

## CHAPTER 8: HOUSING POLICIES AND PROGRAMS

\* REFERS TO ACTIONS AFFIRMATIVELY FURTHERING FAIR HOUSING (x16)

**Goal H-1 Maximize opportunities for the development of housing to accommodate anticipated growth and facilitate mobility within the ownership and rental housing markets.**

**Objective H-1.1** Ensure that an adequate amount of land is available for residential development for all economic segments of the community and to meet the City’s regional share of housing needs.

### Policies

- PI.1-1 Maintain a supply of residentially-designated land at appropriate densities that is adequate to accommodate Calistoga’s share of the regional housing need and accommodate projected housing needs.
- PI.1-2 Encourage the development of housing in combination with commercial uses.
- PI.1-3 Encourage the development of housing where public services are available.
- PI.1-4 Ensure the location and construction of new development minimizes wildfire risk, including through fire hardening design strategies.

### Actions

AI.1-1 Amend Zoning Code to provide that the City shall not change the general plan or zoning designations with respect to land where housing is an allowed use to a less intensive use, in order to maintain supply of residentially designated land at higher densities, unless there are corresponding changes to create no net loss in residential capacity.

*Time Frame: August 2025*

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

AI.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.

*Time Frame: Ongoing*

*Responsible Entity: Planning and Building Department, Planning Commission, City Council*

AI.1-3 Evaluate General Plan objectives, policies, and actions for consistency with State law and amend as needed to ensure consistency with objective design standards and Housing Element objectives to encourage housing.

*Time Frame: August 2025*

*Responsible Entity: Planning and Building Department, Planning Commission, City Council*

**Objective H-1.2 Make effective use of residential development sites.**Policies

- PI.2-1 Maximize the efficiency of residential development.
- PI.2-2 Promote the development of accessory dwelling units (ADUs) on lots with single-family residences.
- PI.2-3 Accommodate alternative types of housing (e.g., shared housing, clustered housing, co-housing, cottage-style housing, and non-profit housing co-operatives) in areas designated for medium- and high-density residential development and commercial uses.
- PI.2-4 Accommodate a diverse range of housing types, including single-family homes, townhomes, apartments, duplexes/triplexes, and condominiums to meet the varied needs of residents.
- PI.2-5 Promote opportunities for the development of workforce housing, which serves workers who make moderate incomes from 80 to 120 percent of area median income (AMI).

Actions

- AI.2-1 Amend Zoning Code to specify minimum residential density no less than 50 percent of the maximum number of dwelling units prescribed by the General Plan, subject to conformance with the City's design guidelines and all applicable General Plan policies.

*Time Frame: August 2025*

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

- \*AI.2-2 Amend Zoning Code's regulations for accessory dwelling units (ADUs) pursuant to AB 671 to encourage development. The amendment shall include incentives to build and to rent out accessory dwelling units to lower income community members and local workers. Incentives include:

- a. Streamlining processing procedures for ADU to ensure applications are processed within a maximum of 60 days.
- b. Promote pre-approved ADU plans to prospective ADU applicants. Pre-approved plans can come from the Napa/Sonoma Collaborative. Use of these plans will reduce upfront costs to the applicant and reduce processing times.
- c. Modify ADU development standards (such as size, front setbacks, parking, height, and fee reductions) to be less restrictive than state law.
- d. Consider providing reduced fee rates for ADUs that are deed-restricted to income levels less than 160% AMI not related to the resident of the primary dwelling.
- e. Monitor ADU production to ensure that Housing Element objectives (3 units per year for 24 total ADUs) are met.

*Time Frame: August 2025 for a through d; e is ongoing*

*Responsible Entity: Planning and Building Department, Planning Commission, City Council*

AI.2-3 The City will track new accessory dwelling units to collect information on the use and affordability of these units. Halfway through the planning period (2027), if it is determined these units are not meeting a lower-income housing need, the City shall ensure other housing sites are available to accommodate any unmet portion of the lower-income RHNA.

*Time Frame: Ongoing*

*Responsible Entity: Planning and Building Department*

\*AI.2-4 Amend the Zoning Code to permit adaptive reuse (for long-term housing) of inns, motels, housing cooperatives and non-storefront ground floor commercial space in residential and commercial zones.

*Time Frame: August 2025*

*Responsible Entity: Planning and Building Department, Planning Commission, City Council*

\*AI.2-5 Conduct two public workshops with homeowners on the viability of long-term rentals of vacation homes or second homes (not legally transient commercial occupancy) as a housing solution to accommodate workforce housing. Invite restaurants, hotels, and other hospitality-related companies to participate in these public workshops, which are focused on connecting homeowners to opportunities to leverage their properties for workforce housing.

*Time Frame: Conduct first workshop by October 2024 and second by October 2025, and annually thereafter at a time that is peak vacation home usage.*

*Responsible Entity: Planning and Building Department, Chamber of Commerce*

\*AI.2-6 Work with a community organization to sponsor annual outreach events (open house, workshop, presentation, etc.) involving hospitality-related companies as well as owners of vacation homes or second homes (not legally transient commercial occupancy) to help facilitate the provision of long-term lease agreements for temporary workforce housing.

*Time Frame: First event to take place by July 2024, annual thereafter*

*Responsible Entity: Planning and Building Department*

AI.2-7 Adopt objective design standards for qualifying residential development, which will be applied to projects eligible for ministerial review.

*Time Frame: December 2025*

*Responsible Entity: Planning and Building Department, Planning Commission, City Council*

**Objective H-1.3 Provide public services and facilities needed for the development of housing.**

#### Policy

PI.3-1 Ensure that sufficient services are provided to meet the existing and future needs of residents.

