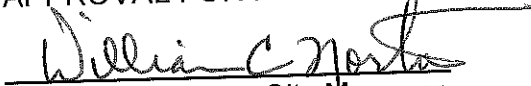


City of Calistoga

Staff Report

TO: Honorable Mayor and City Council
FROM: Charlene Gallina, Planning & Building Director
DATE: October 19, 2010
SUBJECT: Funding Request to Support Calistoga Affordable Housing's "Rebuilding Calistoga" Program

APPROVAL FOR FORWARDING:


William C. Norton, City Manager

1 **ISSUE:** Consideration of a Resolution authorizing a budget adjustment and
2 authorizing a request to execute a funding agreement with Calistoga Affordable
3 Housing, Inc. (CAH) in the amount of \$20,000 to support CAH's 2011 Rebuilding
4 Calistoga Program.

5
6 **RECOMMENDATION:** Adopt Resolution.

7
8 **BACKGROUND:** On February 2 and March 2, 2010, the City Council executed
9 a funding agreement with Calistoga Affordable Housing, Inc (CAH) in the amount
10 of \$17,000 to establish a low and moderate income (with emphasis on the elderly
11 and handicapped) homeowner repair program in Calistoga similar to the former
12 "Christmas in April" and "Rebuilding Together" Programs Napa Valley Housing
13 Authority that was dissolved in 2007.

14
15 The 2010 Rebuilding Program was conducted April 11- 24 and resulted in repairs
16 on 33 homes in Calistoga. The City's \$17,000 grant was matched by \$15,000
17 from the Gasser Foundation, \$10,000 by the DeLong Sweet Family Foundation,
18 and \$5,000 from the Home Depot Corporation. Over 150 volunteers from
19 Calistoga assisted CAH in this effort, and 14 contractors were recruited to assist
20 as team captains.

21
22 For 2011, it is CAH's hope to secure \$60,000 to fund the program which will
23 include program administration, materials and specialized labor requirements
24 (see attached September 25, 2010 letter from Ms. Erica Roetman Sklar,
25 Executive Director of CAH, outlines the proposal and anticipated program

26 funding). CAH seeks a portion of the proposed program funding (a \$20,000
27 contribution) from the City of Calistoga (derived from the City's Affordable
28 Housing Fund) so they can seek matching grants from the Gasser Foundation
29 and Home Depot. Thus far, CAH has already received a \$20,000 grant from the
30 Auction Napa Valley for this budget.

31
32 **DISCUSSION:** Once again, staff recognizes and supports the benefits
33 associated with this program that is targeted to provide assistance to disabled
34 residents and low and moderate income households, and to renovate existing
35 housing stock in the City consistent with General Plan policy. Specifically,
36 Housing Element Goal H-5, Objective H5.1, Action A2.states the following:

37
38 *Housing Element*
39 *Goal H-5 Enhance and promote quality housing design in both new*
40 *and existing development.*
41
42 *Objective H-5.1 Preserve and improve the quality of existing housing.*
43
44 *Action A2. Cooperate with volunteer groups such as Rebuilding*
45 *Together (formerly Christmas in April), when consulted*
46 *by these groups, to help very low- and low-income home-*
47 *owners and renters to maintain and upgrade their*
48 *property.*

49
50 Should Council authorized this funding, once again staff is recommending that
51 the following five requirements be established:

- 52
53 1. The attached Funding Agreement be executed.
54 2. Applications be prescreened through the City's Building Official to
55 identify any significant Building/Fire Code issues of concern.
56 3. Building permits be obtained for all work when required by the
57 Calistoga Municipal Codes. All required City plan check fees and
58 permit fees for required inspections shall be paid prior to issuance of a
59 building permit.
60 4. After completion of each home improved, CAH, Inc. shall submit a
61 report detailing activities provided under the program to be utilized for
62 the City's annual housing report.
63 5. An accounting of the use of City funds be provided to the City prior to
64 July 1, 2011.

65
66 Staff finds that the proposal by CAH to be very worthwhile and extremely timely.
67 We further believe that use of funds from the Affordable Housing Fund would be
68 appropriate for this program.

69
70 As demonstrated earlier this year, the Rebuilding Calistoga Program has brought
71 the community together through volunteerism for the purpose of making repairs,

72 and installing products that will improve the living conditions of the low and
73 moderate income elderly and handicapped Calistoga residents. For 2011, CAH
74 is expecting to make repairs on twenty-five (25) houses in Calistoga, with this
75 event scheduled to occur April 11-17, 2011. The CAH Board and its staff will
76 organize volunteers and provide all oversight and coordination of the program; no
77 direct City involvement is required.

