



CITY OF CALISTOGA

HOUSING ELEMENT

2023 - 2031 planning period

6th cycle

Adopted

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

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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 eight mandatory elements of the General Plan. It is a primary goal of the City to provide safe and affordable housing¹ 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 5th Cycle Housing Element. This section evaluates the progress made on the 2015-2023 Regional Housing Needs Allocation (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 as well as its 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.

¹ 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” (Table 8-3) 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 considering its success and changed circumstances is contained in Chapter 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.