

CHAPTER 5: HOUSING SITES AND RESOURCES

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

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

TABLE 5-1 RHNA ALLOCATION

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

The City goes well above this RHNA allocation and buffer, with 280 units (184 affordable). This number includes units in "Pipeline" projects (128 units, 85 affordable) and projected Accessory Dwelling Units (24 units, 21 affordable) as well as sites selected in the City, at minimum density (128 units, 78 affordable). Refer to Table 5-2 for a detailed breakdown of projected housing units by affordability level.

TABLE 5-2 PROJECTED HOUSING UNITS

	Total Units	Affordable Units
Pipeline Units	128	85
Accessory Dwelling Units	24	21
Opportunity Sites	128	98
Total	280	204

Housing Opportunities and Resources

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

Housing Authority of the City of Napa

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

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

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

Disabled Housing Resources

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

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

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

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

Senior Services

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

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

Farmworker Housing Services

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

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

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

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

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

Accessory Dwelling Unit Services

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

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

Homeless Services

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

Napa County contracts with Adobe Services to operate two shelters:

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

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

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

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

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

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

To facilitate the provision of transitional and supportive housing services within Calistoga, the Zoning Code treats transitional and supportive housing as residential uses subject to the same permitting processes and without undue special regulatory requirements, consistent with Government Code Section 65583(a)(5). The Calistoga Zoning Code also allows emergency shelters without a use permit or other discretionary action in the Community Commercial (CC) Zoning District (consistent with Government Code Section 65583(a)(4)), except that an administrative use permit is required if it is located within a General Plan-designated entry corridor in order to ensure that the design of development is consistent with the rural, small-town qualities of the City. The CC Zoning District is generally located in areas where transit service exists and where basic necessities can be purchased. There are 16 vacant sites within the CC Zoning District that could accommodate development of an emergency shelter (this number is inclusive of the proposed project at 1855 Lincoln Avenue and 5 housing opportunity sites). These sites range from 5,000 square feet to over 5 acres. The City's Growth Management System exempts projects sponsored by public and non-profit organizations that provide medical, dental, social services and the like for residents of Calistoga. An emergency shelter is a land use that would be considered exempt from the City's Growth Management System regulations under this provision.

Fair Housing Services

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

Referral Services

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

Down Payment Assistance

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

Acquiring and Managing Affordable Housing

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

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

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

Financial Resources

Affordable Housing Fund

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

Linkage Fees

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

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

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

<u>Land Use</u>	<u>Fee</u>
Retail	\$3.74 per square foot
Restaurant	\$3.74 per square foot

¹ EPS, Nonresidential Housing Linkage Fee Nexus Study, 2014.

Office	\$2.59 per square foot
Industrial	\$1.90 per square foot
Tourist Accommodation	\$1,726.99 per guest room

Linkage fees are also negotiated as part of development agreements.

In-Lieu Fees

Additional contributions to the Affordable Housing Fund are generated by fees paid in lieu of constructing the affordable housing required by the City's inclusionary housing program (see description under Government Constraints section). The fee was set at \$12,000 per unit in a project. Action A2.1-7 requires the City conduct an Inclusionary Housing Nexus Study and engage with the local development community and affordable housing advocates to evaluate the Inclusionary Housing Ordinance and in-lieu fee requirements for effectiveness in providing affordable housing under current market conditions.

Loan Repayments

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

Affordable Housing Subsidies

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

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

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

Public Funding Sources

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

- HOME program funds can be used to develop and support affordable rental housing and homeownership affordability. For Calistoga, these funds are made available on an annual competitive basis through the State's small cities program. Allowed activities include acquisition, rehabilitation, construction, and rental assistance. HOME funds were used to support construction of the Palisades

Apartments and will be used to rehabilitate owner-occupied housing in the community, beginning in 2014.

- The federal Section 8 Rental Assistance Program provides rental subsidies to very low-income families. A portion of the family's monthly rent is paid in the form of a subsidy directly to the landlord by the Housing Authority of the City of Napa (HACN). Participants pay approximately 30 percent of their adjusted gross income to the landlord for rent. HACN staff assure that Section 8-assisted housing is safe and of high quality by requiring owners to meet housing quality standards and local codes. Section 8 vouchers currently assist 29 households in Calistoga. Of these vouchers, 20 are held by disabled persons.
- Community Development Block Grant funds have been used by Calistoga for housing rehabilitation loans, infrastructure improvements, public facilities and public services. Proceeds from those activities are deposited into a revolving loan fund established from low-interest loans for rehabilitation and could be a resource for housing stock preservation. An owner-occupied rehab program was launched in 2021 with Community Development Block Grant funds.
- Under the Community Reinvestment Act, federal law requires that banks, savings and loans, thrifts, and their affiliated mortgaging subsidiaries annually evaluate the credit needs for public projects in communities where they operate.
- The Low-Income Housing Tax Credit Program provides federal and state tax credits for private developers and investors who agree to set aside all or an established percentage of their rental units for low-income households for no less than 30 years. The recently constructed Calistoga Family Apartments project was the beneficiary of tax credits.
- Proposition 41, the Veterans Housing and Homeless Prevention Bond Act of 2014, authorized \$600 million of general bonds to provide multi-family housing for veterans and their families. To access funds in this program, the City would work with veteran organizations in addition to nonprofit housing developers.
- State Permanent Local Housing Allocation (PLHA) funding, of which each jurisdiction receives an annual allocation. Calistoga has used this funding for a planning grant to promote ADU construction in the City. In addition to this non-competitive funding, there are competitive grants for project-specific funds.
- The United States Department of Agriculture (USDA) administers several funding programs to support farm labor housing and multifamily housing. Corporation for Better Housing used these funding sources to develop Calistoga Family Apartments in the City in 2019.

