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HCD Response Letter: Actions Review

HE Action #	Existing Action Language	Existing Time Frame	Responsible Entity	AC	AD	AE	Proposed Action Language
GOAL 1 – HOUSING SITES. Maximize opportunities for the development of housing to accommodate anticipated growth and facilitate mobility within the ownership and rental housing markets.							
Objective 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.							
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.	Ongoing	Planning and Building Department, Planning Commission, City Council	X			Prohibit downzone or reclassification to non-residential uses of residentially-designated property. -OR- When reviewing proposed residential development projects and proposals to downzone residential properties or reclassify residentially-designated property to other uses, require Applicant submit impact analysis to quantify 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.
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.	Ongoing	Planning and Building Department, Planning Commission, City Council				
A1.1-3	Evaluate General Plan objectives, policies, and actions for consistency with State law and	Within one year of Housing	Planning and Building Department,				

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	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.	Element certification	Planning Commission, City Council				
A1.1-4	Modify municipal code to allow for multifamily housing on vacant or underutilized portions of lots larger than one acre if allowed under zoning and land use controls. New housing would require sufficient distance from existing uses to mitigate noise, health, and safety risks. An entrance to the lot separate from the entrance for the existing use may be ideal.	Within one year of Housing Element certification	Planning and Building Department, Planning Commission, City Council				
Objective 1.2 – Make effective use of residential development sites.							
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	Ongoing	Planning and Building Department, Planning Commission, City Council	X	X	X	Within one year of Housing Element certification, amend Zoning Code to specify minimum residential density within the range prescribed by the General Plan for multi-family and commercial properties, subject to conformance with

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	City's residential design guidelines and the General Plan's residential design policies.						the City's residential design guidelines and the General Plan's residential design policies. -OR- During pre-application conferences and application completeness review, 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.
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.	Within one year of Housing Element certification	Planning and Building Department, Planning Commission, City Council	X			Within one year of Housing Element certification, amend 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.
A1.2-3	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.	Ongoing	Planning and Building Department		X	X	Within one year of Housing Element certification, amend the ADU ordinance to include provisions less restrictive than state law requirements, such as: <ul style="list-style-type: none"> ▪ Allowing two-story ADUs ▪ ADUs on corner lots ▪ Front yard setbacks that match the main house ▪ Reduced side or rear yard setbacks ▪ No parking replacement required

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							<ul style="list-style-type: none"> ▪ <i>Defining “attached” for purposes of a Junior ADU created out of an attached garage as “connected by a common wall, or by a common roof, covered walkway, carport or garage, not more than twenty feet (20’) wide.”</i>
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.	Within one year of Housing Element certification	Planning and Building Department, Planning Commission, City Council	X			<i>Within one year of Housing Element certification, amend the Zoning Code to permit adaptive reuse of inns and motels and housing cooperatives in residential and commercial zones.</i>
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.	Within one year of Housing Element certification	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	Ongoing	Planning and Building Department, Chamber of Commerce	X	X	X	<i>Within one year of Housing Element certification, expand contract with the Chamber of Commerce to include annual outreach events (open house, workshop, presentation, etc.) involving hospitality-related companies and second home/vacation home homeowners to help facilitate the provision of long-term lease agreements for temporary workforce housing.</i>

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	employers or workers in search of affordable housing opportunities.						
A1.2-7	Adopt objective design standards for residential development, which will be applied to projects eligible for ministerial review.	Within one year of Housing Element certification	Planning and Building Department, Planning Commission, City Council				
Objective 1.3 – Provide public services and facilities needed for the development of housing.							
A1.3-1	Continuously update the Capital Improvement Program to ensure that sewer, water, and street improvements facilitate residential development.	Annually	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.	Annually	Planning and Building Department				
A1.3-3	Update reasonable, nexus-based impact/connection fees on development projects to support adequate sewer, water and transportation services, and parks and cultural facilities.	Ongoing	Planning and Building Department			X	Within one year of Housing Element certification , update reasonable, nexus-based impact/connection fees on development projects to support adequate sewer, water and transportation services, and parks and cultural facilities.
A1.3-4	Periodically review and update development-related impact/connection fees to ensure that fees are commensurate with	Ongoing	Planning and Building Department,	X		X	Conduct annual reviews of development-related impact/connection fees and update accordingly to ensure that fees are

