

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction		Yountville	
Reporting Year		2024 (Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1. Large Site/High-Density Development	To facilitate the development of affordable housing and provide for development phases of 50 to 150 units, the Town will routinely coordinate with property owners and give high priority to processing subdivision maps that include housing units for all income levels. The Town has adopted Development Standards for streamlined development of high-density residential projects on all sites, including on large sites. By following the streamlined process, minimum building placement standards are reduced to enhance design flexibility and create a more pedestrian-oriented environment.	Ongoing, as projects are processed through the Community Development Department; regulations and incentives will be adopted within one year of adoption of the Housing Element.	The Town continues to assist with a large lot development as projects are processed. No large lot projects were processed in 2024.
Program 1. Large Site/High-Density Development	Additionally, the Town will continue reach out to developers annually to ensure the program is successful. In particular, the Town will annually reach out to the owners of Sites 1 and 2 in the land inventory to encourage the owners to follow the Town's adopted Development Standards for the streamlined development of high-density residential projects.	Annually meet with developers and incorporate and revise strategies at least every two years.	The Town Manager had several meetings with the owner's of Sites 1 and 2 to discuss development opportunities. The Town will continue to conduct outreach to developers in 2025 to help facilitate high density residential development on sites 1 and 2 in the Town's sites inventory.

<p>Program 2. Streamlining Multifamily Development</p>	<p>Continue to review the design of proposed multifamily development and streamline the process to approve housing projects that include an affordable component. The Town is committed to allowing a shortened process to help expedite affordable housing projects and will work with applicants to combine stages of the review process to help facilitate an expedited review. The Town will continue to offer applicants assistance with the application process prior to the review process, including by continuing to offer checklists that the Town created for potential developers to assist with compliance with objective standards for streamlined development. The Town will continue to implement Municipal Code section 17.180.020(G), which requires that when a single project incorporates land uses or features so that the Zoning Ordinance requires multiple land use permit applications, the applications shall be processed concurrently and shall be reviewed, and approved or disapproved, by the highest-level review authority. To facilitate multifamily and affordable housing projects, the Town will prepare descriptions of its permit processing procedures that highlight its concurrent permit processing practices and other practices that streamline the application process. These descriptions will explain the permit processing procedures for SB 35 projects. The Town will ensure that application checklists are available on its website. The Town will ensure that there is a process in place to monitor the intake of applications and evaluate whether</p>	<p>Ongoing. Provide checklists on the Town's website and at Town Hall and provide to local developers biannually, or when updated, and implement review processes as projects are proposed.</p>	<p>The Town provides comprehensive checklists on its website under Applications & Forms and continues to enforce Section 17.180.020(G), which mandates concurrent processing. The Fact Sheets & Maps webpage also includes additional handouts, such as development standards by district.</p> <p>Applications & Forms: https://www.townofyountville.com/283/Applications-Forms Fact Sheets & Maps: https://www.townofyountville.com/287/Fact-Sheets-Maps</p>
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<p>Program 2. Streamlining Multifamily Development</p>	<p>In addition, the Town has adopted ordinances that implement SB 35 and SB 330 by defining qualified residential projects and the clear objective design standards that they are subject to. For all other projects, the Town will continue to utilize concurrent processing to streamline review processes and minimize the number of public hearings. (See also Program 27. Review and Revise Permit Processing Procedures.)</p>	<p>By December 2024: Prepare descriptions of permit processing procedures that highlight its concurrent permit processing practices and other practices that streamline the application process including SB 35 and ensure that there is a process in place to monitor the intake of applications and evaluate whether the application is complete.</p>	<p>The Town relies on State approved forms and procedures to comply with SB 330 and SB 35. The Town has posted the SB 330 Preliminary Application on Town's website. https://www.townofyountville.com/283/Applications-Forms</p>
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<p>Program 3. Inclusionary Housing Program</p>	<p>Continue to implement the Town's inclusionary housing program and consider modifications to the program to provide greater flexibility in the payment of in-lieu fees and add a minimum term requirement on affordable units. The Town's inclusionary zoning requirements mandate that, for a project of five or more units, a minimum of 15 percent of the units must be designated as housing affordable to very low-, low-, and moderate-income households. The affordable units must be evenly divided between very low-, low-, and moderate-income households. It also requires that a mix of household sizes be provided (e.g., no more than 25 percent of the units should be studios, at least 25 percent should have one bedroom). Development concessions, such as an increase of Floor Area Ratio, are allowed if an increased percentage of affordable units is provided and will be adjusted to relate to the percentage and number of affordable units.</p>	<p>Ongoing implementation of the Town's inclusionary program. Annual review of program effectiveness.</p>	<p>The Town did not receive any projects applications in 2024 where inclusionary requirements would apply. However, the Town Council approved an 8 unit project with 2 additional JADUs at 1980 Yountville Cross Road (APN 013-260-026). The project will retain the historic single-family dwelling and will subdivide the existing 1.33-acre parcel into nine parcels ranging from 5,433 to 7,498 square feet. The historic single-family dwelling would be relocated from its current location on the property to Lot 1 following the Secretary of the Interior Standards for Rehabilitation and will be deed-restricted to provide affordable rental housing to low-income households.</p>