Preserving Affordable Housing

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

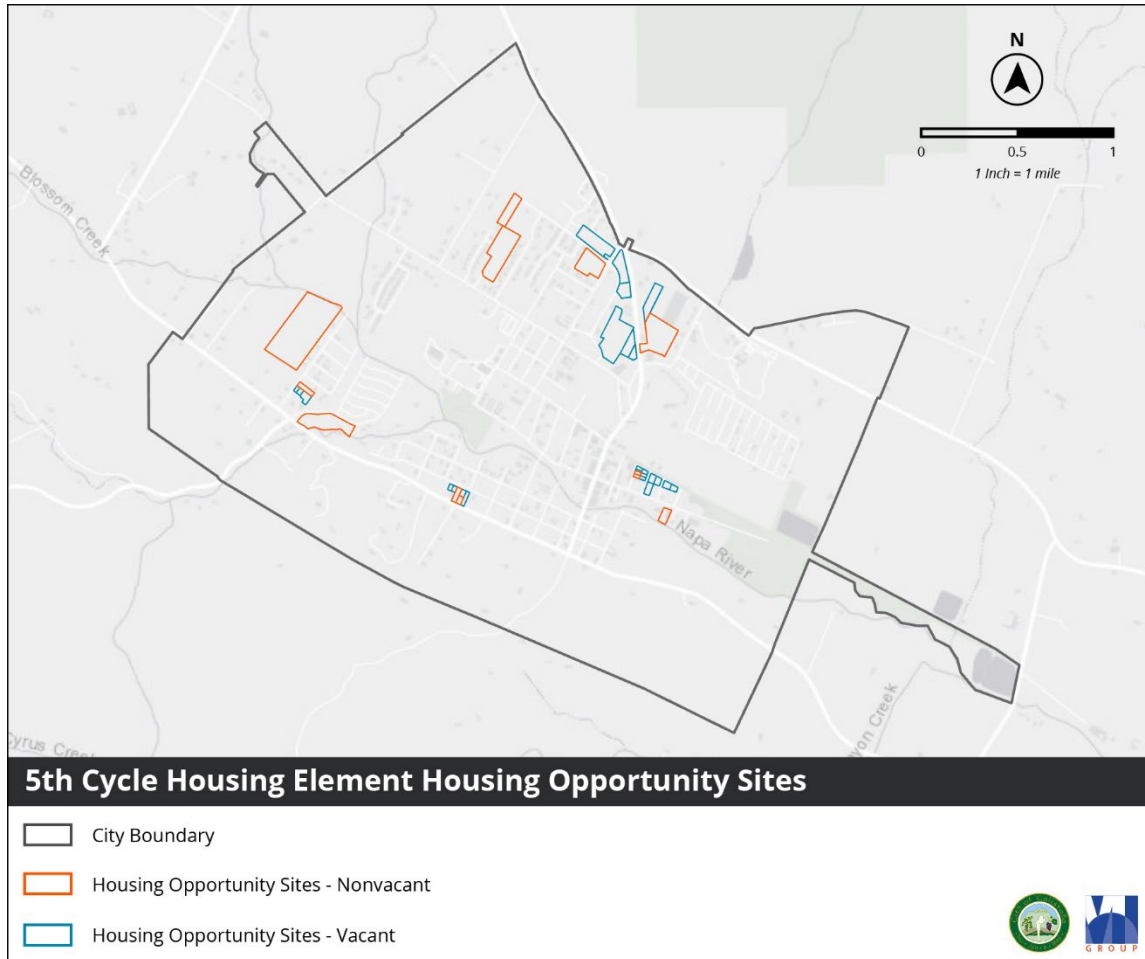
Overall Site Selection Process

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

Prior Identified Sites

There are 36 sites that were identified in prior housing elements, called “reuse sites” in this document, still available from the 5th Cycle planning period in Calistoga. Of these sites, 24 of are vacant and 12 of are nonvacant.

FIGURE 5-1 5TH CYCLE HOUSING ELEMENT OPPORTUNITY SITES



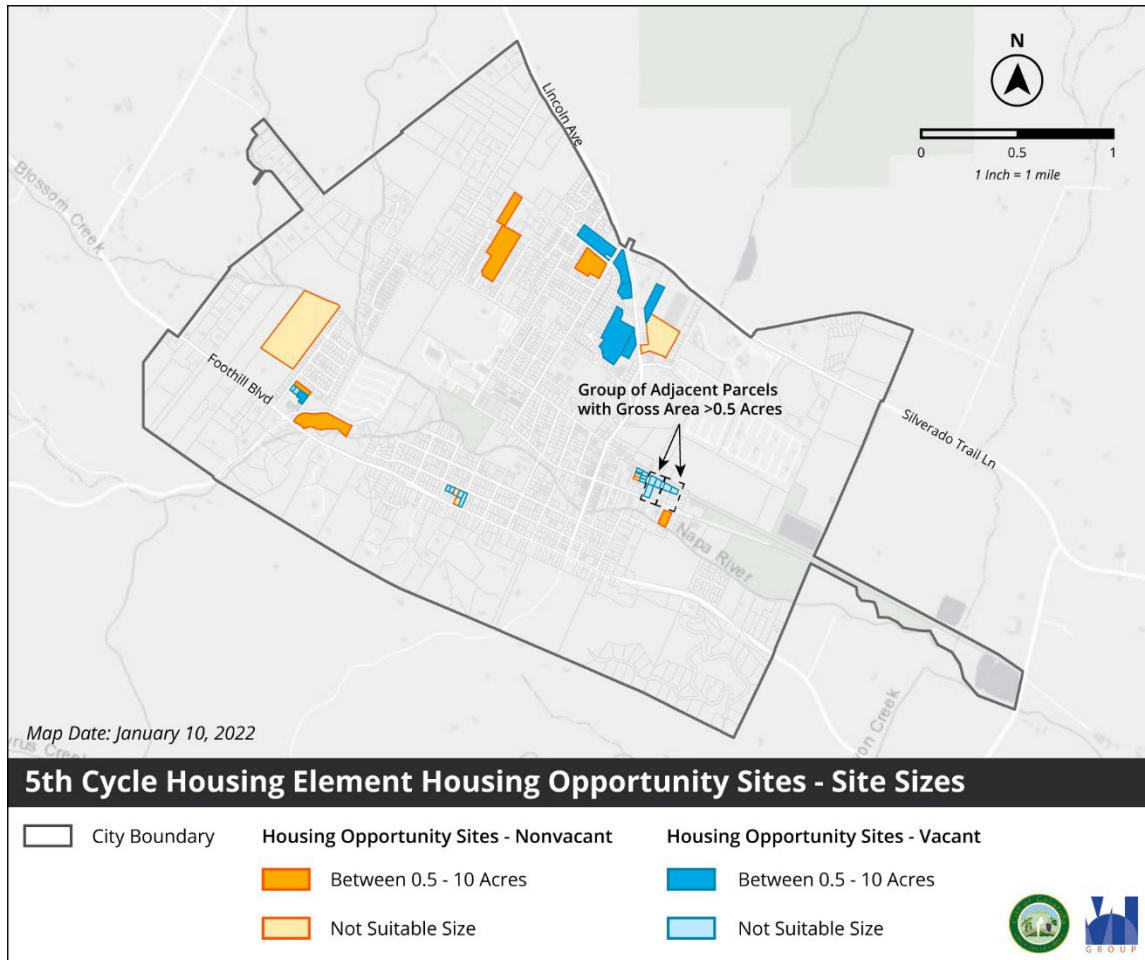
The use of these sites was preferred due to the community's familiarity from the previous Housing Element cycle and because of the streamlined process in the 6th Housing Element Cycle regulation that permits sites with an allowed density of 20 units/acre for use if they provided 20 percent of their total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

Size Requirements

State law (AB 1397, Low, Chapter 375, Statutes of 2017) includes site requirements. HCD recommends using sites between 0.5 acres and 10 acres as opportunity sites, as these are most suitable for development of affordable housing. Of the 36 Reuse Sites, 13 were appropriately sized.