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	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.		Chamber of Commerce				commensurate with the cost to the City for providing required infrastructure.
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.	Ongoing	City Council	X		X	<i>Subsidize all or part of development impact and connection fees for affordable housing projects with funding assistance from sources such as TOT, in-lieu fees, development agreements, inclusionary housing and/or grant funding to support provision of short-term, pre-development, acquisition, and/or construction funding.</i>
A1.3-6	Ensure that active transportation grant funding for safe street initiatives is aligned with housing strategies.	Ongoing	Planning and Building Department, Public Works Department				
A1.3-7	Incorporate housing policies and Calistoga-specific policies from the Blue Zones Project Upper Napa Valley Blueprint, including but not limited to adopting a smoke-free ordinance for multifamily housing properties that covers all exclusive-use areas, interior unit spaces, as well as common areas not already covered by state law. Identify other housing policies from the	Within one year of Housing Element certification	Planning and Building Department, Planning Commission, City Council				

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	Blueprint appropriate for incorporation into City policy as appropriate.						
GOAL 2 – HOUSING DEVELOPMENT. Promote housing that meets the needs of extremely low-, low- and moderate-income households, particularly those who work in Calistoga.							
Objective 2.1 – Encourage the development of affordable housing.							
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.	Ongoing	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.	Ongoing	City Council			X	Conduct annual assessments to monitor the City’s Affordable Housing Fund and convey to public (via City website, notices at the public counter, etc.) 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	Ongoing. Within two years of Housing Element certification, pursue the purchase of property for the	City Council			X	Within two years of Housing Element certification, pursue the purchase of property for the construction of affordable and/or special-needs housing utilizing revenue from sources such as TOT, in-lieu fees, development agreements, inclusionary housing and/or grant funding

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	housing, or other uses that will lead to more affordable housing.	construction of affordable and/or special-needs 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.	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.	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	Within one year of Housing Element certification	Planning and Building Department, Planning				

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	units in the development are affordable to extremely low-, very low-, low-, or moderate-income households.		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.	Within one year of Housing Element certification	Planning and Building Department, Planning Commission, City Council	X			<i>Within one year of Housing Element certification, adopt 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.</i>
<i>Objective 2.2 – Pursue state and federal funding assistance appropriate to Calistoga’s needs for affordable housing.</i>							
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.	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	Planning and Building Department.		X	X	<i>Meet with the Housing Authority of the City of Napa (HACN) at least annually to review upcoming Notices of Funding Availability (NOFA) for the purpose of identifying opportunities to match local funds with federal, state, county, and private funding sources for affordable housing and housing for special needs groups.</i>

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		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.					
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.	Ongoing	Planning and Building Department.		X	X	Conduct annual outreach events (workshops or webinars, City website notices, public counter material, postings, regional coordination with HACN and others, etc.) targeting 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.

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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.	Within one year of Housing Element certification	Planning and Building Department, Chamber of Commerce	X			<i>Within one year of Housing Element certification, expand contract with the Chamber of Commerce to include formalize a partnership (in conjunction with Policy A1.2-6) with the Planning and Building Department to host an annual workshop on rental assistance resources and services.</i>
<i>Objective 2.3 – Address the impacts of nonresidential development and market-rate residential development on the demand for, and the development of, affordable housing.</i>							
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.	Ongoing; provided by CMC Section 17.08.020(B)	Planning and Building Department.			X	<i>Within one year of Housing Element certification, conduct a code audit of CMC Chapter 17.08 Affordable Housing to ensure that funds generated by the policies (including nonresidential linkage fees) are sufficient to increase the supply of affordable housing. Periodically review and revise the fees as necessary.</i>
<i>GOAL 3 – EXISTING HOUSING. Maintain the City’s housing stock and protect the affordability of affordable units.</i>							
<i>Objective 3.1 – Minimize the loss of existing housing units.</i>							
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	Ongoing	Planning and Building Department, City Council				