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<p>Program 3. Inclusionary Housing Program</p>	<p>In general, it is intended that such units will be provided on-site as part of the proposed project. Fees in lieu of construction are only considered when an off-site affordable housing project has been approved and when the fees would be sufficient to allow construction of an equivalent number of affordable units (in addition to those required for the receiver site). The Town will consider revising the requirements to allow greater flexibility in the payment of in-lieu fees and/or increased development concessions for the construction of affordable units on a case-by-case basis. This will allow the Town to grow the Housing Opportunity Fund to make funds available for use in the preservation of existing affordable units.</p> <p>The Town will regularly review program requirements and procedures and revise the program as needed to maximize its impact. This includes considering requiring that affordable rental units are affordable for a minimum of 55 years and affordable ownership units are affordable for 45 years.</p> <p>The Town may use Measure S funding for the purchase and acquisition of existing deed-restricted affordable properties that may come on the market to ensure the preservation of affordable units in the Town.</p>	<p>Ongoing implementation of the Town's inclusionary program. Annual review of program effectiveness.</p>	<p>The Town did not receive any projects applications in 2024 where inclusionary requirements would apply. However, the Town Council approved an 8 unit project with 2 additional JADUs at 1980 Yountville Cross Road (APN 013-260-026). The project will retain the historic single-family dwelling and will subdivide the existing 1.33-acre parcel into nine parcels ranging from 5,433 to 7,498 square feet. The historic single-family dwelling would be relocated from its current location on the property to Lot 1 following the Secretary of the Interior Standards for Rehabilitation and will be deed-restricted to provide affordable rental housing to low-income households.</p>
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Program 4. Sites Included in Previous Cycles	Pursuant to Government Code Section 65583.2 (c), allow by-right development for projects proposing 20 percent or more of the total units as affordable to lower income households if the site is non vacant and previously identified with the same zoning in the 5th cycle housing element or if the sites is vacant and identified with the same zoning in the 4th and 5th Cycle Housing Elements.	These provisions shall take effect upon adoption of the Housing Element.	The Town did not receive any applications for affordable housing developments in 2024. Additionally, the Town is preapreign zonign text amendmdnts to the Zoning Code that will distinguish the process for by-right projects.
Program 5. Water Capacity	<p>The Town shall continue to ensure adequate water capacity for new residential projects. The Town currently has a long-term agreement with California Department of Veterans Affairs (CDVA) to supply water from the Rector Reservoir Water Treatment Plant, which is owned and operated by the CDVA. The Town will continue to require water-conserving fixtures in new construction and other mitigation measures to compensate for new demand. The amount of water requested is expected to be adequate to supply all new growth, including all potential affordable housing units outlined in the Housing Element.</p> <p>In accordance with Chapter 727, Statues of 2004 (SB 1087), upon completion of an amended or adopted housing element, the Town will forward a copy of the housing element to area water and sewer providers to ensure providers grant priority for service allocations to proposed developments that include housing units affordable to lower-income households.</p>	<p>Meet with CDVA at least once during the planning period, or as new projects are proposed if more frequently, to review water capacity. Forward the adopted Housing Element consistent with SB 1087.</p>	<p>The Town will continue to ensure adequate water capacity for new residential development through its long-term agreement with CDVA for water supply from Rector Reservoir Water Treatment Plant and to require water-conserving fixtures and mitigation measures in new construction to manage demand.</p> <p>The Town forwarded a copy of the adopted Housing Element to area water and sewer providers.</p>

Program 6. Adequate Sites	<p>The Town will maintain an inventory of sites available and appropriate for residential development for households at all income levels and adequate sites that meet the Town's Regional Housing Needs Allocation (RHNA). In keeping with State's "no net loss" provisions (Government Code Section 65863), if development projects are approved at densities lower than anticipated in the sites inventory, the Town will evaluate the availability of sites appropriate for lower-income housing and, if necessary, rezone sufficient sites to accommodate the RHNA.</p>	Ongoing, as development projects are proposed	The Town continued to maintain an inventory of residential sites to meet housing needs at all income levels.
Program 6. Adequate Sites	<p>The Town will maintain information about housing element sites and any other vacant parcels at Town Hall and provide information to potential developers regarding the Town's review process, regulations and standards, and fees. The Town currently maintains information on parcels in Town related to development status, size, ownership, and other characteristics. The Town routinely conducts a pre-application meeting with developers after the initial contact to provide information on the review process, standards, and fees. The Planning Department and Town Manager respond to all inquiries regarding developable properties and will continue to do so.</p>	Ongoing, as development projects are proposed	The Town provided information on Housing Element sites and other vacant parcels at the Town Hall.