78
79 **FISCAL IMPACT:** Sufficient funds are available for this program within the City's
80 Affordable Housing Fund. However, the Fiscal Year 2010-2011 Budget only
81 allocated \$10,000 for this program. Therefore, a budget adjustment will need to
82 be made through the attached resolution to reflect the additional \$10,000 and the
83 commitment of funding (not to exceed \$20,000) during the 2010-2011 Fiscal
84 Year.

85
86 **ATTACHMENTS:**

- 87 1. Draft Resolution
- 88 2. Draft Funding Agreement
- 89 3. Letter of Request dated September 25, 2010
- 90 4. Background information

RESOLUTION 2010-XXX

RESOLUTION OF THE CITY OF CALISTOGA, COUNTY OF NAPA, STATE OF CALIFORNIA APPROVING A FUNDING AGREEMENT WITH CALISTOGA AFFORDABLE HOUSING, INC. FOR THE 2011 REBUILDING CALISTOGA PROGRAM

Authorizing Agreement No. XXX

WHEREAS, the Calistoga Affordable Housing, Inc. (CAH) has requested the City of Calistoga provide \$20,000 towards implementation of the 2011 Rebuilding Calistoga Program; and

WHEREAS, the 2011 Rebuilding Calistoga Program proposes to re-establish a low and moderate income (with emphasis on the elderly and handicapped) homeowner repair program in Calistoga similar to what was formerly called "Christmas in April", whereby CAH is expecting to make repairs on twenty-five (25) houses in Calistoga, with this event scheduled to occur April 11-17, 2011; and

WHEREAS, City Council recognizes the importance that this program such that it supports the benefits associated with this program that is targeted to provide assistance to low and moderate income households, as well as, renovate existing housing stock in the City consistent with General Plan policy, specifically, Housing Element Goal H-5, Objective H5.1, Action A2.

NOW, THEREFORE, BE IT RESOLVED that a Budget Adjustment to assign funds (\$20,000) within the City's Affordable Housing Fund for the City's contribution to the 2011 Rebuilding Calistoga Program; and

NOW, THEREFORE BE IT RESOLVED that the City of Calistoga hereby approves the Calistoga Affordable Housing, Inc. Funding Agreement (attached) for Fiscal Year 2010-2011; and

BE IT FURTHER RESOLVED that the Interim City Manager is hereby authorized to execute said amendment contingent upon approval by the City Attorney; and

PASSED AND ADOPTED by the City Council of the City of Calistoga this 19th day of October 2010, by the following vote:

AYES:

NOES:

ABSTAIN/ABSENT:

JACK GINGLES, Mayor

ATTEST:

SUSAN SNEDDON, City Clerk

1 CALISTOGA AFFORDABLE HOUSING, INC.
2 AGREEMENT NO. _____

3
4 FUNDING AGREEMENT

5
6 THIS FUNDING AGREEMENT ("Agreement") is made and entered into as of this 19th
7 day of October 2010, by and between Calistoga Affordable Housing, Inc., hereinafter referred to
8 as "Grantee", and the City of Calistoga, hereinafter referred to as "Grantor".
9

10 RECITALS
11

12 WHEREAS, Grantee is proposing to re-establish a low and moderate income
13 homeowner repair program in Calistoga named "Rebuilding Calistoga"; and

14 WHEREAS, the Rebuilding Calistoga Program expects to make repairs on twenty-five
15 (25) houses through use of volunteers, with next year's event scheduled to occur April 11-17,
16 2011; and

17 WHEREAS, Grantor recognizes the important contribution attributable to the Rebuilding
18 Calistoga Program in providing assistance to low and moderate income households, as well as,
19 renovating existing housing stock in the City consistent with General Plan policy, specifically,
20 Housing Element Goal H-5, Objective H5.1, Action A2.
21

22 TERMS
23

24 NOW, THEREFORE, in consideration of the mutual promises of Grantor and Grantee,
25 contained herein, Grantor and Grantee agree as follows:
26