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

FIGURE 5-2 5TH CYCLE HOUSING ELEMENT OPPORTUNITY SITES – SITE SIZES



AFFH

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

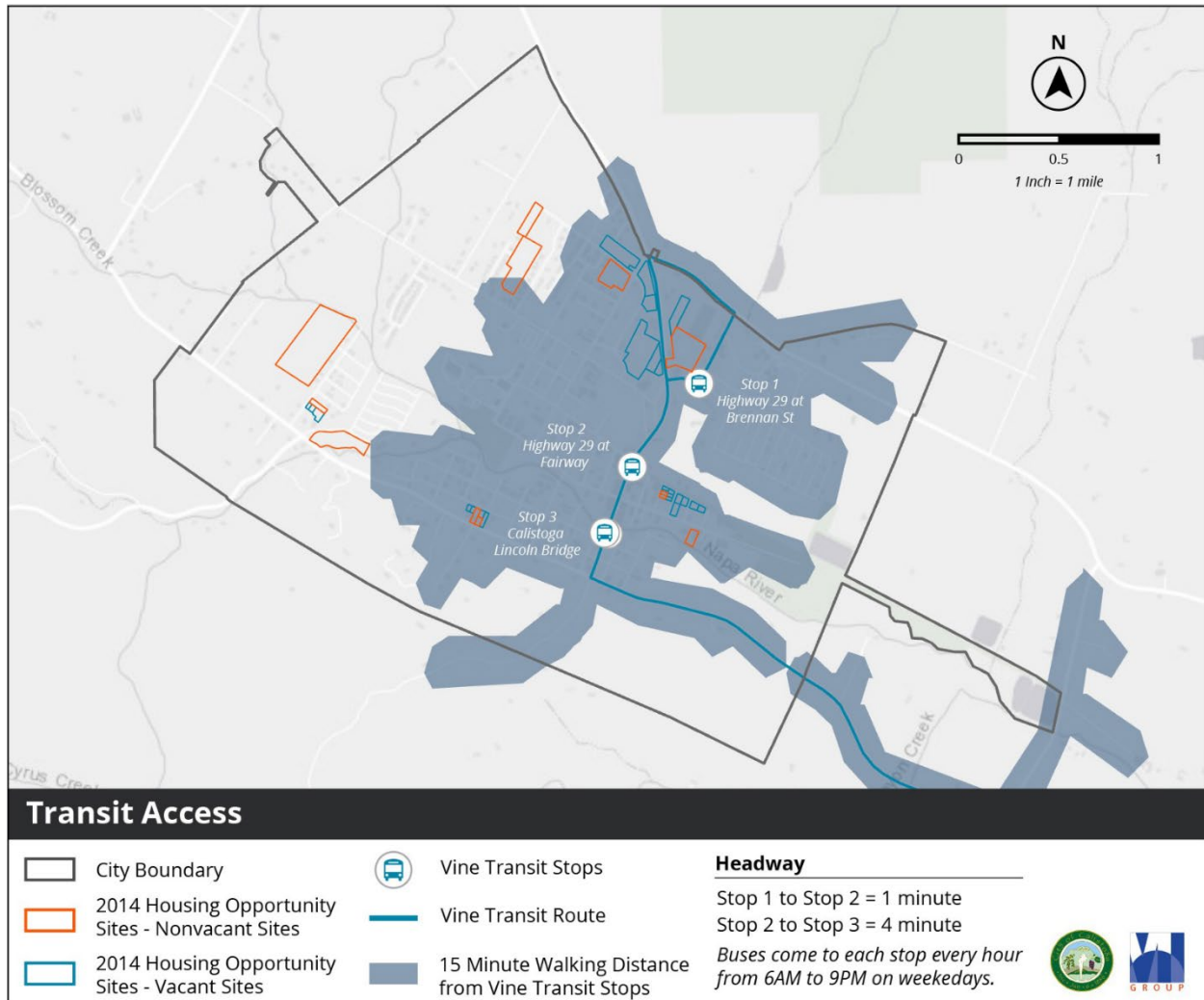
Parcels were mapped to determine if they were within a 15-minute walk of the following categories:

- Public transit
- Food
- Parks
- Employment

- Healthcare
- Schools

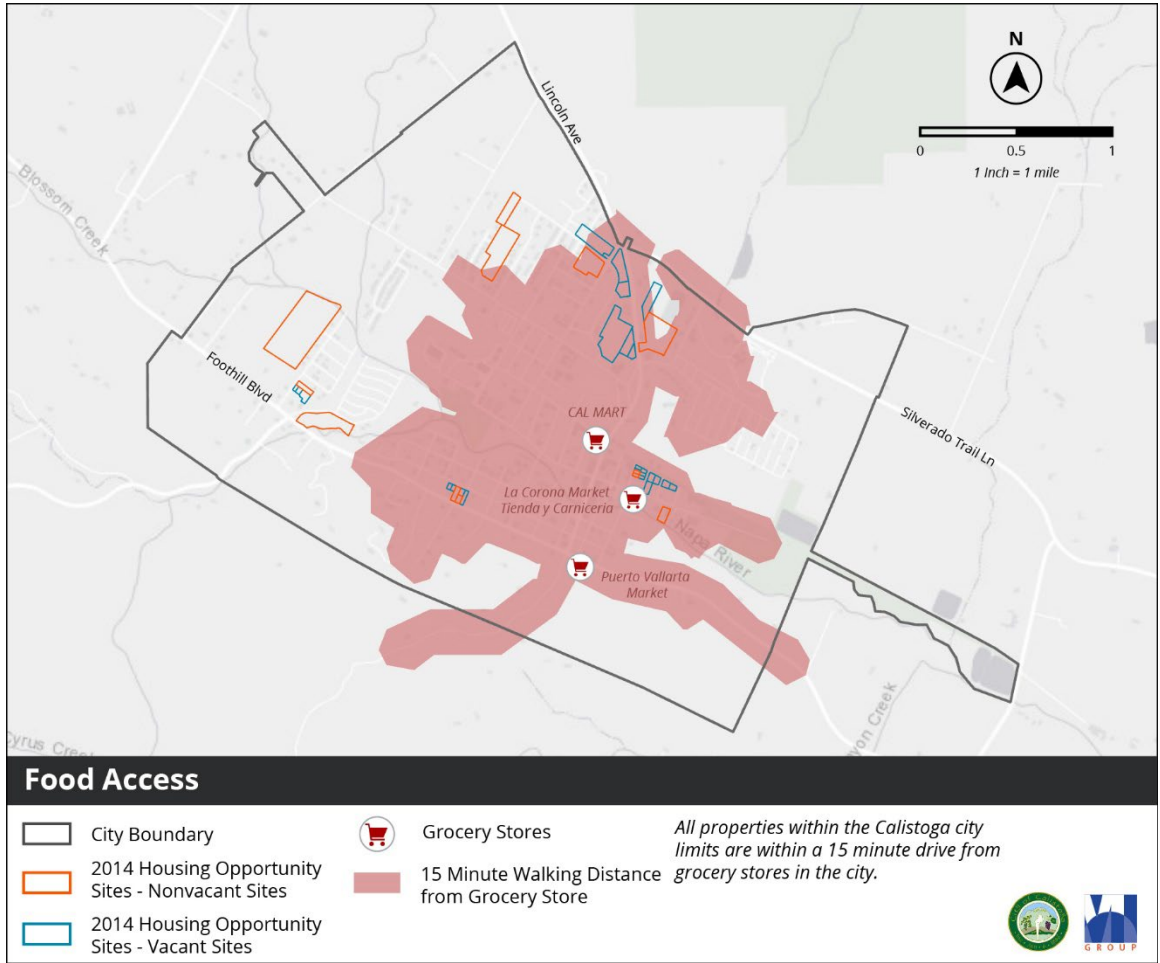
The sites located within these zones are optimal for growth and development as the sites could increase the density within the City of Calistoga without straining existing City resources or expanding city limits.

