



Housing Element Presentation

April 28, 2010

City of Calistoga
Housing Element Update



Overview of the Housing Element

City of Calistoga
Housing Element Update

The Housing Element

- ▶ Every city and county in California is required to include a Housing Element in its General Plan.
- ▶ Housing Element is a comprehensive assessment of current and projected housing needs for all segments of the community.
- ▶ Unlike other elements in the General Plan, the Housing Element must be updated every five years.

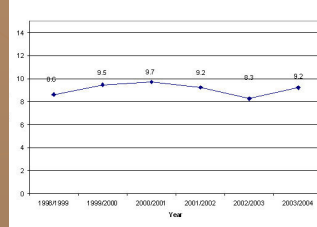
The Housing Element must include:

- ▶ Housing Needs Assessment
- ▶ Regional Housing Needs Allocation
- ▶ Analysis of Housing Constraints
- ▶ Programs for Meeting Housing Needs

Housing Needs Assessment

- ▶ Growth Trends
 - Population
 - Employment
 - Household

- ▶ Conditions and Needs
 - Overpayment
 - Overcrowding
 - Low Income
 - Special Needs Groups
 - Housing Stock
 - "At-Risk" Units



Regional Housing Needs Allocation (RHNA)

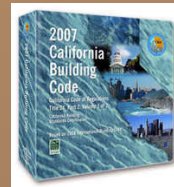
Napa County – 2007 to 2014

	< \$40.9K (Very Low)	\$41.0 - \$65.4K (Low)	\$65.5 - \$98.1K (Moderate)	> \$98.2K (Above Moderate)	TOTAL
American Canyon	169	116	143	300	728
CALISTOGA	17	11	18	48	94
County of Napa	181	116	130	224	651
Napa	466	295	381	882	2,024
St. Helena	30	21	25	45	121
Yountville	16	15	16	40	87
TOTAL	879	574	713	1,539	3,705

Constraints Analysis

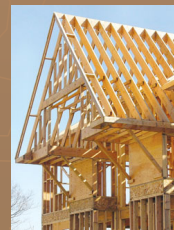
▶ Governmental Constraints

- Development Standards
- Processing and Procedures
- Fees and Exactions



▶ Non-Governmental Constraints

- Land Costs
- Construction Costs
- Financing



Housing Programs

- ▶ Evaluation of current goals, policies and programs.
- ▶ Address current and projected housing needs.
- ▶ Review availability and suitability of sites.
- ▶ Provide programs which encourage new housing development for all incomes and households with special needs.
- ▶ Provide programs for preserving and rehabilitating existing housing stock.
- ▶ Remove constraints to production of housing.





2003 Housing Element

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2003 Housing Element Goals

- ▶ Provide adequate sites for the development of housing to meet the City's housing needs.
 - Ensure land is appropriately zoned
 - Maintain appropriate zoning and development standards
 - Maintain public services and facilities needed for development of housing.

2003 Housing Element Goals

- ▶ Encourage a variety of housing types.
 - Facilitate housing for all segments of the community.
 - Provide housing opportunities for all persons regardless of age, race, sex, disability or color.
 - Accommodate factory-built housing and mobile homes.

2003 Housing Element Goals

- ▶ Provide housing to meet the needs of very-low, low and moderate income households.
 - Encourage the private sector to provide affordable housing.
 - Provide affordable housing for special-needs low-income population groups.
 - Increase local funding of affordable housing and housing for special needs groups.
 - Pursue available state and federal funding.
 - Minimize loss of existing housing.

2003 Housing Element Goals

- ▶ Remove governmental constraints to the maintenance and production of housing.
 - Streamline City permit review process.

2003 Housing Element Goals

- ▶ Enhance and promote quality housing design in new and existing development.
 - Preserve and improve the quality of existing housing.
 - Encourage private reinvestment in older residential neighborhoods.
 - Ensure new housing complements Calistoga's small-town community identity.
 - Improve energy efficiency in new and existing housing.

2003 Housing Element Accomplishments

- ▶ Provide adequate sites for the development of housing to meet the City's housing needs.
 - Rezoning of identified housing sites to allow for residential development.
 - Completion of "backbone" infrastructure projects.
 - Establishment of Growth Management System that allows for preference to be given to projects meeting specific housing needs.