<p>Program 7. Density Bonuses</p>	<p>Continue to comply with the State density bonus law in California Government Code Section 65915, as revised, and local ordinances.</p>	<p>Ongoing</p>	<p>The Town is in the process of updating the Town's Density Bonus Ordinance to ensure compliance with State law. This will be presented to the Town Council in 2025.</p> <p>In July 2024, the Town of Yountville approved a Major Subdivision Tentative Map to subdivide a 1.33-acre parcel into nine (9) single-family residential lots, including one (1) deed-restricted affordable unit and two (2) JADUs.</p> <p>The Town also approved the Preliminary and Final Master Development Plan, subject to three (3) deviations, one (1) concession, and four (4) waivers; approved the Design Review and associated Design Review Waivers, the Tree Removal, and the Fence Extension Request, each with Conditions of Approval; and found the project exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15332 as an Infill Development project.</p> <p>Resolution Number 24-4292</p> <p>Public Hearing: https://townofyountville.primegov.com/Portal/Meeting?meetingTempId=5331</p>
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<p>Program 8. Affordable Housing Overlay Zone</p>	<p>Continue to implement the Affordable Housing Overlay Zone as a way to provide affordable housing and enhance housing mobility. The Affordable Housing Overlay Zone permits density increases of 150 percent if all of the units are affordable. The overlay may be applied to appropriate portions of each site for more precision with site analyses upon request by affordable housing developers and participating property owners. Incentives included with the overlay, similar to those for other affordable units, include floor area ratio bonuses, expedited processing, and reduced or waived permit fees. In particular, the Town will annually reach out to the owners of Sites 1 and 2 in the land inventory to encourage the owners to use the Affordable Housing Overlay Zoning on these sites. In addition to Sites 1 and 2, the Affordable Housing Overlay applies to two locations that were previously developed with a mix of market rate and affordable housing. These are Ghirardi Place Affordable Housing on Ghirardi Place and north of Finnell Road, in the Town's high resource area, and Hopper Creek Apartments, east of Yount Street and also in the Town's high resource area (Figure D-1).</p>	<p>Ongoing implementation of the Affordable Housing Overlay on current sites and on new sites as development is proposed.</p>	<p>The Town has not received any project applications that propose using the Affordable Housing Overlay Zone.</p> <p>The Town will continue to conduct outreach to developers in 2025 to help facilitate high density residential development on sites 1 and 2 in the Town's sites inventory.</p>
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Program 9. Accessory Dwelling Units	Continue to collaborate with the Napa Sonoma ADU Center and the HACN to facilitate and encourage the construction of ADUs (including JADUs) and to promote ADU-related housing assistance programs available to low- and moderate-income Town residents, seniors, and the disabled. Continue to provide information to property owners and developers regarding the Town's ADU regulations and continue to assess further means of facilitating development of ADUs. Provide brochures at Town Hall, information on the Town's website, and articles in the Town's bi-monthly newsletter to inform residents of opportunities to construct new ADUs. Promote the preapproved ADU plans and other ADU support provided by the Napa Sonoma ADU Center.	Annually update the Town's brochures and websites on ADU information, or as changes are needed; promote availability of assistance programs annually and information on development of ADUs biannually; promote preapproved plans at least annually through the Town's website and bi-monthly newsletter	The Town published information on its website to promote and encourage the development of ADUs. https://www.townofyountville.com/DocumentCenter/View/770/ADU-Handout-2020-PDF The Town continues to work with the City of Napa Housing Authority on ADU-related housing assistance programs through PLHA funds. The Town plans to advertise the available programs by Summer 2025.
Program 9. Accessory Dwelling Units	Establish a forgivable loan program to assist homeowners with building ADUs that will be reserved as affordable units. On November 30, 2022, the City of Napa submitted an application for Permanent Local Housing Assistance (PHLA) funds on behalf of the Town of Yountville. Of the anticipated award, \$291,600 will be used to support grants to assist in the construction of deed-restricted, affordable ADUs, which is expected to assist four additional lower-income ADUs, including one very-low income.	Establish a forgivable loan program by Spring 2023 and advertise biannually with development information	Since the Town's 6 th cycle housing element was adopted in June 2024, the Town has not yet established a forgivable loan program but plans to implement the forgivable loan program by Fall 2025.
Program 9. Accessory Dwelling Units	The Town will actively market these programs in communities in the high resource area west of Washington Street and north of Finnell Road (Figure D-1) by including announcements in water bills or other suitable direct methods. Marketing materials will be in multiple languages. The annual review of the Housing Element will include an assessment of what, if any, further revisions can be made to facilitate ADU development.	Advertise biannually with development information	Since the Town's 6 th cycle housing element was adopted in June 2024, the Town has not yet prepared ADU marketing materials but connects interested residents to HCD resources as needed.