FIGURE 5-3 TRANSIT ACCESS



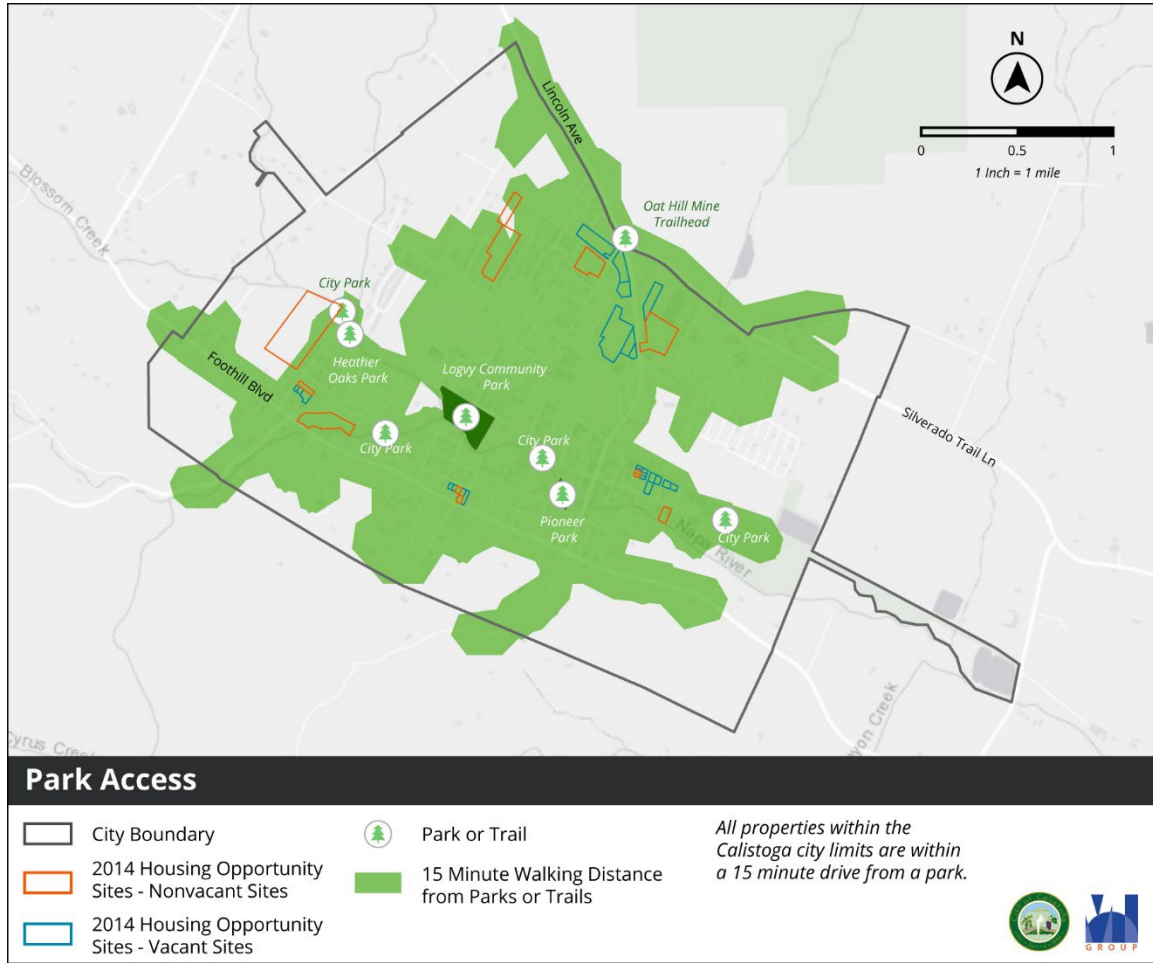
Groceries

FIGURE 5-4 FOOD ACCESS



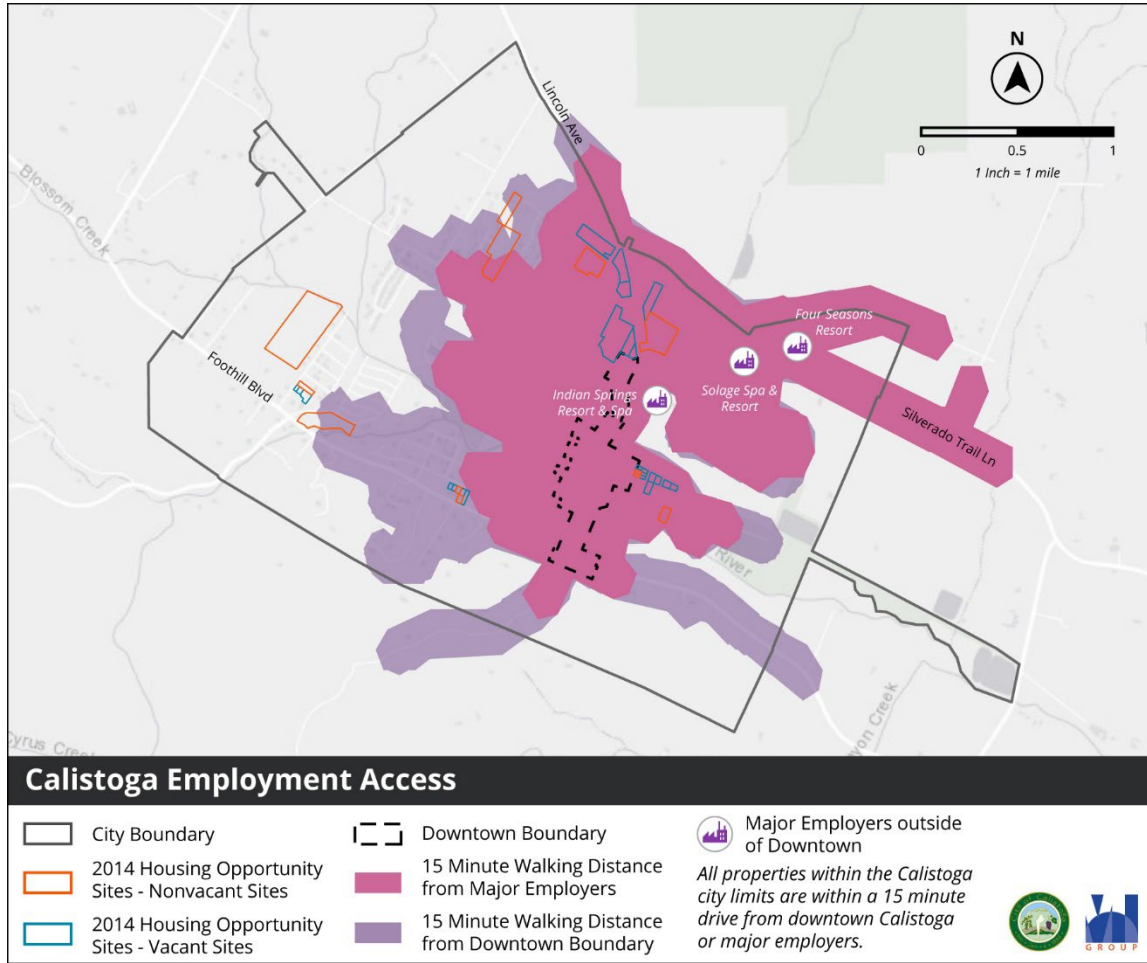
Parks

FIGURE 5-5 PARK ACCESS



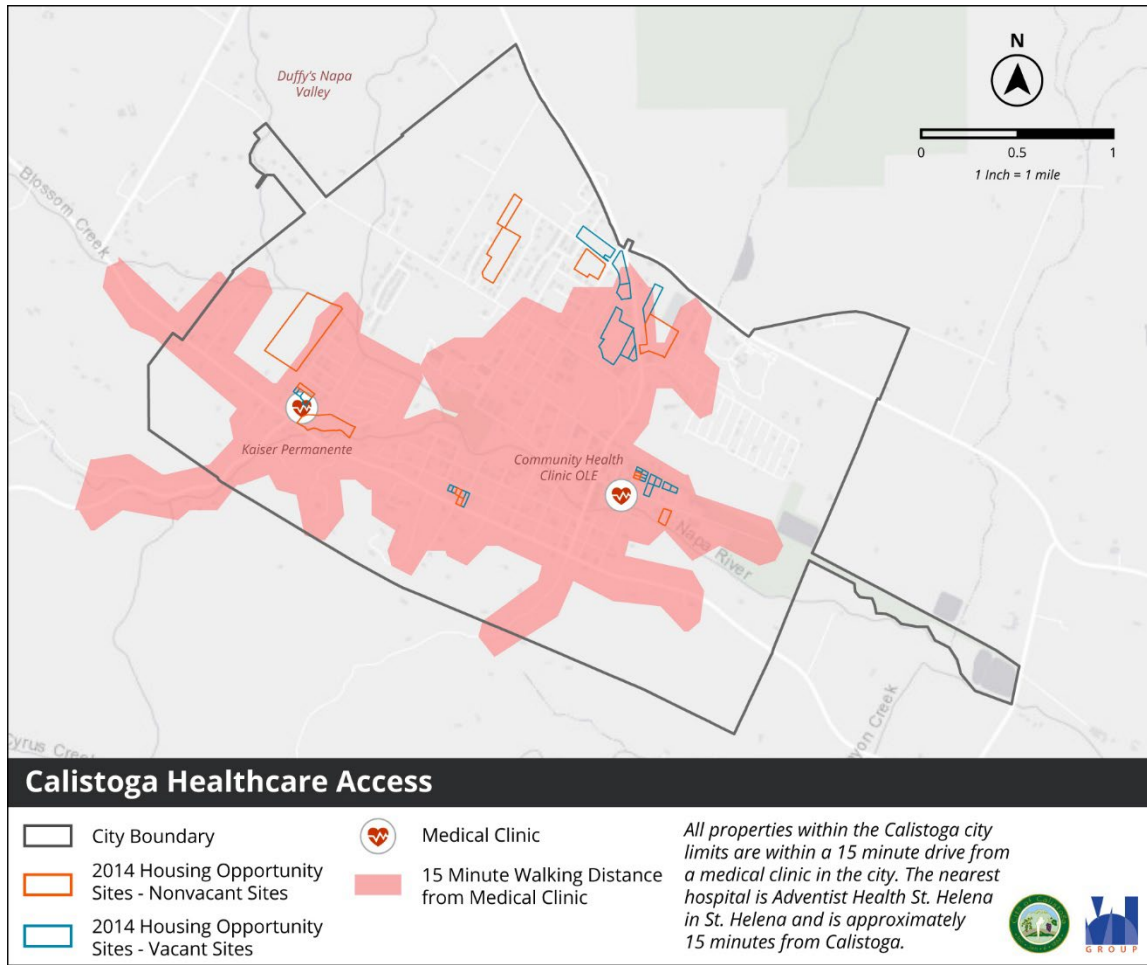
Employers and Employment Centers

FIGURE 5-6 EMPLOYMENT ACCESS



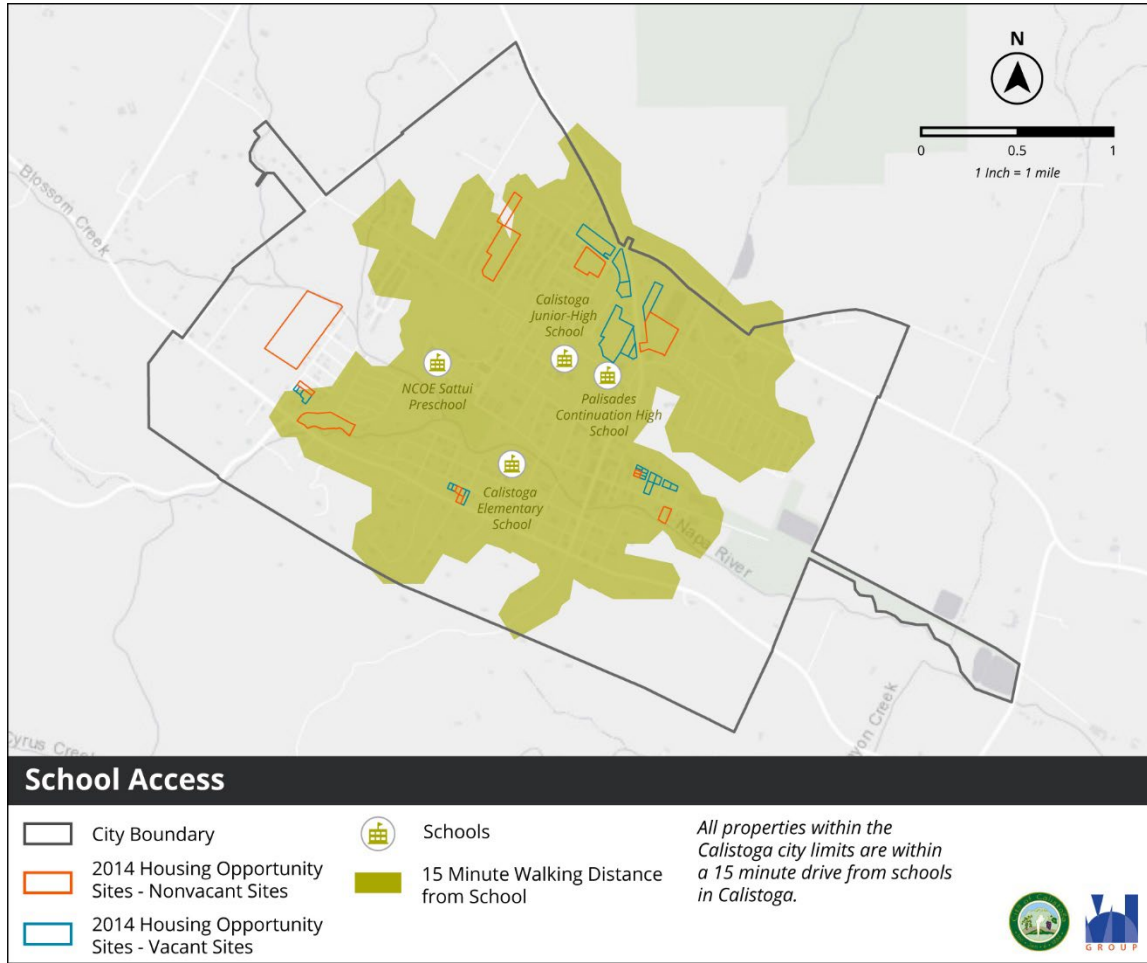
