

RESOLUTION NO. 2016-100

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALISTOGA, COUNTY OF NAPA, STATE OF CALIFORNIA APPROVING THE USE OF CERTAIN INCENTIVES TO ENCOURAGE THE DEVELOPMENT OF HOUSING FOR TARGETED HOUSEHOLDS

WHEREAS, the City Council's goals and objectives for Fiscal Year 2016-17, calls for expanding housing opportunities, including workforce housing; and

WHEREAS, most of the jobs created locally over the next 20 years are anticipated to fall in the "low income" category and will generate a substantial need for rental units in a range of sizes; and

WHEREAS, there is also a need for all types of housing for moderate-income households who cannot afford the median local sales price of a home; and

WHEREAS, potential developers of housing that is affordable to low- and moderate-income households have identified the limited availability of Growth Management System allocations, and high utility connection and development impact fees as significant constraints on its development; and

WHEREAS, the City wishes to offer incentives that could help address these constraints and attract desired housing development; and

WHEREAS, on September 20, 2016, the Council adopted Resolution No. 2016-078 authorizing unused allocations to be made available for residential development in an amount that does not result in a population growth rate of more than 1.35 percent; and

WHEREAS, the City also desires to promote residential development that incorporates sustainability measures that result in lower water and electricity usage, and wastewater generation than those of typical development.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Calistoga that the following incentives shall be offered to promote the development of units targeted to low- and moderate-income households:

1. The City Council shall consider entering into memorandums of understanding and development agreements with developers who propose projects that meet the goals of providing workforce housing to low- and moderate-income households in a sustainable manner to provide assurance that the City is supportive of their proposals.
2. Two hundred and thirty-seven (237) of the currently unused Growth Management System allocations are hereby reserved for the development of rental housing that is affordable to low-income and moderate-income households.
3. The City Council shall consider the expenditure of City funds to subsidize or defer utility connection and/or development impact fees in order to promote targeted housing.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council that the assignment of Growth Management System allocations and/or the expenditure of City funds shall occur through the execution of memoranda of understanding and/or development agreements in order to ensure that the City's goals as described above are met.

PASSED AND ADOPTED by the City Council at a duly-noticed meeting held the **20th day of December, 2016**, by the following vote:

AYES: Councilmembers Barnes and Lopez-Ortega, Vice Mayor
Dunsford and Mayor Canning
NOES: None
ABSTAIN: None
ABSENT: Councilmember Kraus



CHRIS CANNING, Mayor

ATTEST:



KATHY FLAMSON, City Clerk