



CALISTOGA PLANNING COMMISSION STAFF REPORT

TO: Calistoga Planning Commission
FROM: Jeff Mitchem, Planning & Building Director
DATE: March 9, 2022
SUBJECT: Review of Draft 2023-2031 Housing Element and Recommendation for City Council Review / Submittal to CA HCD

DESCRIPTION

The City is in the process of updating the Housing Element of the General Plan for the 2023-2031 period (6th Cycle) as required by State law. The Housing Element establishes goals, objectives, policies and actions to address existing and projected housing needs, including the City's share of regional housing needs as assigned in Regional Housing Needs Assessment ("RHNA"). The draft Housing Element and related information about the engagement process are available for review on the City website at: <https://www.ci.calistoga.ca.us/Home/Components/News/News/5401/698>.

The purpose of this meeting is to allow the Commission and the community an opportunity to review the complete draft Housing Element and provide comments for consideration by the City Council. No final decisions will be made at this meeting. After review by the Planning Commission and City Council, the draft Housing Element must be submitted to the California Department of Housing and Community Development ("HCD") for review. Public hearings will then be held by the Planning Commission and City Council to review comments from HCD and other interested parties and consider final adoption of the Housing Element update.

RECOMMENDATION

Staff recommend that the Planning Commission open the public hearing, receive testimonial and documentary evidence and direct Staff to conduct a public meeting before the City Council to review the Recommended Draft 2023-2031 Housing Element and submit to the California Department of Housing and Community Development ("HCD") for 90-day review.

BACKGROUND

In 2014, the City Council adopted the 2015-2023 Housing Element (5th Cycle), one of eleven elements that compose the City's General Plan, that is updated every eight years in compliance with State Law. According to state law, Calistoga and all other San Francisco Bay Area jurisdictions are on schedule to update the housing element (6th Cycle) covering the period from January 31, 2023 to January 31, 2031.

The draft Housing Element is similar in format to the current Housing Element and has been revised to reflect changes in housing conditions, State laws, and other

circumstances during the past 8 years. The Housing Element is organized into the following sections:

- **Chapter 1, Introduction.** The Introduction summarizes State requirements relating to the Housing Element.
- **Chapter 2, Review of the 5th Cycle Housing Element.** This section evaluates the progress made on the 2015-2023 RHNA and actions from the last housing element.
- **Chapter 3, 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.
- **Chapter 4, 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.
- **Chapter 5, 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.
- **Chapter 6, Constraints to the Development of Housing.** This section provides an overview and analysis of potential constraints to the development of housing.
- **Chapter 7, Energy Conservation.** This section of the Housing Element describes opportunities for energy conservation in residential development.
- **Chapter 8, Housing Policies and Programs.** 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.

Affirmatively Furthering Fair Housing (AFFH). 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 AFFH Final Rule of July 16, 2015.1 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.”* Chapter 3 of the updated Housing Element contains the following mandated requirements:

- **Outreach.** The City of Calistoga's community outreach program included a variety of ways to engage the community including:
 - Mailed Outreach
 - Community Survey
 - Focus Groups
 - Pop-Up Events
 - Small Group and Individual Interviews
 - Community Meetings (including Housing Advisory Committee)
- **Assessment of fair housing**
 - Background Information and Data
 - Fair Housing Enforcement and Capacity
 - Disparities in Access to Opportunity
 - Integration and Segregation Patterns and Trends
- **Identification of contributing factors**
 - Housing Farmworkers

- Affordable Housing Near Amenities
- **Sites Selection**
 - 5th Cycle Reuse Sites
 - Exceed RHNA Requirements
- **Goals, policies, and actions**
 - 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 people of all ages

ENVIRONMENTAL REVIEW

No formal action is proposed at this meeting; therefore, no CEQA analysis is necessary. Prior to adoption of the final Housing Element, CEQA analysis will be prepared for consideration by the Planning Commission, City Council and the community.

NEXT STEPS

Throughout the remainder of the Housing Element update process, staff will continue to engage with community stakeholders to refine the draft Housing Element to best reflect the City's policy objectives. The remaining primary steps are:

- February 23 Planning Commission Briefing
- February 28 Housing Advisory Committee Briefing
- March 1 City Council Briefing
- March 9 Planning Commission Public Hearing
- March 15 City Council Public Hearing
- April – June CA Dept of Housing & Community Development Review
- April – June CEQA Environmental Documentation
- June – October Final adoption hearings

ATTACHMENTS:

- A - Housing Element Programs
- B - Draft 2023-2031 Housing Element