27
28 1. **Term of the Agreement.** The term of this Agreement shall commence on the
29 date first above written and shall expire on June 30, 2011, except that the obligations of Grantee
30 to Grantor under Paragraph 4 (Records Retention and Monitoring) and Paragraph 7 (Return of
31 Funds) shall survive the expiration date for the periods noted in such Paragraphs, and Paragraph
32 6 (Indemnification) shall continue in full force and effect after said expiration date as to any
33 liability for acts and omissions occurring during the term of this Agreement.
34

35 2. **Use of Funds by Grantee.** Grantee hereby agrees to use all funds conveyed to
36 Grantee by Grantor under this Agreement for the sole purpose of offsetting expenses associated
37 with the Rebuilding Calistoga Program.
38

39 3. **Payment of Funds by Grantor to Grantee.** Grantor agrees to pay to Grantee
40 within 30 days of execution of this Agreement the sum of Twenty Thousand Dollars (\$20,000),
41 to be used by Grantee to cover operating and program expenses for the Rebuilding Calistoga
42 Program. (See Exhibit A for project description) subject to conditions provided in Exhibit B.
43

44 4. **Records Retention and Monitoring.** Grantee shall maintain records which fairly
45 reflect the activities of Grantee partially funded under this Agreement. Grantor shall have access
46 to any books, documents, papers and records of Grantee which are directly pertinent to the

47 subject matter of this Agreement. Except where longer retention is required by any Federal or
48 State law, Grantee shall maintain all such records for no less than five (5) years after Grantor
49 makes the grant payment called for in this Agreement.

50
51 **5. Independent Grantee.** Grantee shall perform this Agreement as an independent
52 Grantee, and Grantee and its officers, agents, employees are not, and shall not be deemed,
53 Grantor employees for any purpose, including workers' compensation. Nothing in this
54 Agreement shall be construed to grant or confer on Grantor any right, title or ownership in the
55 Grantee, its operations or projects. Grantee shall, at its own risk and expense, determine the
56 method and manner by which the activities of Grantee under this Agreement shall be performed.

57
58 **6. Indemnification.** Grantee shall defend, indemnify and hold harmless Grantor, its
59 officers, agents and employees from any claim, loss or liability including, without limitation,
60 those for personal injury (including death) or damage to property, arising out of or connected
61 with any aspect of the performance by Grantee, or its officers, agents, or employees, of activities
62 of Grantee funded under this Agreement.

63
64 **7. Return of Funds.** If Grantee fails to fulfill in a timely and proper manner any of
65 Grantee's obligations under this Agreement or otherwise breaches this Agreement during the
66 term of this Agreement Grantee shall, upon written demand by Grantor, return to Grantor any
67 portion of the funds provided under this Agreement used in violation of Grantee's obligations
68 under this Agreement. Return of funds under this Paragraph shall occur within thirty (30) days of
69 receipt by Grantee of written demand by Grantor and shall include any interest earned thereon by
70 Grantee. Return of funds under this Paragraph shall be in addition to any other remedies
71 available to Grantor by law.

72
73 **8. Non-Discrimination Clause.** During the performance of this Agreement,
74 Grantee and its officers, employees, and agents shall not deny the benefits thereof to any person
75 on the basis of religion, color, ethnic group identification, sex, age, physical or mental disability,
76 nor shall Grantee discriminate unlawfully against any program participant because of race,
77 religion, color, national origin, ancestry, physical handicap, mental disability, medical condition,
78 marital status, age or sex. Grantor acknowledges and agrees that Grantee will be selecting
79 program participants from a pool of applicants and that such selection will necessarily require
80 discretion regarding "need", which may include factors such as age and physical or mental
81 disability in addition to other criteria.

82
83 **9. Compliance with Laws.** Grantee shall observe and comply with all applicable
84 Federal, State and local laws, ordinances, and codes.

85
86 **10. No Waiver.** Waiver by either party of any breach or violation of any requirement
87 of this Agreement shall not be deemed to be a waiver of any such breach in the future, or of the
88 breach of any other requirement of this Agreement.

90 11. **Notices.** All notices required or authorized by this Agreement shall be in writing
91 and shall be delivered in person or by deposit in the United States mail, by certified mail, postage
92 prepaid, return receipt requested. Any mailed notice, demand, request, consent, approval or
93 communication that either party desires to give the other party shall be addressed to the other
94 party at the address set forth below. Either party may change its address by notifying the other
95 party of the change of address. Any notice sent by mail in the manner prescribed by this
96 paragraph shall be deemed to have been received on the date noted on the return receipt or five
97 days following the date of deposit, whichever is earlier.

