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Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Policy Department
Received on:
MAR 4 - 2015

City or County Name: City of Calistoga

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Calistoga 94515

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Reporting Period by Calendar Year: from 1/1/14 to 12/31/14

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Calistoga General Plan Housing Element 2014 Annual Report

Housing Element Action		Status	Actions Taken in 2014
H-1.1-1	When reviewing proposed residential development projects and proposals to downzone residential properties or reclassify residentially-designated property to other uses, consider the potential impact on the ability of the City to provide adequate sites for residential development for all economic segments of the community and achieve its quantified housing objectives.	Ongoing	No applications for residential development projects or proposals to downzone residential properties or reclassify residentially-designated property to other uses were received
H-1.1-2	Amend the commercial zoning districts of the Zoning Code to exclude residential floor area from the calculation of the maximum floor area allowed for a mixed use project, as provided by the General Plan's commercial land use designations.	In progress	Staff began drafting the necessary amendments to implement this action
H-1.1-3	When awarding Growth Management System allocations, give preference to the construction of residential units on vacant, underdeveloped or redeveloped land with necessary public infrastructure already in place.	Ongoing	No preferential treatment was required because sufficient allocation were available for all residential development
H-1.1-4	When awarding Growth Management System allocations, give preference to residential units that are proposed as part of a mixed-use development project.	Ongoing	No preferential treatment was required because sufficient allocation were available for all residential development
H-1.1-5	Ensure that any amendments to the Housing Element or other General Plan elements maintain internal consistency within the General Plan as a whole.	Ongoing	All General Plan amendments were reviewed to ensure consistency with General Plan as a whole
H-1.2-1	Encourage new residential development to be built with no less than 50 percent of the maximum number of dwelling units prescribed by the General Plan for specific properties, subject to conformance with the City's residential design guidelines and the General Plan's residential design policies.	Ongoing	No applications for residential development were received
H-1.2-2	Consider amendments to the Zoning	Completed.	No further action required

H-2.1-4	Allocate, as economic resources permit, a portion of any tax revenue resulting from new development, including transient occupancy tax (TOT), to support housing opportunities for extremely low-, low- and moderate-income households, including for use in land banking, development of affordable housing, or other uses that will lead to more affordable housing.	Ongoing	There were no opportunities for an allocation
H-2.1-5	Use loan repayments from the 1980s CDBG residential rehabilitation program to fund programs and projects that benefit extremely low-, low- and moderate-income households.	Ongoing	Funds were used to support a number of programs, including fair housing resources, residential rehabilitation and farmworker housing
H-2.2-1	Use local funding to leverage funding available from federal, state, county and private funding sources for affordable housing and housing for special needs groups.	Ongoing	No opportunities were available for leveraging such funding
H-2.2-2	Assist developers in seeking funding for affordable housing from at least three sources: (1) local banks seeking to meet their obligations under the Community Reinvestment Act, (2) investors seeking Low-Income Housing Tax Credits, and (3) federal and state funds, including those available under the HOME program.	Ongoing	Explored means of providing assistance to a potential affordable housing project on lower Washington Street
H-2.3-1	Revise the Zoning Code's inclusionary housing requirements to reflect recent court decisions regarding their applicability to rental housing and the feasibility of providing affordable housing within market-rate residential projects.	Completed Ordinance 709 adopted February 17, 2015	No further action required.
H-2.3-2	Assess affordable housing linkage fees on nonresidential development that are deposited in the Affordable Housing Fund to be used, in part, to increase the supply of affordable housing. Periodically review and revise the fees as necessary.	Ongoing	Assessed linkage fees on nonresidential development Updated linkage fees on Nov. 18, 2014 (Ord. 705) and Dec. 2, 2014 (Res. 2014-110)
H-3.1-1	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	Ongoing	No affordable housing was demolished or converted to another use

	providing funding or other support to ensure the provision of shelters on a regional basis.		Calistoga Family Center to help maintain related family and housing referral services
H-4.1-5	Provide information about the 211 phone system, which provides assistance to persons in need of emergency shelter.	Ongoing	Provided flyers at City Hall and on Housing Resources page on the City's web site
H-4.1-6	Maintain an up-to-date Housing Resources page on the City's web site that provides information on the City's housing programs and links to the web sites of local housing organizations and housing agencies.	Ongoing	Maintained Housing Resources page
H-4.1-7	As part of the project review process, provide incentives to market-rate rental housing projects of 10 or more units that provide three- and four- bedroom units, which may include waivers from or modifications to development standards as determined to be appropriate through the development review process.	Ongoing	No applications for such projects were received
H-4.1-8	Amend the Rural Residential and Rural Residential-Hillside Zoning Districts to allow supportive and transitional housing as permitted uses.	Completed. Ordinance 710 adopted March 3, 2015.	--
H-4.1-9	Encourage developers of affordable housing projects to designate a share of the units for the disabled, including developmentally-disabled persons.	Ongoing	No applications for such projects were submitted
H-4.2-1	Maintain the City's Affordable Housing Fund as a source of funding for housing for special-needs population groups.	Ongoing	The Fund was augmented by nonresidential affordable housing fees
H-4.2-2	Allocate, as economic resources permit, a portion of any tax revenue resulting from new development, including transient occupancy tax (TOT), to support housing opportunities for special-needs population groups.	Ongoing	There were no opportunities for an allocation
H-4.2-3	Use loan repayments from the CDBG account to fund programs and projects that benefit special-needs population groups.	Ongoing	Funds were used to support farmworker housing
H-4.3-1	Use local funding to leverage funding available from federal, state, county and private funding sources for special needs groups.	Ongoing	No opportunities were available for leveraging such funding

