

**CITY OF CALISTOGA**  
**HOUSING ADVISORY COMMITTEE**  
**REGULAR MEETING MINUTES**  
**September 20, 2021 via Zoom at 10:00 a.m.**

**1. ROLL CALL**

Committee members present virtually: Laurel Gourd, Lana Richardson, Laurel Rios, David Shaw. Absent: Cathy Schwamberger Staff members present: Zach Tusinger, Samantha Thomas.

**2. PUBLIC COMMENTS ON MATTERS NOT ON THE AGENDA**

None.

**3. CONSENT AGENDA**

The minutes from August 16, 2021 were approved unanimously.

**4. NEW BUSINESS**

**A. Presentation – Overview of Calistoga Water Resources and Conservation**

This item was moved to the October agenda as staff was unavailable to make the presentation.

**B. Presentation – Missing Middle Housing**

Associate Planner Samantha Thomas presented this item. She relayed what ‘missing middle housing’ actually is: small-scale, walkable multi-family housing situated within existing neighborhoods. Missing middle housing is by nature more affordable too. It can also provide for a good transition between high density/commercial areas and more low-density traditional single-family areas. Advocates of missing middle housing advocate a return to ‘pre-war’ multi-family housing models. A discussion was had about how missing middle housing being affordable in an informal manner is similar/different from more formal methods of Affordable housing. Committee member Rios asked where you could build missing middle housing in Calistoga and Director Tusinger noted several locations. He pointed out the six townhomes on North Oak that are under construction as good examples.

The Committee members asked about SB9 and SB10 and staff indicated they are still analyzing the legislation. Chair Gourd encouraged all the members to do more reading about this.

The Committee agreed there is a need for this kind of missing middle housing.

**C. Continued Discussion of Shared Readings and Committee Goals/Priorities**

Chair Gourd noted the Pacaso reading that was circulated. Committee member Richardson pointed out there is a Pacaso listing off of 128 north of Calistoga. Committee member Shaw noted that prefab housing may be the only way in the future to build housing that is affordable. Utility costs and challenges are also a big barrier to building additional housing that is affordable in Calistoga.

Chair Gourd shares that she feels that housing is much more than an investment, but rather a place where people live, grow, and raise families.

**5. COMMITTEE MEMBERS' IDEAS & REQUESTS FOR FUTURE DISCUSSION**

The Committee would still very much like to receive a presentation on water in Calistoga, and continue to learn more about missing middle housing.

Chair Gourd asked the Committee to start thinking about committee goals and priorities. Committee member Shaw is very concerned about the impact of second homes. The cost of construction is also a very big issue. Committee member Richardson thinks the Land Trust model is the way to go for helping solve the housing issues in Calistoga. Chair Gourd has reached out to HLT to learn more about their governance model. She also thinks the Committee will need to learn more about SB9 and SB10. Committee member Richardson asks about 'sweat equity' programs. Staff member Tusinger is unaware of any existing programs like that currently active in the area. Members should continue to share readings to discuss.

**6. ADJOURNMENT**

The meeting was adjourned at 11:15 a.m.