

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 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.~~

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

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

~~A1.1-3 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.~~

~~*Time Frame: Ongoing; provided by CMC Section 19.02.070(4)(4)*~~

~~*Responsible Entities: City Council*~~

~~A1.1-4 When awarding Growth Management System allocations, give preference to residential units that are proposed as part of a mixed-use development project.~~

~~*Time Frame: Ongoing; provided by CMC Section 19.02.070(4)(3)*~~

~~*Responsible Entity: City Council*~~

A1.1-52 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 ~~Make the best use of available housing sites when they are developed.~~ Maximize the efficiency of residential development.

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

P1.2-3 Accommodate alternative ~~kinds~~ 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 ~~with no less than 50 percent of~~ 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 ~~second residential accessory dwelling~~ units to encourage their development, 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~~ 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 Exempt second dwelling units from the Growth Management System allocation requirement.~~

~~*Time Frame: Ongoing; provided by CMC Section 19.02.050(A)*~~

~~*Responsible Entity: Planning and Building Department*~~

~~A1.2-4 Allow alternative housing arrangements through the approval of property rezonings to a Planned Development District.~~

~~*Time Frame: Ongoing*~~

~~*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 ~~new development does not outpace Calistoga's ability to provide sufficient services are~~ provided to meet the existing and future needs of ~~its~~ residents.

Actions

A1.3-1 Continuously uUpdate 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 General Plan Progress Reports and awarded and available Growth Management System allocations.~~

Time Frame: ~~Ongoing; provided by CMC Chapter 13.16~~ Annually

Responsible Entity: Planning and Building Department

A1.3-3 ~~Assess~~ 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

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

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 ~~Adopt an ordinance providing for the approval of density bonuses and other incentives for projects that reserve units for extremely low-, very low-, low-, and moderate-income households. consistent with State law.~~

~~Time Frame: Within one year of Housing Element certification-Ongoing~~

~~Responsible Entity: Planning and Building Department~~

~~A2.1-21~~ 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.

~~Time Frame: Ongoing; provided by CMC Section 19.02.070(4)(1)~~

~~Responsible Entity: City Council~~

~~A2.1-32~~ 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~~

~~A2.1-43~~ 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~~

~~A2.1-54~~ 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, 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 AML.

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 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.~~

Time Frame: Within one year of Housing Element certification

Responsible Entity: Planning and Building Department

A2.3-21 Assess 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>Goal H-3 Maintain the City's housing stock and protect the affordability of affordable units.</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 non-residential uses.

P3.1-2 ~~Prohibit~~ Regulate the conversion of mobile home parks to other uses.

P3.1-3 Prohibit vacation rentals to maximize housing available to ~~long-term occupants~~ 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 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.~~

Time Frame: Within two years of Housing Element certification

Responsible Entities: Planning and Building Department, City Council

A3.1-~~32~~ 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 ~~appropriate~~ 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 that assist 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.

~~P4.1-6 Provide information on housing resources to special-needs population groups.~~

Actions

~~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.

~~*Time Frame: Ongoing; provided by CMC Section 19.02.070(4)(5)*~~

~~*Responsible Entity: City Council*~~

A4.1-~~21~~21 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-~~32~~32 Collaborate with Napa County, the agricultural industry, and non-profit organizations to assess the needs, plans, and for, funding, and develop for developing farmworker housing to meet the needs of permanent and seasonal laborers.

Time Frame: Ongoing. The City approved 56 units of farmworker housing units in 2013, 48 of which are under construction and will be 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.

Responsible Entity: Planning and Building Department

A4.1-~~43~~43 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-~~54~~54 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 web site.

Responsible Entities: Planning and Building Department, Police Department

A4.1-~~65~~65 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 that provide additional housing programs.

Time Frame: Ongoing

Responsible Entity: Planning and Building Department

A4.1-~~76~~76 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

~~A4.1-8 Amend the Rural Residential and Rural Residential-Hillside Zoning Districts to allow supportive and transitional housing as permitted uses.~~

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

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

A4.1-9~~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 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.

Time Frame: Ongoing

Responsible Entity: Planning and Building Department

Objective H-4.4 Provide disabled access to housing.

Policy

P4.4-1 ~~Maximize accessibility by the disabled 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 co-operative 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

<p>Goal H-5 Maintain and enhance the physical condition and aesthetic qualities of existing residential neighborhoods.</p>

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 ~~Seek~~ 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 web site 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, ~~and~~ 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, ~~and~~ 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

<p>Goal H-6 Remove governmental constraints to the maintenance, improvement and development of housing, where feasible.</p>
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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.
- ~~P6.1-4 Minimize constraints on housing development related to the Growth Management System.~~

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~~
~~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.
Time Frame: ~~Ongoing~~ 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.
- ~~A6.1-4 Amend the Zoning Code to allow reduced parking for senior housing.~~
Time Frame: ~~Within three years of Housing Element certification~~
Responsible Entity: ~~Planning and Building Department, Planning Commission, City Council~~
- ~~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.~~
Time Frame: ~~Within two years of Housing Element certification~~
Responsible Party: ~~Planning and Building Department, Planning Commission, City Council~~
- ~~A6.1-6 Amend the Growth Management System to allow the rollover of unused allocations between five-year housing cycles.~~
Time Frame: ~~Within two years of Housing Element certification.~~
Responsible Party: ~~Planning and Building Department.~~
- 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."

Time Frame: Within one year of Housing Element certification.

Responsible Party: 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 ~~discourage~~ 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 web-site.

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 web site.

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