2003 Housing Element Accomplishments

- ▶ Encourage a variety of housing types.
 - Adoption of a Mobile Home Park zoning district to protect existing mobile home parks.
 - Adoption of provisions to allow manufactured homes in single-family zoning districts subject to certain design requirements.
 - Contract with local organizations to ensure compliance with fair housing laws in landlord-tenant disputes.

2003 Housing Element Accomplishments

- ▶ Provide housing to meet the needs of very-low, low and moderate income households.
 - Collaborated with Calistoga Affordable Housing, Inc., in the rehabilitation and development of housing for lower income households.
 - Collaborated with County and other local jurisdictions in maintaining, expanding and operating farmworker housing centers.
 - Require new development projects to either provide or pay "in-lieu" fee for development of affordable housing.

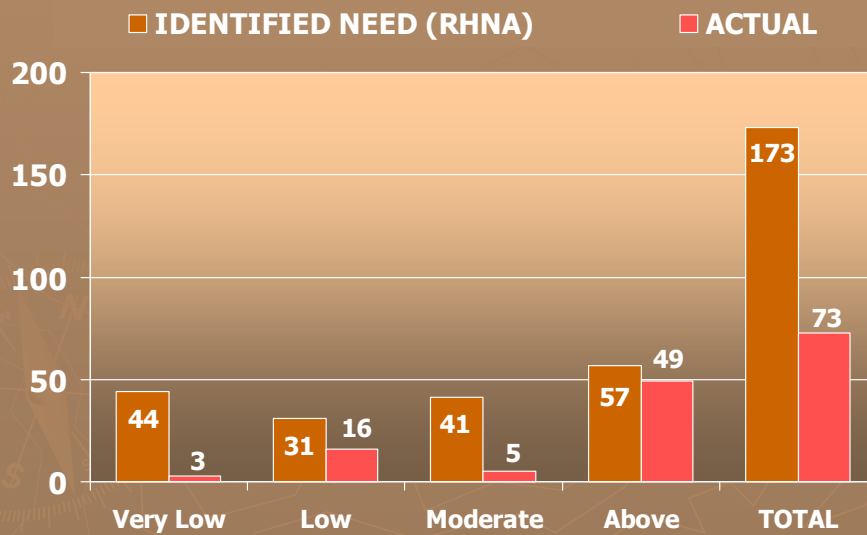
2003 Housing Element Accomplishments

- ▶ Remove governmental constraints to the maintenance and production of housing.
 - Adopted Growth Management System that gives procedural preference to affordable housing projects.
 - Adopted administrative procedure for approval of second units.

2003 Housing Element Accomplishments

- ▶ Enhance and promote quality housing design in new and existing development.
 - Hired full-time Building Official to provide technical assistance to home owners.
 - Support housing rehabilitation programs such as "Rebuilding Together" and "Christmas in April".
 - Support for implementation of energy efficient improvements.
 - Coordination with mobile home parks in maintaining and improving housing conditions.

Housing Production (1999-2007)

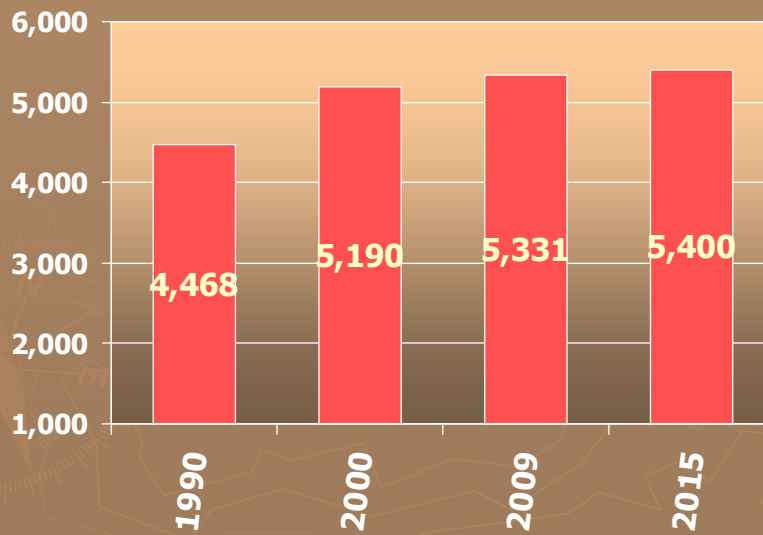




Demographic Trends

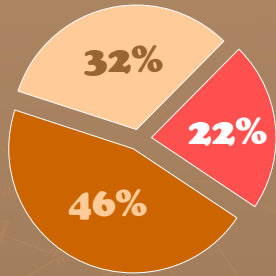
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Population



