

# City of Calistoga

## Staff Report

**TO:** Honorable Mayor and City Council

**FROM:** James C. McCann, City Manager 

**DATE:** March 16, 2010

**SUBJECT:** Council Sub-committee Updates

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2 **Background:** The City Council has created two ad-hoc special sub-committees  
3 to develop recommendations regarding two complicated and important topic  
4 matters: the update to the City's Housing Element and a new Water &  
5 Wastewater rate structure. Mayor Gingles has requested that we invite the  
6 Chair's of these two groups to provide a brief update of their committee's action  
7 and progress for Council and community information.  
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9 **Housing Element Update Committee**

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11 The Housing Element Update Committee was formed in March of 2009 and has  
12 been meeting over the past several months with Planning staff to review  
13 pertinent State law and planning policies and to evaluate the current General  
14 Plan Housing Element goals, objectives and policies. The group has hosted  
15 public meetings wherein suggestions and concerns have been expressed by  
16 members of the public. The Council's sub-committee consists of  
17 Councilmembers Slusser and Garcia, Commissioners Coates and Creager, local  
18 realtor, Stephanie Duff-Erickson, Brian Brewster and Matthew Moye (Mr. Moye  
19 resigned upon his appointment to the Planning Commission).  
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21 The Committee advanced a recommendation of support for the creation of the  
22 First Time Home Buyer Program last fall (this recommendation was accepted by  
23 Council and has been implemented in advance of the update of the Housing  
24 Element). The group has also worked its way through the evaluation of the  
25 existing Housing Element and discussion of many of our current goals and  
26 programs. Recommendations regarding changes to existing policies and  
27 potential inclusion of new policies are being formulated by the group for  
28 presentation to the Planning Commission and ultimate recommendation to the  
29 City Council. A new policy area which has been raised recently by the County of  
30 Napa is being actively discussed by the group. The County's suggestion  
31 presents the opportunity to access funding for affordable housing projects by  
32 virtue of use of accumulated County of Napa Affordable Housing Trust Funds for  
33 projects which would provide the County some "credit" for regional housing

34 numbers. This policy is complicated and sensitive; these issues are being  
35 evaluated by staff and the Committee for recommendation.

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37 Planning staff will be presenting an overview of Housing Element law and issues  
38 to the Planning Commission at an upcoming meeting in March and the work of  
39 the Housing Element Advisory Committee is expected to conclude in May for  
40 recommendation to the Planning Commission early this summer. The  
41 Committee's next public meeting is April 1<sup>st</sup> at 6:00 p.m. at the Community  
42 Center.

#### 43 44 **Water & Wastewater Rate Advisory Committee Member**

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46 The City Council established this special group in August of 2009. The Advisory  
47 Committee consists of Councilmembers Kraus and Garcia, former  
48 Councilmember Diane Barrett, Paul Knoblich (Chair), Larry Kromann, Don  
49 Williams and Nick Kite. The group has been meeting regularly since October of  
50 2009. The Advisory Committee's meetings have been well attended by  
51 interested residents and business owners who have offered individual concerns  
52 and suggestions for Committee consideration. The group has worked very  
53 diligently through the water enterprise, exploring operating costs and the existing  
54 and anticipated revenue program. It is anticipated that the Committee will  
55 conclude its deliberation on the Water Enterprise recommendations this month  
56 and will turn its attention to the Wastewater functions. The group has discussed  
57 public outreach efforts to explore opportunities to present and explain this highly  
58 technical and complicated system to the public to better prepare the way for the  
59 public hearings which will occur at City Council this summer.

#### 60 61 **Update**

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63 Councilmember Slusser, the senior most member of the Housing Update  
64 Advisory Committee, and Paul Knoblich, the Chair of the Water & Wastewater  
65 Rate Structure Advisory Committee, will be present Tuesday night to provide a  
66 brief update of the activities of these two sub-committees and respond to Council  
67 questions.

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