#### Actions

AI.3-1 Continuously update the Capital Improvement Program to ensure that sewer, water, and street improvements facilitate residential development.

*Time Frame: First report in 2025, annually thereafter*

- Responsible Entity: Public Works Department*
- AI.3-2 Provide annual reports to the City Council on the available water supply and wastewater treatment capacity as part of the annual General Plan Progress Reports.
- Time Frame: First report in 2025, annually thereafter*
- Responsible Entity: Planning and Building Department*
- AI.3-3 Conduct a fee study or studies and adopt updated nexus-based development impact/connection fees to be imposed on development projects to support adequate sewer, water and transportation services, and parks and cultural facilities.
- Time Frame: December 2026*
- Responsible Entity: Planning and Building Department*
- AI.3-4 Conduct annual reviews of development-related impact/connection fees and ensure that fees are commensurate with the cost to the City for providing required infrastructure, particularly for 100 percent affordable housing projects and the affordable portion of other projects.
- Time Frame: Annually after completion of AI.3-3*
- Responsible Entities: Planning and Building Department, City Council*
- \*AI.3-5 Establish a program to 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.
- Time Frame: December 2026*
- Responsible Entities: Planning and Building Department, City Council*
- AI.3-6 Ensure that active transportation grant funding for safe street initiatives is aligned with housing strategies.
- Time Frame: Ongoing*
- Responsible Entities: Planning and Building Department, Public Works Department*
- AI.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 Blueprint appropriate for incorporation into City policy as appropriate.
- Time Frame: December 2026*
- Responsible Entity: Planning and Building Department, Planning Commission, City Council*

<p><b>Goal H-2 Promote housing that meets the needs of extremely low-, low- and moderate-income households, particularly those who work in Calistoga.</b></p>
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**Objective H-2.1 Encourage the development of affordable housing.**

Policy

P2.1-1 Provide incentives for the development of affordable housing.

Actions

A2.1-1 Ensure compliance with State-mandated density bonuses and other incentives for projects that reserve units for extremely low-, very low-, low-, and moderate-income households.

*Time Frame: Review compliance at end of every January, beginning January 2024*

*Responsible Entity: Planning and Building Department*

A2.1-2 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.

*Time Frame: Ongoing. Provide outreach materials beginning January 2024.*

*Responsible Entity: Planning and Building Department, City Council*

A2.1-3 Continuously identify properties for purchase that would be well-suited to the construction of affordable and/or special-needs housing. The purchase would use revenue from sources such as TOT, in-lieu fees, development agreements, inclusionary housing and/or grant funding.

*Time Frame: Ongoing. Begin research in March 2025*

*Responsible Entity: Planning and Building Department, City Council*

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.

*Time Frame: Ongoing. Funds from this account are used annually to support contract services with the City of Napa Housing Authority (grant applications and program administration), Napa Valley Community Action (homeless services), Napa Valley Fair Housing and Rebuilding Calistoga.*

*Responsible Entity: City Council*

A2.1-5 Change the zoning on housing opportunity sites to allow ministerial review, as may be required by state law, of housing development projects when a minimum of 20 percent of the units in the development are affordable to extremely low-, very low-, low-, or moderate-income households. On sites involving potential side consolidation (site F and site G), include incentives to promote consolidation such as site coverage bonuses or reductions in open space requirements.

*Time Frame: August 2025*

*Responsible Entity: Planning and Building Department, Planning Commission, City Council*

A2.1-6 Modify the Zoning Code to develop expedited approval process and financial and regulatory incentives (such as a density bonus or parking reduction) for developments that comply with existing zoning standards as well as all of the following:

- a. Eligible for SB35

- b. At least 20 percent of onsite housing units are deed-restricted to households earning 80%-160% of AMI (“missing middle” incomes) with average affordability not to exceed 110% AMI
- c. Provide prevailing wages and safe working conditions for all workers
- d. Utilize apprentice labor
- e. Complies with all SB 35 labor standards

This Action is based on Committee to House the Bay Area Compact Element #7.

*Time Frame: December 2026*

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

A2.1-7 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. The nexus study establishes the maximum fee that may be charged to mitigate the impacts of new development on the need for affordable housing. Amend the Inclusionary Housing Ordinance as appropriate, to enhance the Program's effectiveness. This program may be done in collaboration with other Napa County jurisdictions.

*Time Frame: Initiate study by July 2024, and adopt updated ordinance and in-lieu fee by December 2025 as deemed appropriate.*

*Responsible Entity: Planning and Building Department, Planning Commission, City Council*

**Objective H-2.2 Pursue state and federal funding assistance appropriate to Calistoga's needs for affordable housing.**

### Policy

P2.2-1 Use state and federal funding assistance, to the extent these subsidies are available and appropriate to Calistoga, to assist people in need of affordable housing and developers interested in constructing affordable housing.

### Actions

A2.2-1 Meet with the Housing Authority of the City of Napa (HACN) 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.

*Time Frame: First meeting by July 2024, annually thereafter*

*Responsible Entity: Planning and Building Department*

A2.2-2 Conduct outreach events (workshops, forums, or webinars, City website notices, public counter material, postings, regional coordination with HACN and others, etc.) to assist affordable housing developers in seeking funding for affordable housing from at least three sources: (1) local banks

seeking to meet their obligations under the Community Reinvestment Act, (2) investors seeking Low-Income Housing Tax Credits, and (3) federal and state funds, including those available under the HOME program.

*Time Frame: First meeting by July 2024, annually thereafter*

*Responsible Entity: Planning and Building Department*

\*A2.2-3 Work with a community organization to 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.