98		
99	<u>GRANTEE</u>	<u>GRANTOR</u>
100	Calistoga Affordable Housing, Inc.	City of Calistoga
101	1332 Lincoln Avenue	1232 Washington St.
102	Calistoga, California 94515	Calistoga, CA 94515

103 12. **Amendment/Modification.** Except as specifically provided herein, this
104 Agreement may be modified or amended only in writing and with the prior written consent of
105 both parties.
106

107 13. **Interpretation; Venue**

108 (a) Interpretation. The headings used herein are for reference only. The terms
109 of the Agreement are set out in the text under the headings. This Agreement shall be governed
110 by the laws of the State of California.

111 (b) Venue. This Agreement is made in Napa County, California. The venue
112 for any legal action in state court filed by either party to this Agreement for the purpose of
113 interpreting or enforcing any provision of this Agreement shall be in the Superior Court of
114 California, County of Napa, a unified court. The venue for any legal action in federal court filed
115 by either party to this Agreement for the purpose of interpreting or enforcing any provision of
116 this Agreement lying within the jurisdiction of the federal courts shall be the Northern District of
117 California. The appropriate venue for arbitration, mediation or similar legal proceedings under
118 this Agreement shall be Napa County, California.
119

120 14. **Third Party Beneficiaries.** Nothing contained in this Agreement shall be
121 construed to create any rights in third parties and the parties do not intend to create such rights.
122

123 15. **Severability.** If any provision of this Agreement, or any portion thereof, is found
124 by any court of competent jurisdiction to be unenforceable or invalid for any reason, such
125 provision shall be severable and shall not in any way impair the enforceability of any other
126 provision of this Agreement.
127

128 16. **Entirety of Contract.** This Agreement constitutes the entire agreement between
129 the parties relating to the subject of this Agreement and supersedes all previous agreements,
130 promises, representations, understandings and negotiations, whether written or oral, among the
131 parties with respect to the subject matter hereof.
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IN WITNESS WHEREOF, the duly authorized representatives of the parties to this Agreement have executed it as of the date first above written.

OF CALISTOGA

By _____
WILLIAM C. NORTON, Interim City Manager

“GRANTOR”

CALISTOGA AFFORDABLE HOUSING, INC.

By _____
ERICA SKLAR, Executive Director

“GRANTEE”

APPROVED AS TO FORM:

ATTEST

Michelle Marchetta Kenyon
City Attorney

Susan Sneddon, City Clerk

Exhibit A

Rebuilding Calistoga Program

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Rebuilding Calistoga is a volunteer organization under the sponsorship of Calistoga Affordable Housing, Inc. that repairs the homes for low and moderate income households so they may live in warmth, safety and independence. Rebuilding Calistoga culminates in a one week April 11-17, 2011 repair effort. The project concludes with a volunteer appreciation celebration on April 17, 2011. Rebuilding Calistoga relies on the community for support from volunteers to repair the homes, and seeks funding from businesses, foundations, corporations and individuals. The success of Rebuilding Calistoga will be due to the cooperative efforts of City government, private businesses, civic and community organizations, churches and parishes. Rebuilding Calistoga restores tired neighborhoods and the homeowner's pride and dignity, as well as, Community wellbeing. Rebuilding Calistoga is neighbor helping neighbor...people helping people.

Exhibit B

Conditions of Approval

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1. The attached Funding Agreement be executed.
2. Applications be prescreened through the City's Building Official to identify any significant Building/Fire Code issues of concern.
3. Building permits be obtained for all work when required by the Calistoga Municipal Codes. All required City plan check fees and permit fees for required inspections shall be paid prior to issuance of a building permit.
4. After completion of each home improved, CAH, Inc. shall submit a report detailing activities provided under the program to be utilized for the City's annual housing report.
5. An accounting of the use of City funds be provided to the City prior to July 1, 2011.



CALISTOGA AFFORDABLE HOUSING

A Non-Profit Tax Exempt Corporation
1332 Lincoln Avenue
Calistoga, CA 94515

CITY OF CALISTOGA

SEP 28 2010

CITY MANAGER

September 25, 2010

Board Members

Bob Beck

Kelly Berryman

Susanne Deiss-Costanzo
Treasurer

Kent Domogalla

Paul Ingalls

Wayne Jeronimus

Larry Kromann
President

Diana Patrick

Ruth Rodriguez

Erica R. Sklar
Secretary

Jon M. Webb

Mr. Bill Norton
City Manager
City of Calistoga
1232 Washington St.
Calistoga, CA 94515

Dear Mr. Norton;

We are again writing a letter of interest to express our desire to request funding for expenses related to the continuation of "Rebuilding Calistoga." This program was revived in April 2010 and was so successful that we are continuing the program in 2011. This grant request will strengthen our community's cohesiveness while providing needed health and safety repairs to low-income elderly and handicapped Calistoga homeowners.