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	fee in cases where the proposed uses clearly provide other benefits to the City.						
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).	Ongoing	Planning and Building Department, Police Department				
Objective 3.2 – Minimize the conversion of affordable units to market-rate units.							
A3.2-1	Monitor deed-restricted affordable housing projects to ensure compliance with affordability requirements and restrictions.	Ongoing. Monitoring reports verifying rents and household incomes completed by Housing Authority of the City of Napa annually.	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.	Ongoing	Planning and Building Department, City Council				
GOAL 4 – SPECIAL NEEDS. Address the housing needs of special-needs population groups, including seniors, farmworkers, people with disabilities including developmental disabilities, large families, and female-headed households.							

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Objective 4.1 – Promote housing for special-needs population groups.							
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.	Ongoing	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.	Ongoing. Continue to provide annual funding to the Napa County Housing Authority to support the three farmworker housing centers, including the Calistoga Center.	Planning and Building Department.		X	X	Meet with the Housing Authority of the City of Napa (HACN) and the Napa County Housing Authority at least annually to continue to provide annual funding to the Napa County Housing Authority to support the three farmworker housing centers, including the Calistoga Center.
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.	Ongoing. The City provides annual funding to Community Action Napa Valley to support	Planning and Building Department, City Council		X	X	Meet annually with Napa County and non-profit organizations annually to ensure that the City's annual funding to Community Action Napa Valley continues to be sufficient to support homeless services.

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		homeless services.					
A4.1-4	Provide information about the 211-phone system, which provides assistance to persons in need of emergency shelter.	Ongoing. The City provides this information at city offices and on its website.	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.	Ongoing	Planning and Building Department.			X	<i>Conduct annual assessment of City's Housing Resources webpage to update and refresh local housing programs and links to local housing organizations and housing agencies that provide affordable housing programs.</i>
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.	Ongoing	Planning and Building Department, Planning Commission				

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A4.1-7	Encourage developers of affordable housing projects to designate a share of the units for the disabled, including developmentally disabled persons.	Ongoing	Planning and Building Department, Planning Commission, City Council		X		<i>Within one year of Housing Element certification, amend zoning ordinance to establish regulatory concessions or waivers for projects including units deed restricted for developmentally disabled persons. -OR- Ensure that developers of affordable housing projects comply with state and federal laws related to provision of units for the disabled, including developmentally disabled persons.</i>
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.	Within one year of Housing Element certification	Planning and Building Department, Planning Commission, City Council				
Objective 4.2 – Financially support housing for special-needs population groups..							
A4.2-1	Maintain the City's Affordable Housing Fund as a source of funding for housing for special-needs population groups.	Ongoing	City Council		X		<i>Within one year of Housing Element certification, amend CMC Chapter 17.08 Affordable Housing to earmark a percent of the City's Affordable Housing Fund (as increased % of TOT) as a source of funding for housing for special-needs population groups.</i>

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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.	Ongoing	City Council			X	Eliminate Action – combined with A4.2-1
A4.2-3	Use loan repayments from the CDBG account to fund programs and projects that benefit special-needs population groups.	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.	City Council				
Objective 4.3 – Pursue state and federal funding assistance appropriate to Calistoga’s needs for special-needs housing.							

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A4.3-1	Use local funding to leverage funding available from federal, state, county, and private funding sources for special needs groups.	Ongoing	Planning and Building Department.			X	<i>Annually, pursue funding available from federal, state, county, and private funding sources for special needs groups.</i>
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.	Ongoing	Planning and Building Department.			X	<i>Conduct quarterly updates of the 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.</i>
Objective 4.4 – Provide access to housing for people with disabilities including developmental disabilities.							
A4.4-1	Enforce State requirements for accessibility and adaptability in remodeled and new housing projects.	Ongoing	Planning and Building Department.	X		X	<i>Conduct annual assessments of City's enforcement of State requirements for accessibility and adaptability in remodeled and new housing projects.</i>
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.	Ongoing	Planning and Building Department.			X	<i>Within one year of Housing Element certification, update 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 annually as necessary.</i>
A4.4-3	Seek grants to retrofit existing housing to provide disabled accessibility.	Ongoing	Planning and Building Department.	X	X	X	<i>Annually, pursue grant funding to retrofit existing housing to provide disabled accessibility.</i>