*Time Frame: Formalize partnership by December 2024, annual workshops thereafter*

*Responsible Entity: Planning and Building Department*

**Objective H-2.3 Address the impacts of nonresidential development and market-rate residential development on the demand for, and the development of, affordable housing.**

#### Policy

P2.3-1 Offset the impact of new nonresidential development and market-rate residential development on the need for, and the provision of, housing affordable to extremely low-, very low-, low-, and moderate-income households.

#### Actions

A2.3-1 Continue to charge affordable housing linkage fees on nonresidential development (CMC 17.08.040) that are deposited in the Affordable Housing Fund (CMC 17.08.040(G)) to be used, in part, to increase the supply of affordable housing. Conduct annual review and update the fees as appropriate to reflect current market conditions.

*Time Frame: Ongoing*

*Responsible Entity: Planning and Building Department*

**Goal H-3 Maintain the City's housing stock and protect the affordability of affordable units.**

**Objective H-3.1 Minimize the loss of existing housing units.**

#### Policies

P3.1-1 Discourage the loss of existing housing by new development, expansion of existing development, and conversion to nonresidential uses.

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

P3.1-3 Prohibit vacation rentals to maximize housing available to serve the needs of the community members.

Actions

A3.1-1 Where the loss of affordable housing occurs through demolition or conversion, these units shall be replaced on-site or elsewhere. The City Council may allow the payment of an in-lieu fee to the Affordable Housing Fund for lost units, in addition to any affordable housing linkage fee in cases where the proposed uses clearly provide other benefits to the City.

*Time Frame: Ongoing*

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

A3.1-2 Continue to actively enforce the Zoning Code's prohibition of vacation rentals (i.e., the renting of homes for fewer than 30 days).

*Time Frame: Ongoing*

*Responsible Entities: Planning and Building Department, Police Department*

**Objective H-3.2 Minimize the conversion of affordable units to market-rate units.**

Policies

P3.2-1 Monitor affordable housing projects to ensure their continued occupancy by eligible individuals and households.

P3.2-2 Control rent increases on mobile home park spaces.

Actions

A3.2-1 Monitor deed-restricted affordable housing projects to ensure compliance with affordability requirements and restrictions.

*Time Frame: Ongoing. Monitoring reports verifying rents and household incomes completed by Housing Authority of the City of Napa annually.*

*Responsible Entities: Planning and Building Department, Housing Authority of the City of Napa*

A3.2-2 Continue to administer the Mobile Home Rent Stabilization Ordinance and defend it against legal challenges. Monitor the effectiveness of the Ordinance and revise if necessary to maximize its effectiveness.

*Time Frame: Ongoing*

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

**Goal H-4 Address the housing needs of special-needs population groups, including seniors, farmworkers, people with disabilities including developmental disabilities, large families, and female-headed households.**

**Objective H-4.1 Promote housing for special-needs population groups.**

Policies

P4.1-1 Provide incentives to projects providing housing for special-needs population groups.

P4.1-2 Provide information on local services and housing resources to special-needs population groups.

- P4.1-3 Collaborate with Napa County and non-profit organizations to promote housing for special-needs population groups.
- P4.1-4 Improve disabled accessibility to existing residences and promote universal design in new residences.
- P4.1-5 Encourage larger residential development projects to provide a range of unit sizes.

### Actions

- 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.

*Time Frame: Ongoing*

*Responsible Entity: Planning and Building Department, Planning Commission*

- \*A4.1-2 Meet with the Housing Authority of the City of Napa (HACN) and the Napa County Housing Authority annually, and continue to provide annual funding to the Napa County Housing Authority to support the three farmworker housing centers, including the Calistoga Center.

*Time Frame: Annually. Funding is ongoing.*

*Responsible Entity: Planning and Building Department*

- A4.1-3 Collaborate annually with Napa County and non-profit organizations to assess the needs of the homeless by participating in efforts to survey this population and annually consider providing funding or other support to ensure the provision of shelters on a regional basis.

*Time Frame: Consider providing funding on an annual basis through general fund to Community Action Napa Valley to support homeless services.*

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

- A4.1-4 Provide information about the 211-phone system, which provides assistance to persons in need of emergency shelter.

*Time Frame: Ongoing. The City provides this information at City offices and on its website.*

*Responsible Entities: Planning and Building Department, Police Department*

- \*A4.1-5 Conduct quarterly 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 and resources with information on tenant and landlord rights and responsibilities.

*Time Frame: First assessment by December 2023, quarterly (every three months) thereafter.*

*Responsible Entity: Planning and Building Department*

- \*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.

*Time Frame: Ongoing*

*Responsible Entities: Planning and Building Department, Planning Commission*

A4.1-7 During permit review, require that developers of affordable housing projects comply with state and federal laws related to provision of units for the disabled, including developmentally disabled persons.

*Time Frame: During permit review on a project-by-project basis*

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

A4.1-8 Amend Zoning Code Chapter 17.04, Definitions, to update the definition for “Low Barrier Navigation Center” consistent with state law. Amend the Downtown Commercial Zoning District to allow low barrier navigation centers as a permitted use by right.

*Time Frame: August 2025*

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

A4.1-9 Conduct annual public workshops with childcare operators, community-based organizations, and other groups focused on supporting female, minority, and single-parent householders in addressing their needs. Workshops shall be followed by action plans no more than three months after workshop conclusion.

*Time Frame: First workshop by December 2024, annually thereafter*

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

**Objective H-4.2 Financially support housing for special-needs population groups.**

Policy

P4.2-1 Provide local funding to support housing for special-needs population groups.

Actions

A4.2-1 Amend Zoning Code Chapter 17.08 Affordable Housing to include housing for special-needs populations, particularly farmworkers and lower-income, female and single-parent householders with children. as eligible for revenue from the City’s Affordable Housing Fund.