H-5.2-1	Maintain streets, sidewalks and other municipal systems in older residential neighborhoods in good repair.	Ongoing	Completed construction plans for Grant Street drainage ditch. Completed plans for Fairgrounds storm drain repair and submitted Fish & Wildlife permit application. Completed repairs for storm drain outlets at Logvy Park and 611 Washington. Began evaluating Cedar Street sidewalk improvements.
H-5.2-2	Allow the application of the State's Historic Building Code to qualified homes in order to provide flexibility in rehabilitation and modification efforts.	Ongoing	Utilized Historic Building Code when appropriate
H-5.2-3	Publicize the City's Mills Act program to encourage owners of qualified owner-occupied homes to actively participate in the rehabilitation, restoration, preservation and maintenance of their historic property in exchange for a reduction in their property taxes.	Ongoing	Provided information on City's web site and advised property owners when appropriate
H-5.3-1	The City's residential design standards and the General Plan's Character Area Overlay Districts shall be considered in the review of proposed residential projects.	Ongoing	Design and Character Area standards considered during review
H-5.3-2	As part of the project review process, encourage new residential subdivisions of ten or more lots or units to provide a range of lot sizes and designs to the extent feasible, and avoid "cookie cutter" approaches to subdivision design.	Ongoing	No applications for such projects received
H-6.1-1	Allow use of the Historic Building Code to facilitate the rehabilitation of historic residences.	Ongoing	Utilized Historic Building Code when appropriate
H-6.1-2	Fast-track the processing of applications and entitlements for projects that meet General Plan policies and City regulations, with particular attention paid to projects providing affordable housing.	Ongoing	No applications for such projects received
H-6.1-3	Allow the joint utilization of parking spaces where it can be demonstrated that shared use will not result in an unacceptable impact on parking in the public right-of-way or on off-street parking lots.	Ongoing	No applications for such projects received

H-8.1-2	Ensure efficient water use for irrigation by adopting the State’s standards for water-efficient landscape design.	In review	Enforced the State standards
H-8.1-3	Fund energy conservation improvements through local rehabilitation programs to assist lower-income households in lowering energy expenses.	Ongoing	Included energy conservation improvements as part of the HOME residential rehabilitation program

Quantified Housing Objectives

The City took the following actions during 2014 towards meeting its regional share of new housing for the 2007-2014 planning period, which ended January 31, 2015:

- Issued building permits for the construction of a 48-unit apartment project targeted to households headed by farmworkers with a maximum income of 60% of area median income.
- Approved building permits for the construction of one moderate-income dwelling unit and three above-moderate income units.

Based on construction since the beginning of the planning period on January 1, 2007, there was a remaining need for 14 moderate-income and 36 above-moderate income units at the end of the planning period on January 31, 2015.

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Callistoga
Reporting Period 1/1/2014 - 12/31/2014

**Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant
to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

**Table A3
Annual building Activity Report Summary for Moderate and Above Moderate-Income Units
(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	1					1	1
No. of Units Permitted for Above Moderate	3					3	3

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Calistoga
 Reporting Period 1/1/2014 - 12/31/2014

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8	
			Affordability by Household Incomes									Total Units per Project
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development: See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.	
Callistoga Family Apts.	5+	R	37	10	1		48	48	USDA RHS 514, AHP, Tax Credit Equity		Manager's unit assumed to be moderate income	
(9) Total of Moderate and Above Moderate from Table A3			1	3			4	1				
(10) Total by income Table A/A3			37	10	2	3	52	49				
(11) Total Extremely Low-Income Units*			5									

* Note: These fields are voluntary

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Table A2
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Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Moderate and Above Moderate-Income Units (not including those units reported on Table A)

No. of Units Permitted for Moderate	Building Activity					6. Total	7. Number of infill units*
	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes		
1				2		1	1
3						3	3

* Note: This field is voluntary

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Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Calistoga
 Reporting Period 1/1/2014 - 12/31/2014

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.	Income Level	RHNA Allocation by Income Level	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (all years)	Total Remaining RHNA by Income Level
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8		
Very Low	Deed Restricted	17		14						37	51	-34
	Non-deed restricted											
Low	Deed Restricted	11		9						10	19	-8
	Non-deed restricted											
Moderate	Deed Restricted	18									4	14
	Non-deed restricted		1	1						2		
Above Moderate		48	4	3	1				1	3	12	36
Total RHNA by COG.		94										
Enter allocation number:			5	27	1	0	0	0	1	52	86	
Total Units												8
Remaining Need for RHNA Period												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction

City of Calistoga

Reporting Period

1/1/2014 - 12/31/2014

General Comments:

None