CAH is proposing to continue this low-income homeowner repair program called "Rebuilding Calistoga" because of the large need that was shown during the 2010 program. We had anticipated repairing 10-15 homes but needed to expand to 33 because of large amount of applications plus the severity of the health and safety needs. This very popular program utilizes community volunteers with donated materials to make the repairs. This year's budget is \$60,000 and we are aiming to assist twenty-five homeowners. Last year your generous \$17,000 grant was matched by \$15,000 from the Gasser Foundation, \$10,000 by the DeLong-Sweet Family Foundation, and \$5,000 from the Home Depot Corporation. This year we are requesting \$20,000 from the City of Calistoga and are seeking matching grants from the Gasser Foundation, and Home Depot to obtain the needed \$60,000. We have already received a \$20,000 grant from the Auction Napa Valley for this year's budget.

CAH continues to work on establishing new affordable housing units within Calistoga and views "Rebuilding Calistoga" as a greatly needed rehab program that extends the life of the current affordable housing stock. . Calistoga's low-income elderly and handicapped residents are on fixed incomes and have no resources to make needed health and safety repairs.

Calistoga Affordable Housing is a 501(c) 3 public charity working in Calistoga. Our mission is to provide and advocate for high quality, safe and healthy affordable housing for Calistoga families with low and moderate incomes.

Thank you for reviewing our request. Please contact us with any questions you might have at (707) 942-5920 or on my cell at (707) 738-2294.

Sincerely,

Erica Roetman Sklar
Executive Director

Phone: (707) 942-5920

Fax: (707) 942-1201

E-mail: erica@calistogaaffordablehousing.org



CALISTOGA AFFORDABLE HOUSING

A Non-Profit Tax Exempt Corporation
1332 Lincoln Avenue
Calistoga, CA 94515

7/2 Wed cc: Mayor
& Council -

FY1

CITY OF CALISTOGA

SENT
7/2/10
MEH

JUL 02 2010

CITY MANAGER

May 19, 2010

Jim McCann
City Manager, Calistoga
1232 Washington Street
Calistoga, CA 94515

Dear Jim,

Thank-you for your support. As a donor to CAH's "Rebuilding Calistoga" your support was critical and essential to the success of our project. You provided the essential tools for making this community effort a huge success, exemplifying the concept of "neighbor helping neighbor".

We had over 150 volunteers working on 32 homes. We recruited 14 contractors to assist as team captains, and many worked both Saturday and Sunday, our main effort. Some spent quite a few hours in the weeks before the event doing preparations. While some of the volunteers were from out-of-town sources such as Pacific Union College, Napa 4H, and area Home Depot stores, Calistoga residents turned out in huge numbers, including many high school students.

We had great success collaborating with Stop Falls of Napa Valley and PG & E to expand our benefits. The biggest evidence of our success was the people whose lives were changed. Many decks were repaired, some of which could no longer be used as entrances and were a danger to visitors. Many homes had extensive dry rot damage in bathrooms and under water heaters. One home actually had holes in the floor that had to be avoided when walking through the house. The most monumental changes were in the homes where water heaters, stoves and stove tops had not worked properly for months or years. These repairs made it possible for owners to bathe and prepare meals normally.

Attached please find an example of articles and thank-yous from our local paper.

We sincerely appreciate your support. Please don't hesitate to call if you have any questions or concerns.

Sincerely,

Erica Roetman Sklar
Executive Director
Calistoga Affordable Housing
(707) 942-5920

Thanks for all your
help!

Phone: (707) 942-5920
Fax: (707) 942-1201

E-mail: erica@calistogaaffordablehousing.org

Calistoga Tribune

Independently owned and published in Calistoga for Calistogans since 2002

Friday, April 30, 2010

THE BUSINESS SHUFFLE
Changes are afoot among
businesses on Lincoln Avenue
BELOW

HOT ROD TRAFFIC JAM
Classic Car show on May 8
evolves into a street fair

SOFTBALL TEAM WINS
Lady 'Cats turn tables on
Falcons in 10-0 shutout



12

Can they fix it? Yes, they can!