Health Clinics

FIGURE 5-7 HEALTHCARE ACCESS



Schools

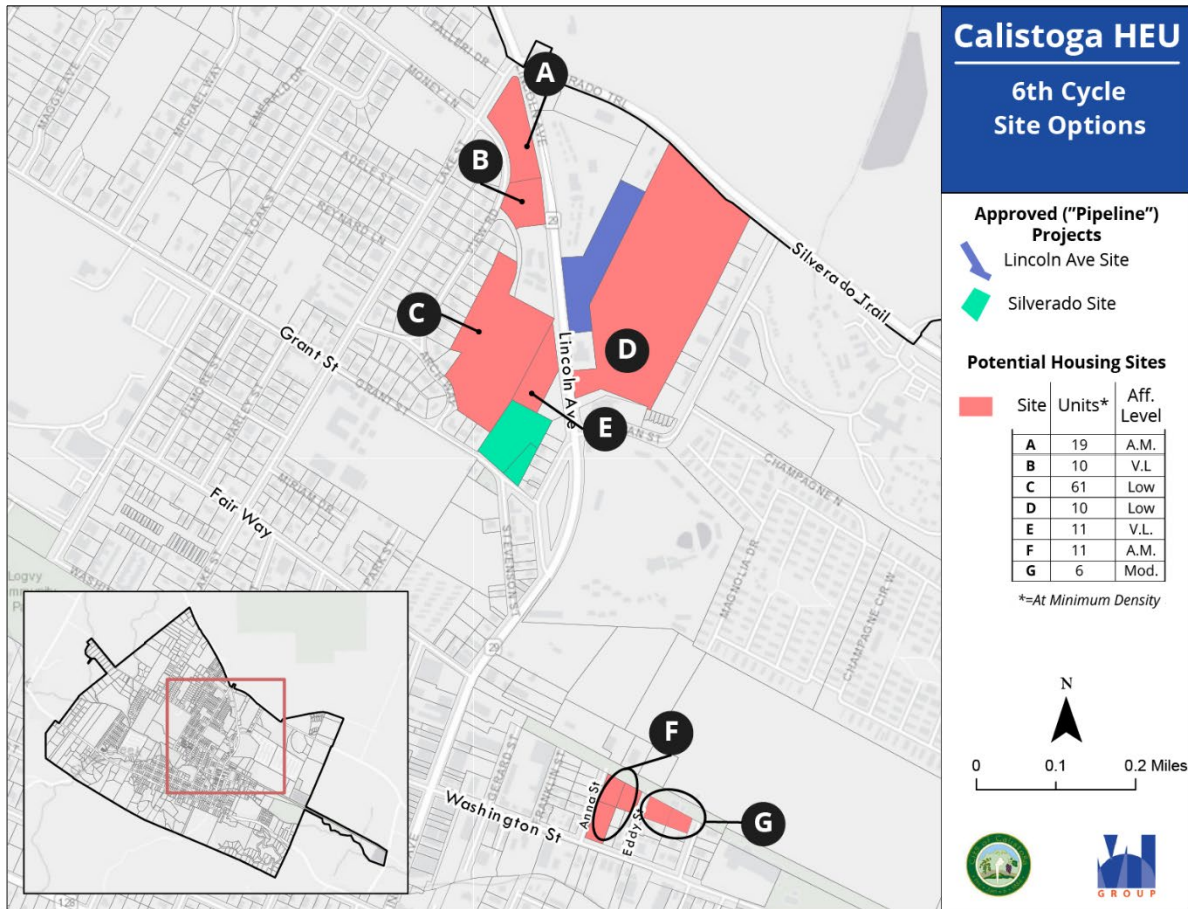
FIGURE 5-8 SCHOOL ACCESS



6th Cycle Sites

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

FIGURE 5-9 6TH CYCLE HOUSING SITES



Affordability Levels ("Aff. Levels"): V.L.: Very Low; Low, Mod.: Moderate; A.M.: Above Moderate.

