

**CITY OF CALISTOGA**  
**HOUSING ADVISORY COMMITTEE**  
**REGULAR MEETING MINUTES**

**March 20, 2023 at the Community Center at 10:00 a.m.**

**1. ROLL CALL**

Committee members present: Chair Laurel Gourd, Vice Chair David Shaw, Lana Richardson, Steven Pinsky, Laurel Rios. Staff members present: Jeff Mitchem, Lauren Clark

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

There were no public comments received.

**3. CONSENT AGENDA**

A. Approval of Draft Minutes from February 27, 2023

Meeting minutes were approved unanimously after making the following corrections: Steven Pinsky's name is misspelled under item 1 and replace Sonoma Land Trust with Housing Land Trust under item 7.

**3. NEW BUISNESS**

A. Guest Speaker- Audra Pittman

Ms. Audra Pittman, Calistoga's School District's Supervisor, introduces herself and begins by explaining the past housing survey and the purpose for which it was conducted. The survey included all Calistoga Unified School District Staff. Ms. Pittman presents the details of the past survey using the slide show provided in the agenda packet. Questions by the committee members arise concerning the results of the survey.

Dev Goetschius, Executive Director, and Kaitlyn Garfield, Housing Director of the Housing Land of the North Bay present a power point about the Land Trust model and how it has been used for workforce housing in Sonoma County. Questions arise from the committee if Calistoga has any Land Trust property within the City. Staff member Mitchem answers no. Ms. Goetschius explains that the Housing Land Trust works with the City, developer, and in this case, schools, to organize the program. She then explains how the program is implemented and how it could be used in Calistoga. Discussion ensues between the committee members and Ms. Goetschius, Ms. Garfield and Ms. Pittman about the details of the program concerning waitlists in which Ms. Goetschius answers yes, there is often a waitlist. More questions arise about the properties and/or homes that could be used. There is a parcel in discussion, the School District property, that the Housing Land Trust has the potential to use to implement the program. Discussion between the commissioners and Ms. Goetschius ensues about other models that were used in other cities/counties such as Daily City, Santa Rosa, and UC Irvine. The committee is advised to continue discussing the possibility of using the program within the City.

**6. OLD BUSINESS**

A. Housing Element Update

Director Mitchem presents the current HCD comments that were received after the review of the recommended Housing Element. He confirms that a third review has been common in other jurisdictions as well. HCD has responded since, admitting that many of the comments were previously addressed, but there is specific language they are looking for. Director Mitchem is expecting model language from HCD resolve those comments. Discussion ensues about the next steps. Director Mitchem explains that some of the comments can be handled administratively. There will still have to be meetings with HAC, Planning Commission and City Council once the model language has been received. Discussion ensues about why the comments are further reaching than the first round of comments.

#### B. Goal Setting 2023- Continued

Director Mitchem explains the City Council will drive the discussion of the goals and HAC will continue the discussion once the Council has confirmed the goals for the next fiscal year.

### **7. COMMITTEE MEMBERS' IDEAS & REQUESTS FOR FUTURE DISCUSSION**

Committee members agree that discussion should continue about the potential for workforce housing at the School District site.

Committee member Pinsky brings up the idea of the possibility of using a part of the Fairgrounds site as housing in order to help fund the purchase of the site. Committee members respond by saying that it may be premature and controversial to those who are opposed to housing on the site in general, but to keep it in mind.

Chair Gourd asks if the Affordable Housing Fund could be used for the proposal of workforce housing. City Council is leading with middle income, so after the Housing Element is certified there is a clear path.

Committee member Richardson asked if the Housing Element update could be added to the front page of the city website. Staff member Mitchem and Clark confirm that can be done soon.

The meeting is adjourned at 11:55 am