

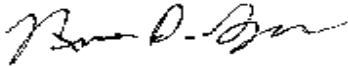
# City of Calistoga Staff Report

**TO:** Honorable Mayor and City Council  
**FROM:** Richard Spitler, City Manager  
**DATE:** June 4, 2013  
**SUBJECT:** Presentation by Larry Kromann, Calistoga Affordable Housing

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**APPROVAL FOR FORWARDING:**



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Richard D. Spitler, City Manager

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1 **ISSUE:** To receive the presentation by Larry Kromann, Calistoga Affordable Housing.  
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3 **RECOMMENDATION:** Receive the report.  
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5 **BACKGROUND:** Larry Kromann, Calistoga Affordable Housing (CAH), has submitted  
6 the attached letter on city housing fees. In this report Mr. Kromann outlines the need for  
7 affordable housing in Calistoga both in the present and with new resort development.  
8 He also discusses the lack of funding for affordable housing at the present. He  
9 proposes potential solutions which includes the 56 unit affordable family apartment  
10 project which is presently under review by the Planning Department. He also  
11 recommends that we make a formal request to Napa County to discuss how we might  
12 work together (along with CAH) to address affordable housing needs, including a parcel  
13 located on lower Washington Street that is under contract with CAH. He believes that  
14 the potential exists for Napa County to contribute funds for this affordable housing  
15 development.  
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17 Staff notes that the city of Calistoga is not behind in its legal requirement for housing  
18 development. 24 very low and low-income units have already been constructed during  
19 the 2007-2014 period and the City's certified Housing Element includes more than  
20 adequate sites for our remaining regional housing need. The previously mentioned 56  
21 unit apartment project will bring us will beyond our legal requirement for lower income  
22 housing in Calistoga.  
23

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24 However, staff agrees that there is always a need for more affordable housing and that  
25 creative solutions are needed to attract new housing development. Staff believes the  
26 City should be in discussions with all potential investors, including Napa County, to  
27 facilitate new affordable housing in Calistoga that is fits our needs.

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29 Attachment 1- Letter from Larry Kromann

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