000	
<b>TOTALS</b>			\$580,000	\$4,485,000	\$10,200,000	\$4,716,000	\$4,100,000	\$3,031,000	\$5,000,000	\$4,600,000	\$3,148,000	\$1,200,000	\$41,060,000	\$28,116,667	

APPENDIX E  
Wastewater/Recycle Capital Projects

**Wastewater/Recycle Capital Projects - 10 Year Outlook for 2021 to 2031**

<i>Item Number</i>	<i>Priority</i>	<i>Project</i>	<i>FY 21/22</i>	<i>FY 22/23</i>	<i>FY 23/24</i>	<i>FY 24/25</i>	<i>FY 25/26</i>	<i>FY 26/27</i>	<i>FY 27/28</i>	<i>FY 28/29</i>	<i>FY 29/30</i>	<i>FY 30/31</i>	<i>Totals</i>	<i>Projected Grant Funds or Impact Fee or Other Agency Funding</i>
1	High	Riverside Pond & Headworks Project	\$400,000	\$25,000	\$100,000	\$1,825,000	\$1,645,852						\$3,995,852	\$2,996,889
2	High	Geothermal Meters Project	\$450,000										\$450,000	
3	High	Replacement Sewer Mains/MH's	\$300,000	\$350,000	\$400,000	\$500,000	\$500,000	\$500,000	\$500,000	\$400,000	\$200,000	\$200,000	\$3,850,000	
6	High	Liner Replacements (AB, EQ, 20MG - 500,000sf)	\$400,000	\$725,000	\$300,000	\$200,000							\$1,625,000	
4	High	EQ Pumps Replacement/Valving	\$250,000										\$250,000	
7	High	New Generator PLCs & Controls	\$250,000	\$530,000									\$780,000	\$585,000
5	Medium	Replace Post Filter Vault Piping (corrosion)	\$150,000										\$150,000	
8	Medium	Replace Force main from Rancho De Lift Station							\$150,000	\$450,000			\$600,000	
9	Medium	Increase Clearwell & CL2 tank capacity						\$50,000	\$250,000				\$300,000	
10	Medium	New 20MG outfall to Napa River (E3)						\$50,000	\$700,000				\$750,000	
11	Medium	Calibrate Sewer Model/Develop Master Plan			\$75,000	\$75,000							\$150,000	
12	Low	Clean Grit out of AB's (less \$\$ than Grit Chamber)								\$350,000			\$350,000	
13	Low	Filter Replacement/Additional Filter									\$1,200,000	\$500,000	\$1,700,000	
14	Low	Loop Recycle Water System - Pipe Improvements					\$250,000	\$350,000	\$500,000	\$500,000	\$350,000		\$1,950,000	
15	Low	Air Lift Pump replacement w/Submersible VFD			\$500,000								\$500,000	
16	Low	Sludge DeWatering						\$850,000					\$850,000	
17	Low	Scum line/EQ Pumps run to Headworks				\$175,000							\$175,000	
18	Low	Advanced Treatment - Boron Removal							\$200,000		\$500,000	\$3,000,000	\$3,700,000	
19	Low	Treatment Plant Upgrade									\$100,000	\$200,000	\$300,000	
20	Low	Reinjection or Indirect Reuse								\$100,000	\$100,000	\$100,000	\$300,000	
<b>TOTALS</b>			<b>\$2,200,000</b>	<b>\$1,630,000</b>	<b>\$1,375,000</b>	<b>\$2,775,000</b>	<b>\$2,395,852</b>	<b>\$1,800,000</b>	<b>\$2,300,000</b>	<b>\$1,800,000</b>	<b>\$2,450,000</b>	<b>\$4,000,000</b>	<b>\$22,725,852</b>	<b>\$3,581,889</b>