These sites have capacity at maximum density for 255 units.

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

All of the sites in the Sites Inventory are in areas zoned for at least for 4 units of housing per parcel, complying with AB 725.

Realistic Capacity – Minimum Density

In order to determine realistic capacity on the 6th Cycle Housing Element sites, Calistoga is using minimum densities to calculate the projected residential development capacity of its sites.² The use of minimum density in the housing element means that adjustment factors (i.e., zoning, affordability, infrastructure, environmental, and nonresidential/nonvacant adjustments) are not required.

² Government Code section 65583.2(c)(1)

TABLE 5-3 6TH CYCLE HOUSING SITES

Map List	APN/Address	Acres	Units			Zoning	Vacant?
			At Max. Density	At Min. Density	Affordability Level		
A	011-062-009	1.88	38	19	Above Moderate	Community Commercial (CC)	YES
B	011-062-008 1861 Lincoln Ave.	1.03	21	10	Very Low	Community Commercial (CC)	YES
C	011-072-020	6.12	122	61	Low	Community Commercial (CC)	YES
D	011-050-024 865 Silverado Tr.	1.00*	20	10	Low	Light Industrial (LI)	NO
E	011-101-002	1.12	22	11	Very Low	Community Commercial (CC)	YES
Sum F		1.06	21	11	Above Moderate		YES
F	011-214-001 1420 Anna St.	0.32	6	3	Above Moderate	Multifamily Residential/ Office (R3)	YES
F	011-214-002	0.29	6	3	Above Moderate	Multifamily Residential/ Office (R3)	YES
F	011-214-006 1402 Anna St.	0.45	9	5	Above Moderate	Community Commercial (CC)	YES
Sum G		0.56	11	6	Moderate		YES
G	011-215-001	0.31	6	3	Moderate	Multifamily Residential/ Office (R3)	YES
G	011-215-011	0.25	5	3	Moderate	Multifamily Residential/ Office (R3)	YES
Total		12.77	255	128			

*=Only 1 acre of the 14.31-acre parcel will be used for residential. See "Site D – Larger than 10 Acres" analysis below.

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

The parcels that make up each of the two consolidated sites, Site F and Site G, are in common ownership, adjacent to each other, and vacant.

A fuller discussion of Affirmatively Furthering Fair Housing in Chapter 3 discusses integration and segregation, racially and ethnically concentrated areas of poverty, areas of opportunity, and disproportionate housing needs

including displacement. Due to the small size of Calistoga (four census block groups, and a single school district), and the lack of any racially and ethnically concentrated areas of poverty or affluence within the City, these sites do not exacerbate any existing conditions. Rather, the 6th Cycle sites improve integration and support supply disproportionately needed in the City by providing mixed-income housing within areas of Calistoga that are best suited for housing in terms of convenient access to amenities.

RHNA Progress

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

TABLE 5-4 PIPELINE PROJECTS

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

Silverado Terrace

- Project Status. Use Permit approved.
- Schedule for Completion. Anticipated construction commencement – Q2 2023.
- Remaining Steps. Building permit submittal.
- Mechanism for affordability (Inclusionary?). 8 low-income units to be constructed on-site. No specific data available at time of document publication.

1855 Lincoln

- Project Status. Use Permit approved and Building Permit issued.
- Schedule for Completion. Occupancy anticipated – Q3 2023
- Remaining Steps. Finalize construction.
- Affordability Demonstration. 100% affordable unit construction on-site. Covenant(s) required prior to issuance of Certificate of Occupancy.

AB 1233: 5th Cycle Shortfall Review

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

Alternative Methods to Accommodate RHNA (ADUs) Calistoga makes use of the "safe harbor option" to project future annual Accessory Dwelling Unit (ADU) production from 2018-2020 for the 6th Cycle planning

period in order to determine the number of units projected to be built. With three ADUs built annually from 2018-2020, there will be a projected 24 ADUs built during the 6th Cycle

TABLE 5-5 ADU PERMITS

Year	ADUs Receiving Building Permit
2018	2
2019	3
2020	4
Average	3

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

TABLE 5-6 PROJECTED ADUS

	Very Low	Low	Moderate	Above Moderate	Total
Proportion	30%	30%	30%	10%	100%
ADUs	7	7	7	3	24

Environmental Constraints

Environmental factors can constrain residential development in a community by increasing costs and reducing the amount of land suitable for housing. Environmental constraints in Calistoga include hillsides, geologic hazards, and risk from wildfires. These housing opportunity sites are not in any of the listed hazard areas.

- **Hillsides:** Hillsides are an integral part of the community’s image and identity. Preserving the hillsides is an important community goal, and policies related to hillside development balance environmental protection, property rights, and community values. The Rural Residential-Hillside Zoning District provides for development that will preserve the environmental and scenic benefits of these areas and avoid development that would result in an unacceptable hazard from fire, flood, landslide, or natural disaster.
- **Geologic Hazards:** Calistoga is vulnerable to geological conditions of concern including flood zones, earthquakes, liquefaction areas and landslides. California is known for being a seismically active region and the City takes necessary precautions, including building structures in accordance with the latest California Building Codes. The City with the County of Napa and other jurisdictions within the county have developed a new Hazard Mitigation Plan (2020). This plan is required by FEMA to be updated every 5 years.
- **Risk from Wildfires:** Calistoga is bordered by natural, undeveloped hillsides and mountains. The majority of these natural, undeveloped areas are very high, high, and moderately high Fire Hazard

Severity Zones by the California Department of Forestry and Fire Protection. The City and County's Local Hazard Mitigation Plan (2020) discusses the risk for Calistoga and the strategies to mitigate wildfire potential.

There opportunity sites have capacity to accommodate 128 new housing units. In addition, the opportunity site are all reuse sites with no increase in density allowances. The City's existing water and sewer treatment system can support the projected new development, and a water supply assessment is not necessary. Cultural and biological resources may impact the housing opportunity sites. These resources and their impacts are addressed in the environmental analysis document for the Housing Element.

Appropriate Density

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

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

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

Capacity

The sites in the Sites Inventory have capacity for a maximum of 128 total units This is based on the total site acres (12.77 acres) multiplied by the minimum density of 10 units/acre. Of these 128 units, 98 are allocated for very low, low, and moderate units.

The Site Inventory is provided as Appendix 5-1.Nonresidential Development

Sites A, B, D, and E are on parcels zoned CC (Community Commercial), which allows residential or non-residential uses. This zoning designation allows development of 100 percent non-residential uses on a parcel.

There is an established track record of 100-percent residential use in the CC zone. It is home to Calistoga's two pipeline projects – both sited on Lincoln Avenue, where the 6th Cycle sites are located. Development and performance standards support the production of housing in Calistoga's CC zone. The CC zone also allows for 100-percent nonresidential projects, however, there have been no new 100-percent non-residential projects in the CC zone over the last 10 years. The commercial market in Calistoga is unusually narrow due to the city's relatively remote location.