*Time Frame: August 2025*

*Responsible Entity: Planning and Building Department, Planning Commission, City Council*

A4.2-2 Use loan repayments from the CDBG account to fund programs and projects that benefit special-needs population groups, particularly farmworkers and lower income, female and single-parent householders with children.

*Time Frame: Ongoing. Funds from this account are used annually to support contract services with the City of Napa Housing Authority (grant applications and program administration), Napa Valley Community Action (homeless services), and Rebuilding Calistoga.*

*Responsible Entity: City Council*

**Objective H-4.3 Pursue state and federal funding assistance appropriate to Calistoga’s needs for special-needs housing.**

Policy

P4.3-1 Use state and federal funding assistance, to the extent these subsidies are available and appropriate to Calistoga, to assist special-needs population groups in need of affordable housing and developers interested in constructing such housing.

Actions

A4.3-1 Continue to pursue grant funding available from federal, state, county, and private funding sources for special needs groups and convey on the Housing Resources page on the City’s website.

*Time Frame: Ongoing*

*Responsible Entity: Planning and Building Department*

A4.3-2 Conduct updates of the Housing Resources page on the City’s website that provides information on resources for special-needs population groups, particularly farmworkers and female householders with children, and links to the websites of local housing organizations and housing agencies.

*Time Frame: First assessment by December 2023, quarterly (every three months) thereafter.*

*Responsible Entity: Planning and Building Department*

**Objective H-4.4 Provide access to housing for people with disabilities including developmental disabilities.**

Policy

P4.4-1 Maximize accessibility to housing units for people with disabilities.

Actions

A4.4-1 Enforce State requirements for accessibility and adaptability in remodeled and new housing projects.

*Time Frame: Ongoing, as part of code enforcement*

*Responsible Entity: Planning and Building Department*

A4.4-2 Review the City’s Universal Design Policy that requires accessible design features to be incorporated into newly constructed and substantially rehabilitated single-family and duplex residences to the maximum feasible extent, and update as necessary.

*Time Frame: August 2025*

*Responsible Entity: Planning and Building Department*

A4.4-3 Partner with a local or regional community-based organization to identify and pursue grant funding that can serve to retrofit existing housing to provide disabled accessibility.

*Time Frame: Identify partner by December 2024, meet at least annually thereafter*

*Responsible Entity: Planning and Building Department*

**A4.4-4** Inform the public about the City’s reasonable accommodations provisions that allow modifications to the City’s development standards for persons with disabilities seeking equal access to housing.

*Time Frame: Put on City website by December 2023, update as appropriate*

*Responsible Entity: Planning and Building Department*

**Objective H-4.5** Support farmworker and other workforce housing models.

Policy

**P4.5-1** Promote development of cooperative housing as a long-term solution to workforce housing needs.

**P4.5-2** Collaborate with major local employers to identify gaps in knowledge and resources among in-need local workers.

**P4.5-3** Provide wrap-around services for farmworkers, including housing for farmworker families.

Actions

**\*A4.5-1** Conduct two public workshops with worker organizations and cooperative housing specialists on the viability of cooperative housing as a housing solution to accommodate workforce housing.

*Time Frame: First workshop by December 2025, second no more than 4 years thereafter*

*Responsible Entity: Planning and Building Department, Chamber of Commerce*

**\*A4.5-2** Invite major employers and worker organizations, as well as local organizations such as Fair Housing Napa Valley and the UpValley Family Center, to a public forum in order to identify clear needs and available resources for workforce housing opportunities.

*Time Frame: Forum held by December 2025*

*Responsible Entity: Planning and Building Department, Chamber of Commerce*

**A4.5-3** Meet 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 existing farmworker housing centers and expand budgets if necessary.

*Time Frame: July 2024*

*Responsible Entity: Planning and Building Department*

**Goal H-5 Maintain and enhance the physical condition and aesthetic qualities of existing residential neighborhoods.**

**Objective H-5.1** Preserve and improve the quality of existing housing.

Policies

**P5.1-1** Enforce health and safety codes and abate unsafe living conditions, giving property owners ample opportunities to correct deficiencies within a reasonable time frame.

P5.1-2 Encourage homeowners to maintain their property in a safe condition.

P5.1-3 Make use of governmental programs targeted at the rehabilitation of housing for lower-income households.

#### Actions

\*A5.1-1 Conduct outreach events (workshops, forums, 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.

*Time Frame: First event by July 2024, annually thereafter*

*Responsible Entity: Planning and Building Department*

\*A5.1-2 Meet with volunteer groups such as Rebuilding Calistoga to coordinate in pursuing CDBG Grant funding to help lower-income households maintain and upgrade their property.

*Time Frame: First meeting by July 2024, annually thereafter*

*Responsible Entity: Planning and Building Department, City Council*

A5.1-3 Continue to correct health and safety issues identified during routine building permitting and inspection activities.

*Time Frame: Ongoing, on project-by-project basis*

*Responsible Entities: Planning and Building Department, Fire Department*

A5.1-4 Develop and adopt a procedure as part of the City's Code Enforcement Program for the City to intervene when a property is becoming seriously deteriorated, especially if it is of historic significance. For residential properties with historic significance, intervention should include all feasible attempts to rehabilitate building before considering demolition.

*Time Frame July 2026*

*Responsible Entities: Planning and Building Department, Police Department*

**Objective H-5.2 Encourage private investment in older residential neighborhoods and the private rehabilitation of housing.**

#### Policy

P5.2-1 Support the maintenance and revitalization of Calistoga's older residential neighborhoods, defined as the Town Center outward, including R-2, R-3, and mixed-use zones.