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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.	Ongoing	Planning and Building Department.		X	X	<i>Within one year of Housing Element certification, inform the public via the City website 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.</i>
Objective 4.5 – Support farmworker and other workforce housing models.							
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.	Within one year of Housing Element certification	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.	Within one year of Housing Element certification	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.	Within one year of Housing Element certification	Planning and Building Department.		X		<i>Within one year of Housing Element certification, collaborate with County and local organizations such as Fair Housing Napa Valley and the UpValley Family Center to ensure that city funding contributions are sufficient to adequately provide bilingual/multilingual service to</i>

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							<i>existing farmworker housing centers and expand budgets if necessary.</i>
A4.5-4	Seek grants and funding opportunities for farmworker family housing in Calistoga.	Within one year of Housing Element certification	Planning and Building Department.		X	X	Eliminate – resolved by A 4.1-2: Meet with the Housing Authority of the City of Napa (HACN) and the Napa County Housing Authority at least annually to continue to provide annual funding to the Napa County Housing Authority to support the three farmworker housing centers, including the Calistoga Center.
GOAL 5 – HOUSING MAINTENANCE. Maintain and enhance the physical condition and aesthetic qualities of existing residential neighborhoods.							
Objective 5.1 – Preserve and improve the quality of existing housing.							
A5.1-1	Offer technical assistance to aid homeowners in maintaining, upgrading, and improving their property.	Ongoing	Planning and Building Department.	X	X	X	Conduct annual outreach events (workshops or webinars, City website notices, public counter material, direct mailings, etc.) targeting low-income homeowners to offer technical assistance in maintaining, upgrading, and improving their property.
A5.1-2	Provide funding and cooperate with volunteer groups such as Rebuilding Calistoga to help lower-income households maintain and upgrade their property.	Ongoing. Annual funding is provided to Rebuilding Calistoga.	Planning and Building Department, City Council		X	X	Annually, pursue CDBG Grant funding to fund coordination with volunteer groups such as Rebuilding Calistoga help lower-income households maintain and upgrade their property.

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AE: (HCD Comment Letter Reference) – Programs must include *specific completion or initiation DATES*.

HE Action #	Existing Action Language	Existing Time Frame	Responsible Entity	AC	AD	AE	Proposed Action Language
A5.1-3	Continue to correct health and safety issues identified during routine building permitting and inspection activities.	Ongoing	Planning and Building Department, Fire Department	X			Delete – required by state law.
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.	Within one year of Housing Element certification	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.	Ongoing. The City inspects one mobile home park annually and all multi-family housing is inspected annually.	Planning and Building Department, Fire Department				
Objective 5.2 – Encourage private investment in older residential neighborhoods and the private rehabilitation of housing.							
A5.2-1	Maintain good repair of streets, sidewalks, and other municipal systems in older residential neighborhoods.	Ongoing	Planning and Building Department.		X		Delete – Housing Element does not regulate public right-of-way. Regulated General Plan Mobility Element and CMC title 12 and Capital Improvement Programming
A5.2-2	Allow the application of the State’s Historic Building Code to qualified homes in order to provide	Ongoing	Planning and Building Department.				

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HE Action #	Existing Action Language	Existing Time Frame	Responsible Entity	AC	AD	AE	Proposed Action Language
	flexibility in rehabilitation and modification efforts.						
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.	Ongoing. Information is provided on the City's website and to property owners of historic properties who apply for building permits.	Planning and Building Department.		X		Conduct annual outreach events (workshops or webinars, City website notices, public counter material, direct mailings, etc.) publicizing 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.
Objective 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.							
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.	Ongoing	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	Ongoing	Planning and Building Department, Planning Commission		X		Include elements in objective design standards referenced in A1.2-7 and A5.3-1 related to site design and lot configurations to ensure context sensitivity.