154 volunteers take on 33 home repair projects as part of non-profit housing group's 'Rebuilding Calistoga' project

By Michelle Wing
Tribune Staff Writer

Sunny skies, willing hands and warm smiles came together last weekend to make the first Rebuilding Calistoga a resounding success.

One hundred and fifty-four volunteers worked on 33 housing repair projects on Saturday and Sunday, teaming up to bring not only new steps and new windows to local residents, but also a sense of community.

"I thought it was fantastic," said Paul Ingalls, vice president of Calistoga Affordable Housing (CAH), the organization that sponsored the event. He credited CAH president Larry Kromann for turning the dream into a reality.

"There were more than 30 projects, each one unique, requiring special materials, special skills, but also dealing with the emotional issues of the people who needed this work, and the effort it requires to bring all that together," Ingalls said. "I just can't say enough about how much Larry put into this."

Kromann, too, felt good about the effort. "The volunteers really had a good time," he said, noting that everyone worked very hard. "Quite a few of

See REBUILD on page 6



PHOTO BY PAUL HAMPTON

Volunteers Jim Tate, left, and Brent Randol work on replacing two windows on a home in Chateau Calistoga Mobilehome Park during Saturday's "Rebuilding Calistoga" work day. Thirty three projects were undertaken by 154 volunteers over the weekend, ranging from deck work to plumbing to painting jobs. The weekend was coordinated by Calistoga Affordable Housing (CAH). President Larry Kromann said CAH plans to make it a yearly event.

June primary: Plenty of races to weigh in on

By Michelle Wing
Tribune Staff Writer

On June 8, Calistoga voters will select a new supervisor for District 3, and for the first time in 24 years, will make a choice about who should be the county assessor-recorder-county clerk.

Incumbent Diane Dillon is vying for a third term on the Napa County Board of Supervisors. The fifth generation resident is a St. Helena attorney who prides herself on helping to safe-guard the county's agricultural heritage.

She is challenged this year by Michael Haley and Jeff Parady. Haley is a former

See PRIMARY on page 11

Staff reviews work done on housing issues

By Michelle Wing
Tribune Staff Writer

Slow population growth, a growing Latino community, high housing costs, overcrowding in rental units, increasing household size and an aging housing stock are among the trends in Calistoga, according to recent studies.

At Wednesday night's Planning Commission meeting, senior planner Ken MacNab went over the housing-related trends and demographics during an overview of progress in updating the city's

See HOUSING on page 7

More closures, moves as businesses struggle

Silverado Pharmacy may move down the street; new dress shop in for Beck & Taylor

By Kim Beltran
Tribune Editor

While the sight of so many empty storefronts along Lincoln Avenue is a constant reminder of the state of the economy, there is an undercurrent of new beginnings trying to come to fruition.

Although no one knows who it is, the news of a bakery tenant in the former Calistoga Creamery space is welcome news to pastry-starved residents. Building owner Ron Gill confirmed this month that he has reached a deal with a "North Bay" business to operate a bakery at 1353 Lincoln

Ave. Gill is now busy trying to find a tenant to replace Nicola's Deli, which closed abruptly in February. In an email to friends and acquaintances in Calistoga last week, Gill floated the idea of an "exotic" ethnic restaurant, such as Thai or Indian, to gauge what local support there might be for such a venture.

Meanwhile, economic factors led to the closure of the Three Sisters women's clothing shop at 1507 Lincoln Ave. and the Calistoga Cellars tasting room at 1371 Lincoln Ave. Roger Louer, a partner in

See BUSINESS on page 3

Embarking on new adventure

Mother, daughter leaving Calistoga for year-long trek across S. America

By Kim Beltran
Tribune Editor

Selling your business and pulling up stakes in your hometown to wander aimlessly across a foreign continent may sound like the stuff dreams are made of but how many people would actually do it—especially at the age of 48?

Probably not many, which makes Susan Finney a brave adventurer to some and an anomaly to others, including her parents. The fact that she is a parent herself is chief among her reasons for selling her Washington

See FINNEY on page 7



PHOTO COURTESY OF SUSAN FINNEY

Susan Finney, 48, and her daughter, Amy Finney, 18, are leaving June 5 for a year-long journey across parts of central and South America. Finney sold her esthetician practice to Andrea Bounsall, who will take over as of May 17, Finney said.