#### Actions

A5.2-1 Maintain good repair of streets, sidewalks, and other municipal systems in older residential neighborhoods.

*Time Frame: Ongoing*

*Responsible Entity: Planning and Building Department*

A5.2-2 Allow the application of the State's Historic Building Code to qualified homes in order to provide flexibility in rehabilitation and modification efforts.

*Time Frame: Ongoing, on project-by-project basis*

*Responsible Entity: Planning and Building Department*

A5.2-3 Conduct outreach events (workshops, forums, 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.

*Time Frame: First event by July 2024, annually thereafter*

*Responsible Entity: Planning and Building Department*

**Objective H-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.**

#### Policies

P5.3-1 Encourage good design that incorporates and/or respects neighborhood and community characteristics.

P5.3-2 Encourage larger residential subdivisions to provide a range of lot sizes and designs.

#### Actions

A5.3-1 The City’s residential design standards, the General Plan’s Character Area Overlay Districts, and objective design standards when adopted shall be considered in the review of proposed residential projects.

*Time Frame: Ongoing*

*Responsible Entities: Planning and Building Department, Planning Commission*

A5.3-2 Amend Zoning Code Chapter 17.41 Design Review to 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.

*Time Frame: August 2025*

*Responsible Entities: Planning and Building Department, Planning Commission*

A5.3-3 Amend Zoning Code Chapter 17.41 Design Review to include elements in objective design standards referenced in A1.2-7 and A5.3-1 related to non-ministerial review of development projects.

*Time Frame: August 2025*

*Responsible Entity: Planning and Building Department, Planning Commission, City Council*

**Goal H-6 Remove governmental constraints to the maintenance, improvement, and development of housing, where feasible.**

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

Policies

- P6.1-1 Maintain development and permitting procedures that are efficient and do not constrain the production of housing.
- P6.1-2 Reduce parking requirements for residential uses that share commercial parking, where appropriate.
- P6.1-3 Ensure that parking requirements for senior housing are the minimum necessary to provide adequate parking.

Actions

A6.1-1 Allow use of the Historic Building Code to facilitate the rehabilitation of historic residences.

*Time Frame: Ongoing*

*Responsible Entity: Planning and Building Department*

A6.1-2 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, as may be required by state law. Before modification of the Zoning Ordinance, the City should consider identification of any biological or cultural resources on the Reuse Sites that may impact the development viability of the identified sites.

*Timeframe: By January 2024*

*Responsibility: Planning Division, Planning Commission, City Council*

A6.1-3 Amend CMC 17.36 to allow the shared use of parking spaces where it can be demonstrated that this will not result in an unacceptable impact on parking in the public right-of-way or on off-street parking lots. This demonstration can include a parking study that examines actual parking usage or by assigning peak parking usage times to different permitted uses.

*Time Frame: August 2025, in conjunction with A6.1-4, A6.1-7*

*Responsible Entity: Planning and Building Department.*

A6.1-4 Amend Zoning Code Chapter 17.36 Off-Street Parking and Loading to ensure that emergency shelter parking requirements (staff parking only) comply with AB 139/Government Code Section 65583, subdivision (a)(4)(A).

*Time Frame: By August 2025, in conjunction with A6.1-3, A6.1-7*

*Responsible Entity: Planning and Building Department.*

A6.1-5 Amend Zoning Code as necessary to ensure compliance with Government Code Section 65651 requiring that Supportive and Transitional Housing be permitted by-right in zones where multifamily and/or mixed-uses are permitted.

*Time Frame: By August 2025*

*Responsible Entity: Planning and Building Department.*

\*A6.1-6 Amend Zoning Code as necessary to ensure compliance with the Employee Housing Act (Health and Safety Code, § 17000 et seq.) in defining and allowing Agricultural Housing.

*Time Frame: By August 2025*

*Responsible Entity: Planning and Building Department.*

*Responsible Entity: Planning and Building Department.*

A6.1-7 Amend Zoning Code 17.36 Off-Street Parking and Loading to address any actual or potential constraints on project feasibility and reaching maximum densities specifically for smaller unit types such as studio and one-bedroom units.

*Time Frame: By August 2025, in conjunction with A6.1-3, A6.1-4*

*Responsible Entity: Planning and Building Department.*

A6.1-8 City will review fee reductions for reasonable accommodation procedures to ensure that permit review process does not act as a constraint on persons with disabilities.

*Time Frame: By October 2024*

*Responsible Entity: Planning and Building Department.*

A6.1-9 Amend Zoning Code as necessary to ensure compliance with State law fair housing requirements related to provisions for residential care facilities and group homes, including allowing group homes for more than six persons in all residential zone districts similar to other residential uses of the same form in the same zone, subject only to those limitations authorized by and consistent with state law and fair housing requirements.

*Time Frame: By August 2025*

*Responsible Entity: Planning and Building Department.*

\*A6.1-10 The City will maintain compliance with the Surplus Land Act throughout the housing element period including proactive outreach and marketing with developers, requests for proposals, development incentives, fee waivers, priority process, financial assistance (if feasible), etc.

If developers respond and commit to developing on these sites, the City will expeditiously process necessary approvals (entitlements, development agreements, etc.) pursuant to the following key milestones:

- Release available sites and requests for proposals to develop on publicly owned sites and establish a schedule of actions to facilitate development by July 2024.
- Target development agreements within 6 months of response or interest from developers.
- Facilitate entitlements and approvals within one year of an application.

*Time Frame: As per milestone*

*Responsible Entity: Planning and Building Department, Planning Commission, City Council*

A6.1-11 The City will initiate a standard operating procedure wherein the Planning Director determines if a project is exempt from CEQA within 30 days (as per Public Resources Code 21080.2) after deeming a development application complete. In the event a project is found to be exempt from CEQA, then provisions of the Permit Streamlining Act shall apply, and the application shall be processed within 60 days (Gov. Code 65950(a)(5)).