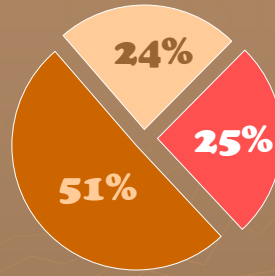
AGE

1990



- Youth (Under 20)
- Adult (20 to 64)
- Senior (65+)

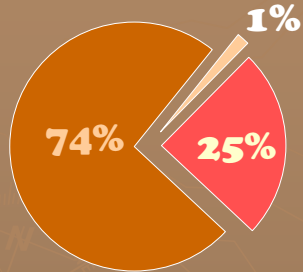
2000



- Youth (Under 20)
- Adult (20 to 64)
- Senior (65+)

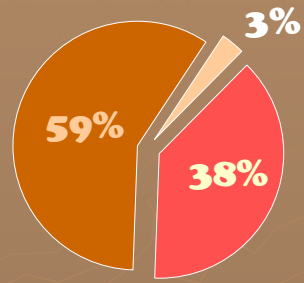
Race

1990



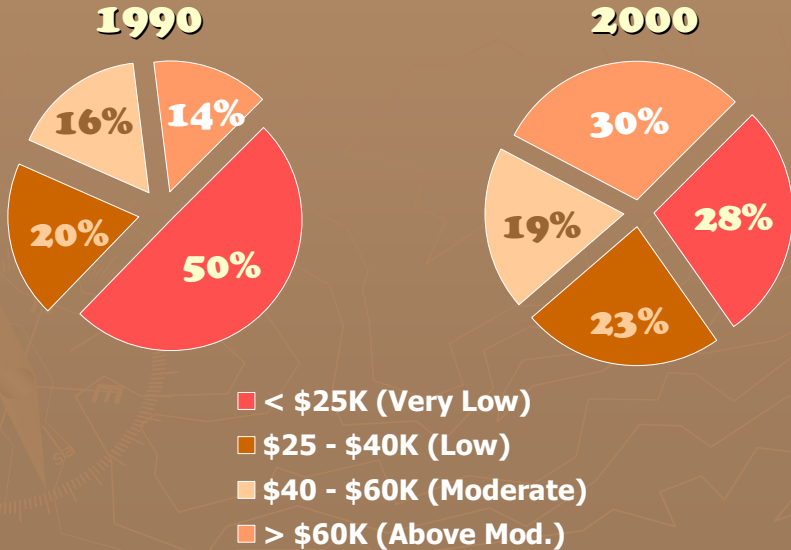