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	"cookie cutter" approaches to subdivision design.						
A5.3-3	Consider applying objective design standards referenced in A1.2-7 and A5.3-1 for non-ministerial review development projects.	Within one year of Housing Element certification	Planning and Building Department, Planning Commission, City Council	X			<i>Include elements in objective design standards referenced in A1.2-7 and A5.3-1 related to non-ministerial review development projects.</i>

GOAL 6 – STREAMLINING. Remove governmental constraints to the maintenance, improvement, and development of housing, where feasible.

Objective 6.1 – Streamline the City’s permit review process, simplify regulations, and minimize fees to promote the provision and maintenance of housing.

A6.1-1	Allow use of the Historic Building Code to facilitate the rehabilitation of historic residences.	Ongoing	Planning and Building Department.				
A6.1-2	Modify the Zoning Ordinance so that parcels in the Site Inventory identified in previous Housing Elements ("Reuse Sites") with at least 20 percent of the units affordable to lower-income households are eligible for by-right processing with ministerial review. Before modification of the Zoning Ordinance, the City should consider identification of any biological or cultural resources on the Reuse Sites that may impact	By January 2026	Planning and Building Department, Planning Commission, City Council				

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	the development viability of the identified sites.						
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.	Ongoing	Planning and Building Department.	X	X	X	DELETE: Conveyed by CMC Section 17.36.040 Joint Utilization of Spaces.
GOAL 7 – ANTI-DISCRIMINATION. Prevent housing discrimination on the basis of race/ethnicity, color, national origin, sex (including gender identity and sexual orientation), religion, age, ancestry, marital status, children, familial status, or disability.							
Objective 7.1 – Provide housing opportunities for all persons regardless of race/ethnicity, color, national origin, sex (including gender identity and sexual orientation), religion, age, ancestry, marital status, children, familial status, or disability.							
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.	Ongoing	Planning and Building Department.		X	X	Conduct annual outreach events (workshops or webinars, City Housing Resources page, public postings, public counter and UpValley Family Center material, direct mailings, etc.) providing bilingual information about fair housing and including links to fair housing resources.
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,	Ongoing. The City provides annual funding to both of these groups.	Planning and Building Department, City Council		X	X	Conduct annual outreach events (workshops or webinars, City Housing Resources page, public postings, public counter and UpValley Family Center material, direct mailings, etc.) targeted to local organizations, such as Fair Housing

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	and the intake of discrimination complaints, investigation, and enforcement.						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.	Ongoing	Planning and Building Department.	X	X	X	<i>Within one year of Housing Element certification, contract for the creation of a Fair Housing Marketing Plan as part of housing opportunities created through the City's affordable housing programs.</i>
A7.1-4	Continue to implement fair housing practices in affordable housing programs, such as the HOME residential rehabilitation program.	Ongoing	Planning and Building Department.				
A7.1-5	Consider adopting a just cause eviction ordinance.	Within one year of Housing Element certification	Planning and Building Department, Planning Commission, City Council	X			<i>Within one year of Housing Element certification, adopt a just cause eviction ordinance.</i>
GOAL 8 – SUSTAINABILITY. Reduce energy use and greenhouse gas production in existing and new residential development.							
Objective 8.1 – Reduce energy demand in new and existing housing through conservation and efficiency.							
A8.1-1	Publicize the availability of weatherization and energy-efficiency programs for existing residences that are offered by utility companies and other organizations.	Ongoing. Information about the HERO and CalFirst loan programs is	Planning and Building Department.			X	<i>Conduct annual outreach events (workshops or webinars, City Housing Resources page, public postings, public counter, direct mailings, etc.) to publicize the availability of HERO and CalFirst loan programs for weatherization and energy-</i>

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		posted on the City's website.					<i>efficiency programs for existing residences that are offered by utility companies and other organizations.</i>
A8.1-2	Ensure efficient water use for irrigation by adopting the State's standards for water-efficient landscape design.	Within one year of Housing Element certification	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.	Ongoing. The current HOME rehabilitation program includes funding for energy-efficiency improvements.	Planning and Building Department, City Council		X	X	<i>Annually, ensure continued funding for HOME rehabilitation program for energy conservation improvements to assist lower-income households in lowering energy expenses.</i>
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.	Within one year of Housing Element certification	Planning and Building Department, City Council	X	X		<i>Within one year of Housing Element certification, adopt 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.</i>