*Time Frame: By August 2024*

*Responsible Entity: Planning and Building Department.*

**Goal H-7 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 H-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.**

Policies

P7.1-1 Support fair and equal housing opportunities for all Calistoga residents and work to eliminate discriminatory housing practices.

P7.1-2 Support organizations that provide equal housing services to Calistoga residents.

Actions

A7.1-1 Conduct outreach events (workshops, forums, or webinars City Housing Resources page, public postings, public counter and UpValley Family Center material, direct mailings, etc.) providing bilingual information about fair housing at City Hall and including links to fair housing resources.

*Time Frame: First event by July 2024, annually thereafter*

*Responsible Entity: Planning and Building Department*

A7.1-2 Consider contributing annual funding and conduct annual outreach events (workshops, webinars, or forums advertised by City Housing Resources page, public postings, public counter and UpValley Family Center material, direct mailings, etc.) for local organizations, such as Fair Housing Napa Valley and the UpValley Family Center, to provide multi-lingual landlord-tenant education and conciliation and publicize the intake process for discrimination complaints.

*Time Frame: First event by July 2024, annually thereafter*

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

\*A7.1-3 Release a request for proposals for the creation of a Fair Housing Marketing Plan as part of housing opportunities created through the City's affordable housing programs.

*Time Frame: July 2025*

*Responsible Entity: Planning and Building Department*

A7.1-4 Continue to implement fair housing practices in affordable housing programs, such as the HOME residential rehabilitation program.

*Time Frame: Ongoing*

*Responsible Entity: Planning and Building Department*

**A7.1-5 Consider adopting a just cause eviction ordinance.**

*Time Frame: Present a potential just cause eviction ordinance, including potential benefits and drawbacks of the ordinance and Planning Commission recommendation, to Council by July 2026*

*Responsible Entity: Planning and Building Department, Planning Commission, City Council*

**Goal H-8 Reduce energy use and greenhouse gas production in existing and new residential development.**

**Objective H-8.1 Reduce energy demand in new and existing housing through conservation and efficiency.**

Policies

**P8.1-1 Promote the use of energy conservation features in the design of new and remodeled residential structures.**

**P8.1-2 Encourage sustainable design and construction practices in new residential development projects.**

Actions

**A8.1-1 Conduct annual outreach events (workshops, webinars, or forums, advertised by the City Housing Resources page, public postings, public counter, direct mailings, etc.) to publicize on the City’s website the availability of HERO and CalFirst loan programs for weatherization and energy-efficiency programs for existing residences that are offered by utility companies and other organizations.**

*Time Frame: First event by July 2024, annually thereafter*

*Responsible Entity: Planning and Building Department*

**A8.1-2 Ensure efficient water use for irrigation by adopting the state’s standards for water-efficient landscape design.**

*Time Frame: August 2025*

*Responsible Entity: Planning and Building Department, City Council*

**A8.1-3 Conduct annual outreach events (workshops, forums, or webinars, City website notices, public counter material, direct mailings, etc.) to publicize on the City’s website the availability of HOME rehabilitation funding for energy conservation improvements to assist lower-income households in lowering energy expenses.**

*Time Frame: First event by July 2024, annually thereafter*

*Responsible Entity: Planning and Building Department, City Council*

**A8.1-4 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.**

*Time Frame: January 2025*

*Responsible Entity: Planning and Building Department, City Council*

### *Contributing Factors to Fair Housing Issues*

In Chapter 3, the “Identification of Fair Housing Issues” section identifies two overarching fair housing issues in Calistoga, each assigned a priority level:

- Disparities in Access to Opportunity (High Priority)
- Disproportionate Housing Needs (Medium Priority)

#### Disparities in Access to Opportunity

Per the analysis in Chapter 3, certain segments of Calistoga’s population (farmworkers, female-headed households) face disproportionate housing challenges including access to necessary resources and connectivity to community-based organizations. This is particularly acute for female-headed households living in Census Tract 2020, Block Groups 1 and 3.

#### *Contributing Factors*

- Lack of affordable in-home or community-based supportive services
- Lack of affordable, accessible housing in a range of unit sizes
- Access to employment and transportation
- Lack of regional cooperation
- Lack of outreach towards segments of Calistoga’s population

#### Disproportionate Housing Needs

Cost burden is a substantial issue in Calistoga, particularly among renters citywide and for all households in Census Tract 2020, Block Group 2.

#### *Contributing Factors*

- Availability of affordable units in a range of sizes
- High levels of overpayment create displacement risk
- Less overall awareness of resources provided by the public sector
- Second “vacation” homes place strain on existing housing stock, creating displacement risk

#### City Actions to Affirmatively Further Fair Housing

The following table describes City Actions that will be taken to respond to fair housing issues and their contributing factors:

**TABLE 8-1: CONTRIBUTING FACTORS TO FAIR HOUSING ISSUES**

AFFH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions to Promote Housing Affordability Throughout Calistoga
Disparities in Access to Opportunity (High Priority)	<ul style="list-style-type: none"> <li>• Lack of affordable in-home or community-based supportive services</li> <li>• Lack of affordable, accessible housing in a range of unit sizes</li> <li>• Access to employment and transportation</li> <li>• Lack of regional cooperation</li> <li>• Lack of outreach towards segments of Calistoga’s population</li> </ul>	<p><b>City Action:</b> Collaborate with the Housing Authority of the City of Napa and the Napa County Housing Authority to support the three farmworker housing centers, including the Calistoga Center. Coordination meetings shall occur at least annually.</p> <p><i>Primary Responsible Entity: Planning and Building Department</i></p>
		<p><b>City Action:</b> Provide incentives, such as site coverage or reductions to open space requirements, to market-rate rental housing projects that provide affordable 3-bedroom and/or 4-bedroom (“large” units. Incentives shall be in place by August 2026, targeting 6 affordable large units constructed in multifamily housing by end of planning period.</p> <p><i>Primary Responsible Entity: Planning and Building Department</i></p>
		<p><b>City Action:</b> Conduct annual workshops with childcare facilities, community-based organizations, and other groups focused on supporting female householders with children under 18 in addressing their needs. Workshops shall be followed by action plans no more than three months after workshop conclusion, targeting all of Calistoga’s female-headed households with children under 18. The first workshop will take place by December 2024. Workshop locations should be in or easily accessible to Census Tract 2020 Block Groups 1 and 3.</p> <p><i>Primary Responsible Entity: Planning and Building Department</i></p>
		<p><b>City Action:</b> Conduct public workshops with worker organizations, cooperative housing specialists, major employers, and local organizations to identify clear needs, available resources, and the viability of cooperative housing as potential solutions for workforce housing opportunities. The first workshops shall be held by December 2025.</p> <p><i>Primary Responsible Entity: Planning and Building Department</i></p>
		<p><b>City Action:</b> Amend Calistoga Municipal Code to ensure compliance with Employee Housing Act by August 2025.</p> <p><i>Primary Responsible Entity: Planning and Building Department</i></p>

		<p><b>City Action:</b> Release a Request for Proposals to create a Fair Housing Marketing Plan by July 2025. This effort could help address fair housing actions in this program, targeting outreach to 50 households by 2028 and an additional 30 by end of planning period.</p> <p><i>Primary Responsible Entity: Planning and Building Department</i></p>
		<p><b>City Action:</b> 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, with the goal of preserving 556 low and moderate income units.</p> <p><i>Primary Responsible Entity: Planning and Building Department</i></p>
		<p><b>City Action:</b> Implement Calistoga’s Capital Improvement Projects (CIP) schedule from 2022-2032 to improve conditions for households at all income levels citywide including areas that have higher need and are experiencing more deterioration and correspond generally with lower and moderate income households. CIP improvements include resurfacing, public sidewalks, and parks. Target at least 5 improvements within the planning period.</p> <p><i>Primary Responsible Entity: Public Works Department</i></p>
		<p><b>City Action:</b> Implement Calistoga’s Active Transportation Plan to improve transportation access resulting in greater mobility into and through Calistoga’s downtown (where development is being focused). Targeting 1 transportation project complete annually.</p> <p><i>Primary Responsible Entity: Public Works Department</i></p>
<p>Disproportionate Housing Needs</p>	<ul style="list-style-type: none"> <li>• Availability of affordable units in a range of sizes</li> <li>• High levels of overpayment create displacement risk</li> <li>• Less overall awareness of resources provided by the public sector</li> <li>• Second “vacation” homes place strain on existing</li> </ul>	<p><b>City Action:</b> Permit adaptive residential reuse of inns, motels, and ground-floor commercial space by August 2025, targeting the development of two such projects by end of planning period.</p> <p><i>Primary Responsible Entity: Planning and Building Department</i></p>
		<p><b>City Action:</b> Conduct public workshops and annual outreach events to promote long-term lease agreements for workforce housing in vacation homes, beginning in 2024. Conduct 6 workshops in the planning period, identifying at least 5 leases.</p> <p><i>Primary Responsible Entity: Planning and Building Department</i></p>
		<p><b>City Action:</b> Establish a program to subsidize development impact and connection fees for affordable housing projects by December 2026, with subsidized fees for at least 4 projects by end of planning period.</p> <p><i>Primary Responsible Entity: Planning and Building Department</i></p>

<p>housing stock, creating displacement risk</p>	<p><b>City Action:</b> Host annual workshops on rental assistance resources and services with partner organization, beginning in 2025. <i>Primary Responsible Entity: Planning and Building Department</i></p>
	<p><b>City Action:</b> Promote on City’s Housing Resources webpage local housing programs, organizations, and agencies that provide affordable housing programs and resources. Promotion will begin by the end of 2023. <i>Primary Responsible Entity: Planning and Building Department</i></p>
	<p><b>City Action:</b> Amend Calistoga Municipal Code to remove constraints on project feasibility and reaching maximum densities, specifically for smaller unit types, by August 2025. <i>Primary Responsible Entity: Planning and Building Department</i></p>
	<p><b>City Action:</b> Develop at least 6 units on City-owned land (Site G) by December 2029 <i>Primary Responsible Entity: Planning and Building Department</i></p>
	<p><b>City Action:</b> Amend the Zoning Code’s regulation for Accessory Dwelling Units (ADUs) in order to incentivize the development of 24 ADUs, 21 of which affordable to very low, low, and moderate income households, by the end of the planning period. <i>Primary Responsible Entity: Planning and Building Department</i></p>
	<p><b>City Action:</b> Monitor the City’s Affordable Housing Fund and convey it as a source of funding for affordable housing to extremely low, very low, and moderate income households. Provide outreach materials beginning January 2024 and use Affordable Housing Fund as funding source for at least 1 project in the planning period. <i>Primary Responsible Entity: Planning and Building Department</i></p>
	<p><b>City Action:</b> Conduct an Inclusionary Housing Nexus Study (initiated by July 2024) and engage with local development community and affordable housing advocates to evaluate the Inclusionary Housing Ordinance and in-lieu fee requirements for effectiveness. Amend the Inclusionary Housing Ordinance as appropriate by December 2025. The Nexus Study may be done in collaboration with other Napa County jurisdictions. The fee will support the construction of 69 affordable units during the planning period. <i>Primary Responsible Entity: Planning and Building Department</i></p>