- Hispanic/ Latino
- White
- Other

2000

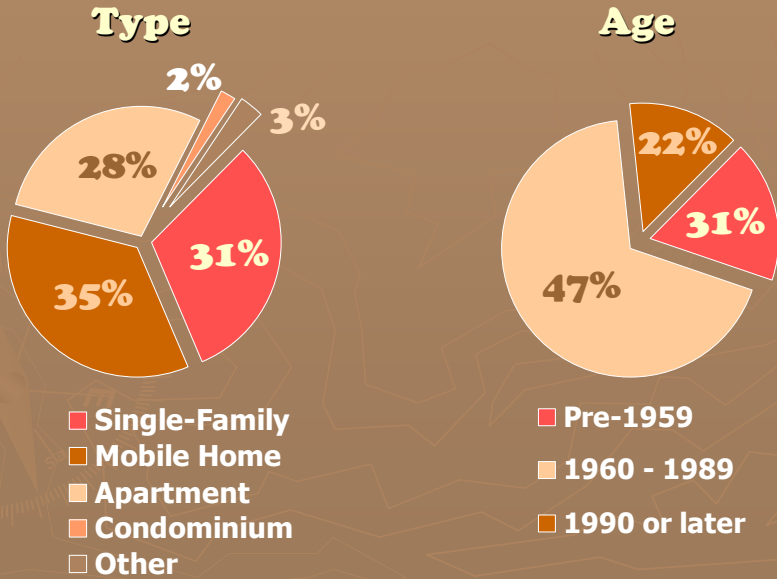


- Hispanic/ Latino
- White
- Other

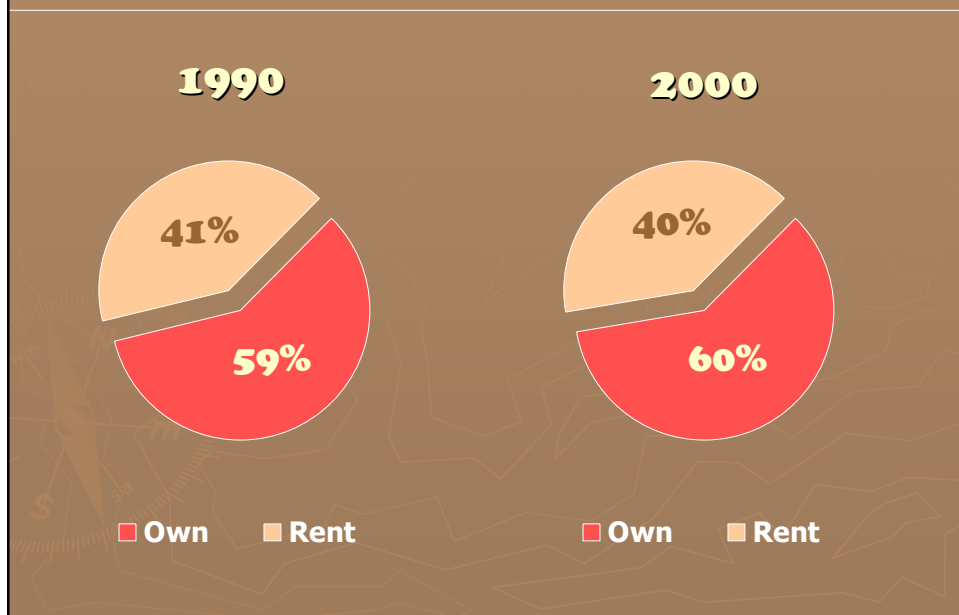
Annual Income



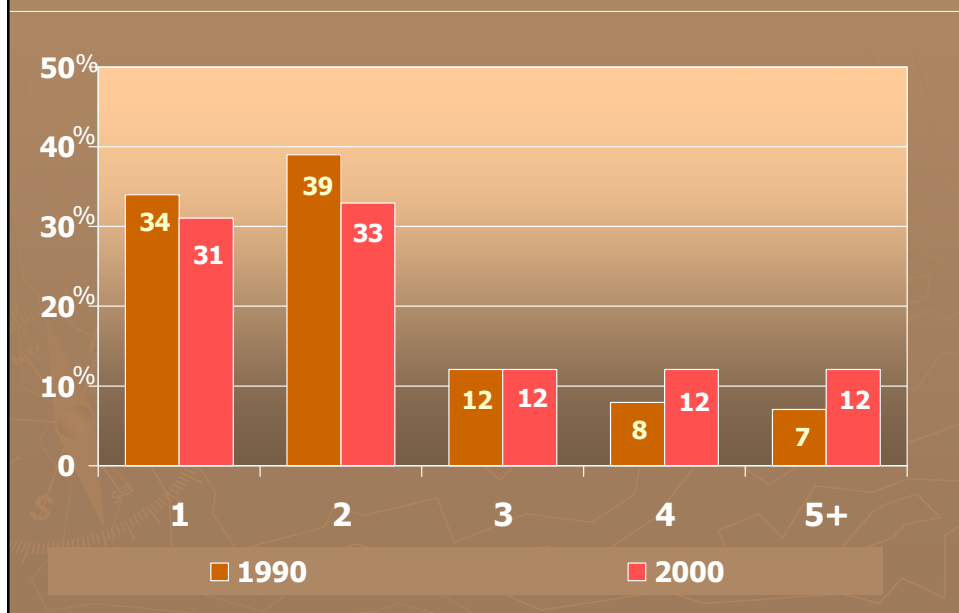
Housing Stock



Housing Tenure

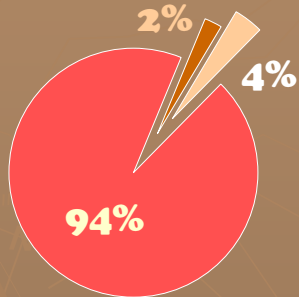


Household Size (persons)