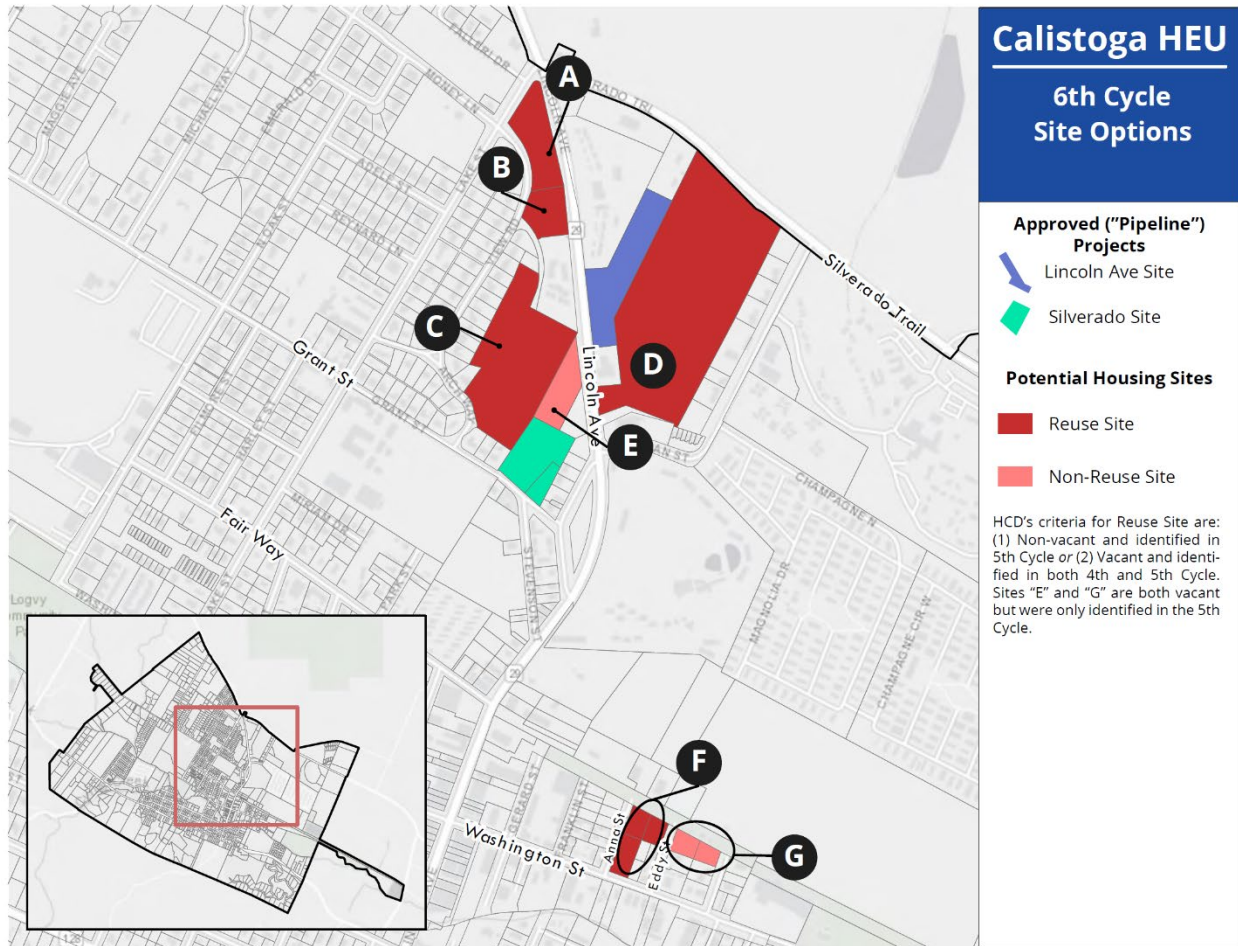
The pipeline projects are substantially similar in size and location to the four parcels on the Site Inventory that are zoned CC. Both pipeline projects developed above minimum densities. These development trends demonstrate the likelihood of residential development at (conservatively) the minimum allowed density during the 6th Cycle.

TABLE 5-7 PIPELINE PROJECTS AND OPPORTUNITY SITES IN THE CC ZONE

Address	APN(s)	Acres	Units Projected	Projected Density (du/ac)	% of Max. Density (20 du/ac)
Pipeline Projects					
1506 Grant Street (Silverado Terrace)	011-101-001; 011-101-009	1.93	50	26	130%
1855 Lincoln Avenue	011-050-044	2.87	78	27	135%
Opportunity Sites					
	011-062-009	1.88	19	10	50%
1861 Lincoln Avenue	011-062-008	1.03	10	10	50%
865 Silverado Terrace	011-050-024	1.00	10	10	50%
	011-101-002	1.12	11	10	50%

Use of Prior Identified Sites

FIGURE 5-10 REUSE SITES IN THE 6TH CYCLE



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

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

Infrastructure

Municipal Codes deems public water and sewer available if parcels are within 1,000 feet (water) and 200 feet (sewer) of the parcel's property line. Based on this definition, public water/sewer are available for all these sites. Additionally, per the City's Infrastructure Element (2020) of the General Plan, the water and wastewater treatment system can support projected development through 2035. The water and sewer demand determined from the City's Standardized Use Table for Resource Management is higher than the number of housing units

that would be developed from the opportunity sites. Table 5-8 provides a summary of the City’s water and sewer demand. For the full Standardized Use Table, refer to Appendix C.

TABLE 5-8 WATER AND SEWER DEMAND

	Multifamily 2-bedroom unit (Acre feet per year)	Availability (Acre feet per year)	Availability (Multifamily Units)
Water	0.249	1751	715
Sewer	0.146	233	1,286

Source: City of Calistoga

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

Small and Large Sites

Of the 10 parcels in Calistoga’s site inventory, four are between 0.5-10 acres. One parcel (Site D) is larger than 10 acres and the sites that compose Sites F and G are under 0.5 acres in size. Site D – Larger than 10 Acres

Site D currently contains the Calistoga Beverage Company facility that was purchased by Calistoga Vintner Services in September 2021. More information on the site can be found in the “Nonvacant Site Analysis” section.

There is ample vacant space on the parcel for a 1-acre residential development. Action A1.1-4 directs for the modification of the 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.

Sites F and G – Smaller than 0.5 Acres

Sites F and G both consist of parcels under common ownership that can be combined and redeveloped for housing.

Under the Minimum Density capacity standards used in the housing element, F is not allocated for development into lower-income housing (it is instead allocated towards meeting moderate-income housing needs) and therefore does not need to comply with Small Site Analysis.

Site G is owned by the City of Calistoga. The two parcels are contiguous and were purchased with the express purpose of development for use of lower-income housing. There are no constraints on merging the two parcels in order to produce affordable housing.

Sites and AFFH

The sites in the Site Inventory help to affirmatively further fair housing by expanding housing options throughout the City for various income levels, particularly in areas of the City most proximate to transit, grocery stores, parks, and employment centers.