		<p><b>City Action:</b> Meet with volunteer groups such as Rebuilding Calistoga to coordinate in pursuing CDBG Grant funding to help lower-income households maintain and upgrade their property. The first meeting shall be by July 2024, and funding will support the rehabilitation of 16 lower-income units over the planning period.</p> <p><i>Primary Responsible Entity: Planning and Building Department</i></p>
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### *Quantified Objectives*

The following quantified objectives are based on the Housing Element’s identification of existing and projected housing needs, potential housing development sites and financial resources, and the Element’s analysis of constraints to the development and maintenance of housing. This information has been used to establish reasonable estimates of what these programs and policies can accomplish.

The tables below estimate the number of units that could be constructed, rehabilitated, and conserved/preserved during the planning period (i.e. June 30, 2022 through January 15, 2031). The quantified objectives do not represent a ceiling, but rather set a minimum goal for the City to achieve, based on needs, resources, and constraints.

#### Construction Objectives

The quantified objectives for housing construction are based on the approved and under-construction housing units shown in Table 5-3 and Table 5-4 as well as projected accessory dwelling units in Table 5-6. Refer to Chapter 5: Housing Sites and Resources for details on the methodology for estimating pipeline units and accessory dwelling unit projections. The 128 potential units exceeds the City’s share of regional housing needs for the period (i.e., 119), with the City meeting housing targets for units affordable to very low-, low-, moderate-, and above moderate- income households. The city’s construction objectives are its RHNA target.

**TABLE 8-2 CONSTRUCTION OBJECTIVES FOR HOUSING, 6<sup>TH</sup> CYCLE: 2023 – 2031**

<b>Target Income Group</b>	<b>Construction Objective</b>
Very Low (0 - 50% of AMI)	31
Low (51 - 80% of AMI)	19
Moderate (81 - 120% of AMI)	19
Above Moderate (120% of AMI)	50
<b>Total</b>	<b>119</b>

#### Rehabilitated Housing Objectives

The rehabilitated housing objectives are the number of units that may be rehabilitated during the planning period. Based on the City’s past grant history, Calistoga’s Housing Rehabilitation Program is estimated to result in the rehabilitation of 16 homes over the planning period.

**TABLE 8-31 REHABILITATED HOUSING OBJECTIVES**

CDBG Funding	12 Units
HOME Rehabilitation Program	4 Units
<b>Total</b>	<b>16 Units</b>

Special Housing Needs Objectives

The special housing needs objectives are the number of units that will be provided for special needs groups. They are based on the Calistoga Family Apartments project, which was completed in 2015.

**TABLE 8-42 SPECIAL HOUSING NEEDS OBJECTIVES**

	Units by Special Needs Group			
	Disabled accessible <sup>1</sup>	Disabled adaptable <sup>2</sup>	Farmworker household	Hearing impaired <sup>3</sup>
Calistoga Family Apartments	3	22	48	1

<sup>1</sup> Incorporates the principles of Universal Design

<sup>2</sup> Entry to first floor is disabled-accessible, and an accessible path of travel is provided within unit

<sup>3</sup> Designed with special lighting and equipment such as paging devices from the entryway to the rooms, vibrating alarm systems, computer teletype technology, strobe lighting to alert residents to smoke or fire

Conserved Affordable Housing Objectives

The conserved affordable housing objectives are the number of units whose affordability will be preserved during the planning period through deed restrictions and the City’s mobile home park rent stabilization ordinance.

**TABLE 8-5 CONSERVED AFFORDABLE HOUSING OBJECTIVES**

	No. and Target Income Groups
Housing with long-term affordability restrictions <sup>1</sup>	17 moderate income units
Mobile home park rent stabilization ordinance	556 low and moderate income units
<b>Total</b>	<b>573 low and moderate income units</b>

<sup>1</sup> Table 4-21: Restricted Affordable Housing Units (as of 2021)

**Summary of Objectives**

Many programs and policies reduce barriers and create opportunities for a balanced community. These goals are essential to meeting the City’s housing needs, but are more qualitative in general.

Based on the City’s past grant history, Calistoga’s Housing Rehabilitation Program is estimated to result in the rehabilitation of 16 homes over the planning period

Calistoga will also work to preserve the 17 housing units allocated for moderate incomes in the Palisades Subdivision, which is currently at moderate risk of expiration. In addition, the mobile home park rent stabilization ordinance will continue to preserve affordability of Calistoga’s 556 mobile home park units. The affordability of these units is based on a 2013 survey.

Calistoga reasonably expects that a total of 280 units will be constructed, 40 units will be rehabilitated, and 17 will be preserved, as described by the tables below:

**TABLE 8-6 PROJECTED HOUSING SUMMARY OF UNITS CONSTRUCTED, REHABILITATED, AND CONSERVED**

<b>Income Category</b>	<b>New Construction</b>	<b>Rehabilitation</b>	<b>Conservation/ Preservation</b>
Very Low*	31	12	333
Low	19	4	161
Moderate	19	0	79
Above Moderate	50	0	0
Sub-Totals	119	16	573
<b>TOTAL</b>	<b>708 units</b>		

\*=Calistoga is allocating 59.8 percent of the very low income RHNA towards extremely low-income households

**TABLE 8-7 NEW HOUSING UNITS BY AFFORDABILITY**

<b>Type of Unit</b>	<b>Number of Units</b>
New Affordable Units	658
New Market Rate Units	50
<b>Total Units</b>	<b>708</b>