

CITY OF CALISTOGA

STAFF REPORT

TO: CHAIRMAN MANFREDI AND MEMBERS OF THE PLANNING COMMISSION

FROM: KEN MACNAB, SENIOR PLANNER

MEETING DATE: APRIL 28, 2010

SUBJECT: HOUSING ELEMENT UPDATE (GPA 2009-01)

1 **REQUEST:**
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3 **GPA 2009-01:** Presentation on the Housing Element Update program, including:
4 (1) an overview of the current Housing Element; (2) progress on implementing
5 the current Housing Element; (3) information on housing-related trends and
6 demographics; and (4) emerging issues discussed by the Housing Element
7 Advisory Committee. The Housing Element is a comprehensive assessment of
8 current and projected housing needs for all economic segments of the
9 community. The purpose of the Housing Element Update program is to develop
10 an overall strategy and schedule of actions for the next five years to achieve the
11 City's housing needs.
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13 **BACKGROUND:**
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15 The Housing Element is one of seven mandated elements of the General Plan -
16 the comprehensive, long-term plan that guides the physical growth and
17 development of the City. Housing Element law requires cities and counties to
18 adequately plan to meet their existing and projected housing needs, including
19 their share of the regional housing need. The law recognizes that the most
20 critical decisions regarding housing development occur at the local level within
21 the context of the General Plan. In order for the private sector to adequately
22 address housing needs and demand, the City must adopt land use plans and
23 regulatory schemes that provide opportunities for, and do not unduly constrain,
24 housing development for all income groups.
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26 Unlike the other mandatory elements of the General Plan, the Housing Element
27 is subject to detailed statutory requirements regarding its contents and must be
28 updated every five years. The Housing Element is also subject to mandatory
29 review by the State Department of Housing and Community Development (HCD).
30 This reflects the statutory recognition that the availability of housing is a matter of
31 statewide importance and that cooperation between the government and private

32 sector is critical to attainment of the State’s housing goal of “decent housing and
33 a suitable living environment for every California family.”

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35 The City’s current Housing Element was adopted on October 31, 2003 and found
36 to be in full legal compliance by the State Department of Housing and
37 Community Development (HCD) on March 9, 2005.

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39 In January, 2009, the City Council approved a work program to update the City’s
40 Housing Element. The purpose of the Housing Element Update program is to
41 produce an updated Housing Element that is accurate, complete,
42 understandable, and meets all the requirements of State law. The updated
43 Housing Element will provide an overall strategy and schedule of actions needed
44 to achieve the City’s housing goals and objectives.

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46 The Housing Element Update program has been guided by an advisory
47 committee that was appointed by the City Council on March 3, 2009. Members of
48 the advisory committee include: Councilmember Karen Slusser (Committee
49 Chair) and Councilmember Placido Garcia; Planning Commission Vice-Chair
50 Clayton Creager and Planning Commissioner Paul Coates; and local residents
51 Brian Brewster and Stephanie Duff-Ericksen. Planning Commissioner Matthew
52 Moye served as an “at large” resident on the Committee until he was appointed
53 to the Planning Commission in January. The Advisory Committee has met nine
54 times over the past year. During this time, the Advisory Committee oversaw the
55 execution of a household demographic survey, reviewed existing and potential
56 housing sites, and discussed programs for meeting the City’s housing needs.

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58 This presentation is being made to prepare the Planning Commission for review
59 and discussion of a draft of the updated Housing Element, which is anticipated to
60 be released next month.

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62 **RECOMMENDATION:**

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64 Receive presentation.

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66 **ATTACHMENTS:**

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68 1. Slide presentation.
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