Segregation and Integration

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

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

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

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

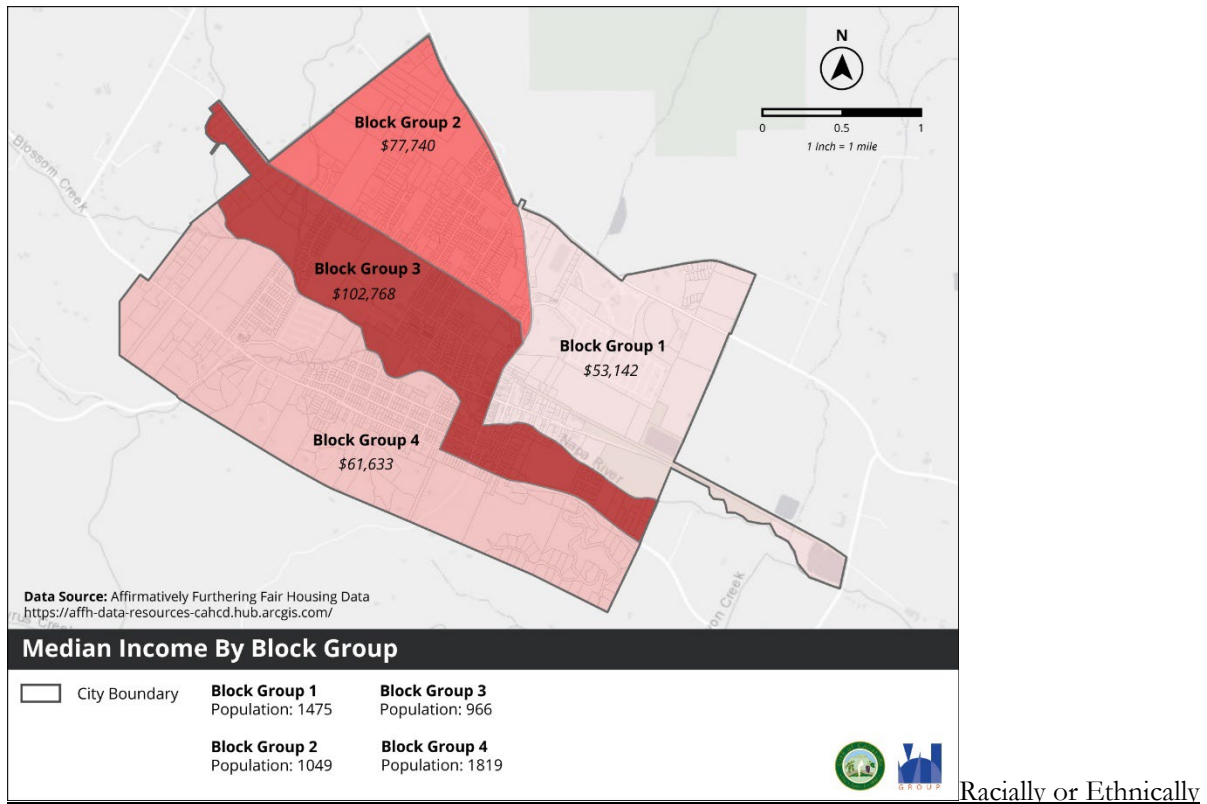
Patterns of segregation by race and ethnicity, persons with disability, familial status, age, and income are described in Chapter 3: Affirmatively Furthering Fair Housing. The City’s sole census tract is predominantly White with a substantial Hispanic or Latino minority, and small Black or African American, Asian, and Pacific Islander populations. The Othering and Belonging Institute listed Calistoga’s census tract as an area with “Low-Medium Segregation.”³

Sites to accommodate affordable housing are distributed along Lincoln Avenue, the City’s primary transportation corridor, in order to better connect affordable units (allocated to lower-income and moderate-income households) to resources (see Figures 5-3 through 5-8). There are no identified concentrations of populations with disabilities within City boundaries (see Table 3-4 in Chapter 3). The housing opportunity sites designed for affordable units are on relatively flat ground with better access to sidewalks than the City as a whole.

Figure 5-11 demonstrates that the sites designated to accommodate Calistoga’s lower-income households are in or adjacent to census block groups with relatively high median household incomes, compared to the City as a whole.

³ Racial Segregation-Integration OBI 2020, available at <https://affh-data-and-mapping-resources-v-2-0-cahcd.hub.arcgis.com/datasets/CAHCD::racial-segregation-integration-obi-2020/about>.

FIGURE 5-11 MEDIAN INCOME BY BLOCK GROUP



Concentrated Areas

As shown in Figure 3-5, the City does not have any racially or ethnically concentrated areas of poverty or areas of affluence and the identification of sites to accommodate the City’s RHNA is not expected to alter this finding. Through providing increased affordable housing opportunities in Calistoga, the housing site strategy will increase diversity throughout the community. The City has included actions A7.1-1, A7.1-2, and A7.1-3 in order to conduct outreach about fair housing in Calistoga and the Napa region, as well as create a Fair Housing Marketing Plan, to ameliorate any nearby concentrated areas of poverty by advertising opportunities in Calistoga.

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

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

Access to Opportunity

Calistoga's lone census tract is a "moderate" resource area, and it shares the same broad economic, education, and environmental characteristics with surrounding unincorporated Napa County.

- **Economic:** The TCAC economic score (0.21) is relatively low compared to the state as a whole.
- **Education:** The TCAC education score (.39) is slightly higher, but still somewhat low. All of Calistoga is served by the same school district.
- **Environment:** The TCAC environmental score (.70), however, is quite high.

All of Calistoga's sites to accommodate very low and low income households include opportunities for moderate and/or above moderate income households, promoting equitable access to opportunities.

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

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

Transportation

To improve economic access via transit, all the City's sites for lower income households are along Calistoga's transit corridor of Lincoln Avenue. Parcels allocated for above moderate and moderate income households are within 15-minute walking distance of transit (see Figure 5-3: Transit Access).

Disproportionate Housing Needs and Displacement Risk

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

Calistoga, like the vast majority of Napa County, has an estimated "Lower Displacement Risk" as defined by the Urban Displacement Project. There is a relatively high proportion of cost-burdened renters in Calistoga (65 percent of renters pay 30 percent or more of their household income on housing costs) compared to small cities south of Calistoga in Napa Valley such as St. Helena and Yountville (approximately 46 percent and 56 percent of renters are cost burdened, respectively). Affordable housing in Calistoga will alleviate this cost burden without contributing to displacement risk.

In addition, the ADUs projected in underutilized single-family parcels will be joined by SB 9 parcels. The City has already seen 3 SB 9 applications since the law was passed in 2021. This will provide for additional rental opportunities at a range of income levels and reduce displacement potential. To further address the potential for displacement of lower income renter households, action A3.1-2 will continue to prohibit vacation rentals.

Nonvacant Sites Analysis

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

Site D is used for 10 of the 128 units Calistoga is using to meet its 6th cycle RHNA, or 7.8 percent. In addition, because the sites allocated go far over the RHNA requirement of 119 units (69 affordable), the RHNA obligations could be met in the event Site D does not develop with housing.

The structure on Site D takes up approximately 6 acres of the 14.31-acre site, fronting Silverado Trail on the northern edge of the parcel. The site can still support one acre of housing development fronting Lincoln Avenue on the southwestern edge of the parcel. This one acre of housing would make up approximately 7 percent of the site, essentially giving the site a .07 nonvacant site adjustment factor.

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

Action A1.1-4 directs for the modification of the 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. The intention of this action to serve as a regulatory incentive to encourage residential development on parcel D, specifically. Water and Sewer Priority Requirements (SB 1087)

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

New Housing Opportunities

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

TABLE 5-9 APPROVED AND UNDER-CONSTRUCTION HOUSING

Project Name	Total Units	Income Category				Affordability Determination
		VL	L	M	AM	
Silverado Terrace	50	0	8	0	42	Inclusionary policy
1855 Lincoln	78	24	37	16	1	
Totals	128	24	45	16	43	

Source: City of Calistoga

Development Site Inventory

In addition to the approved housing identified above, [Table 5-3](#) identifies 7 sites in Calistoga (illustrated in [Figure 5-910](#)) that provide realistic development opportunities for the provision of housing to all income segments within the community.

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

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

Potential Development Constraints

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

Public Services

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

Flooding

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

Another part of Calistoga that could be subject to flooding is property downstream of the Kimball Reservoir. If the dam were to fail, inundation could occur in the northern part of the Planning Area as far south as Tubbs

Lane. South of Tubbs Lane, dam failure would cause the Napa River to overflow its banks through the rest of the City. The risk of dam failure is small, so the impact of additional development within the dam inundation area is not considered to be a significant constraint.

Special Status Species and Sensitive Natural Communities

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

Archaeological Resources

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

The summary of quantified objectives can be found at the end of Chapter 8: Housing Policies and Programs.