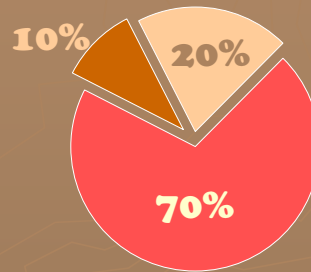
Overcrowding by Tenure

Own



- 1.0 or Less
- 1.01 to 1.5
- 1.51 or more

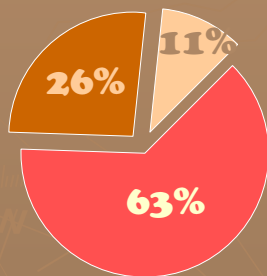
Rent



- 1.0 or Less
- 1.01 to 1.5
- 1.51 or more

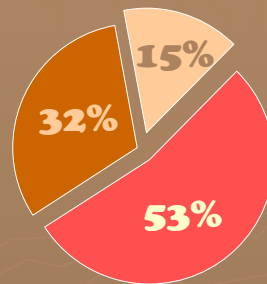
Housing Expense / Gross Income

Own



- Less than 30%
- 30% to 49%
- 50% or more

Rent



- Less than 30%
- 30% to 49%
- 50% or more

Observations

- Slowing population growth
- Growing Hispanic / Latino population
- Housing overpayment
- Overcrowding in rental units
- Increasing household size
- Aging housing stock



Emerging Issues

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Emerging Issues

► Housing Conditions

- **Aging housing stock** – need for programs addressing maintenance and rehabilitation of existing homes.
- **Overcrowding** – need for programs addressing sub-standard or illegal living conditions.
- **Affordability** – overpayment for housing / lack of affordable housing for households earning under \$100,000.

Emerging Issues

► Economic Conditions

- **Economy** – Household incomes not expected to significantly increase – no significant job growth anticipated over next few years – demand for new housing expected to be minimal.
- **New Development** – few major projects expected to be constructed during housing period, limiting fee-related revenues for affordable housing.
- **Housing Prices** – housing prices declining, still unaffordable to many residents.

Emerging Issues

► Policy Issues

- **Moderate Income Households** (\$65K to \$98K) – need to stimulate production of housing that is affordable to moderate income families.
- **Rehabilitation v. New Construction** – would use of limited financial resources be better focused on rehabilitation rather than new construction in short term.
- **Lower Income Households** (\$25K to \$64K) – need for flexibility in “inclusionary housing” requirements – consideration of alternatives to “fee in-lieu”.

Emerging Issues

► New Housing Laws

- **“By-Right” Multi-Family Housing** (Mullin - AB 2348) – requires jurisdictions without sufficient housing sites to allow multi-family projects without conditional use permit approval.
- **“By-Right” Emergency Shelters** (Cedillo – SB 2) – requires jurisdictions to allow emergency shelters in at least one zoning district without conditional use permit approval.
- **Reasonable Accommodation** (Chesbro – SB 520) – requires jurisdictions to institute reasonable accommodation procedures for persons with disabilities.

Emerging Issues

► “By-Right” Multi-Family Housing

- “By right” does not mean without public review. City can still review projects for conformance with development and design standards.
- “By-Right” does not mean allowed anywhere. By-right provisions would only apply in the zoning districts that allow multi-family development.
- “By-Right” does not mean that multi-family projects are exempt from other City or State regulations.



What's
Next

City of Calistoga
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Housing Element Update Program

- ▶ May, 2010
 - Release Draft Housing Element Update
- ▶ June, 2010
 - Community Meeting on Draft Update
 - Planning Commission Review of Draft Update
- ▶ July, 2010
 - Transmittal of Draft Update to State for Review

Comments

- ▶ Questions?
- ▶ Issues of concern or interest to you?
- ▶ Comments?

Submit written comments to:

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