LETTERS FROM OUR READERS

www.calistogatribune.com

Thanks to those who helped fill food pantry

Dear Editor,

On behalf of the Calistoga recipients of the Food Pantry, I wish to thank all those who donated so generously to the pantry through the Mail Carriers Food Drive last Saturday, May 8. Over 3500 pounds of food were donated and this will allow us in turn to be generous with the sacks of groceries that the qualified families will receive. Many people are having to ask for food for the first time in their lives and it is wonderful that Calistoga is able to help.

A very special thanks to the mail carriers who worked long and hard to pick up the food; including Nick Triglia, Julie Fechter, Gayle Eberhardt, Howard Fisher, Connie G., Marge Fechter, Susanna Kraus, Blanca Prado and assisted by Pat Madrigal.

Boy Scouts of the Calistoga Troop who carried and sorted the food were Thomas Prager, Sean O'Neill, Matthew and Ethan Ahuja, Bobby Sereni and Ethan Herndon as well as their leader Steve Franquelin and parents Donna Ahuja, and Dan and Jennifer Herndon.

Also helping were John and Louise Strasser, Helen Archerd and Charlotte Devorak.

Once again Calistogans have come through! Many thanks!

*Helen Archerd, manager
CalistogaCares Food Pantry*

Dillon endorsed by Napa Farm Bureau

Dear Editor,

Farm Bureau endorses the re-election of Diane Dillon for District 3 Supervisor.

With a clear focus, Diane has worked diligently to protect our agricultural lands and open space, strengthen the economy, wisely manage county funds and work towards solutions to the state budget quandary. She is a fifth generation resident and an attorney. She has been a politically active member of the community for over two decades, initially fighting for

Guidelines



Letters to the Tribune should be sent to Editor, Calistoga Tribune, P.O. Box 1176, Calistoga, CA 94515, faxed to 942-6508, e-mailed to editor@calistogatribune.com or submitted at www.calistogatribune.com.

All letters must be signed and must include a phone number for verification or clarification. (Phone numbers are not printed.) Deadline is noon Tuesday prior to publication.

Keep letters short, 300 words or less, and send only one a month, please.

Measures J and then its successor, Measure P, which protect Napa County's agricultural lands. In her seven years as Supervisor, Dillon has promoted policies that encourage sensible development and preserve Napa County's agricultural heritage.

We enthusiastically support Dillon's re-election and know that Napa County will be well served with her intelligent leadership and dedication to our community.

*Jim Lincoln, President
Napa County Farm Bureau*

Senior couple grateful for repairs to house

Dear Editor,

My wife Bobbie and I would like to express our thanks to Calistoga Affordable Housing (CAH) for the recent work done by Rebuilding Calistoga over the weekend of April 24-25.

Bobbie and I bought a mobilehome that had been built in 1975, so it is

ing and air conditioning. Over the years, the pan under our air conditioner coils rusted and eventually began to leak, unbeknownst to us. The water slowly seeped out around the floor, which was made of particle board. The water dissolved the glue in the particle board, and it began to give way. We noticed that the floor was collapsing under the air conditioner and surrounding area.

We applied to CAH to see if they could help us. A gentleman named Steve came out several times and it was determined that of several projects I had asked help for, the floor was the priority goal. He brought in the help of Alex, who works with a HVAC company and had the equipment and knowledge to remove the hazardous material freon which was an issue.

On April 24, Alex came back with Matt Parker and the two of them removed the heater/air conditioner, replaced the floor, and reinstalled the heater/air conditioner. The coils of the air conditioner were so rusted that they were no longer safe, so they were removed. The pan had deteriorated so badly that it crumbled and could be vacuumed up. All that took a full day of hard work.

The next day, Bob Fiddaman and Matt came back and took out the collapsing floor in the hallway and living room, after removing the old linoleum and peeling back the carpet; they then replaced the rotted particle board with 3/4 inch plywood. Bob then laid tile to replace the old linoleum. That involved moving a freezer out of the room and emptying a very full closet. That took the two men a full day. Since Bob had not been able to finish the tile, he came back another day and finished the job.

This was a tremendous amount of work and they received nothing for it. It was all voluntary to help their fellow Calistogans. Two other volunteers who helped were Duane Grimstad and Jay. Duane checked on the work done and Jay tightened the handrail up the steps of our front porch.

Bobbie and I want them all to know how much we appreciate all the hard work they did.

*Don and Bobbie Holinsworth
Calistoga*