Program 9. Accessory Dwelling Units	<p>The Town will update the ADU ordinance to comply with State law within one year of Housing Element adoption. The Town will review its ADU ordinance annually thereafter and continue to amend it as needed to comply with State law. See also Program 22, Planning Regulations Amendments.</p>	<p>Update ADU ordinance within one year of Housing Element adoption, review annually thereafter, and amend as needed.</p>	<p>The Town amended chapter 17.156 of the Yountville municipal code to comply with State ADU law in 2023 and additional revisions to comply with recent State ADU law will be presented to the Town Council in 2025.</p>
Program 10. Create New Affordable Housing Opportunities	<p>Continue to explore and pursue opportunities to create affordable housing with Napa Valley Community Housing (NVCH) and other nonprofit housing developers. The Town will work with NVCH and other interested affordable housing developers to seek opportunities to provide additional affordable units in Yountville. This may involve a variety of opportunities, including construction of a new project or conversion of existing market-rate units to affordable housing. The Town will apply for funding and/or partner with NVCH to apply for funding to assist with the development of new units affordable to extremely low-, very low-, low-, and moderate-income households. The Town will pursue opportunities, as appropriate, to target new units for farmworkers and persons with disabilities. (See also, Program 21, Special Housing Needs.)</p> <p>To further this objective, twice a year the Town will provide information about potential affordable housing overlay sites and requirements to a minimum of five affordable housing developers and will solicit their interest in identifying a potential project or projects on those sites, along with a financial contribution by the Town. Housing developers will be identified in consultation with the HACN and HCD. The Town will encourage developers to reserve some or all of the new units in a development for farmworkers and persons with disabilities.</p>	<p>Provide site information twice annually; apply for funding annually or as potential projects are proposed. Annually develop a priority list for the use of Housing Opportunity Funds; consider funding proposals as they are received.</p>	<p>In November 2024, Town staff met with NVCH to discuss affordable housing opportunities in the Town and will continue exploring opportunities with them moving forward. The Town has completed the following residential opportunities which will provide affordable housing opportunities:</p> <p>In July 2024, the Town of Yountville approved a Major Subdivision Tentative Map to subdivide a 1.33-acre parcel into nine (9) single-family residential lots, including one (1) deed-restricted affordable unit and two (2) JADUs.</p> <p>The Town also approved the Preliminary and Final Master Development Plan, subject to three (3) deviations, one (1) concession, and four (4) waivers; approved the Design Review and associated Design Review Waivers, the Tree Removal, and the Fence Extension Request, each with Conditions of Approval; and found the project exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15332 as an Infill Development project.</p> <p>Resolution Number 24-4292</p> <p>Public Hearing: https://townofyountville.primegov.com/Portal/Meeting?meetingTempId=5331</p>

<p>Program 10. Create New Affordable Housing Opportunities</p>	<p>As appropriate, the Town will prioritize funding for the development of housing affordable to extremely low-income households. On November 6, 2018, Yountville voters approved Measure S, which increased the Transient Occupancy Tax by 1 percent to support workforce and affordable housing efforts. The Town will use Measure S funds, as appropriate, to provide matching funds for affordable housing.</p> <p>The Town will contribute funding from the Town's Housing Opportunity Fund and/or the Measure S Fund to create or assist with affordable housing. The Town will continue to seek ways to use the Housing Opportunity Fund and/or Measure S Fund to support the development of extremely low-, very low-, low-, and moderate-income housing units. Primary among these efforts is a commitment to contribute seed funding to support development of an affordable housing project by a nonprofit housing developer. Remaining funds may be used to provide for down-payment assistance (silent second mortgages) for new homeowners, self-help projects, infrastructure and cooperative efforts with private developers to create affordable housing. The Town will also continue to contribute to HACN programs through the Joint Powers Agreement.</p> <p>The Town will focus these efforts in the high resource area west of Washington Street and north of Finnell Road to facilitate housing mobility and choice and affordability in areas of opportunity (Figure D-1).</p>	<p>Provide site information twice annually; apply for funding annually or as potential projects are proposed. Annually develop a priority list for the use of Housing Opportunity Funds; consider funding proposals as they are received.</p>	<p>In November 2024, Town staff met with NVCH to discuss affordable housing opportunities in the Town and will continue exploring opportunities with them moving forward. The Town has completed the following residential opportunities which will provide affordable housing opportunities:</p> <p>In July 2024, the Town of Yountville approved a Major Subdivision Tentative Map to subdivide a 1.33-acre parcel into nine (9) single-family residential lots, including one (1) deed-restricted affordable unit and two (2) JADUs.</p> <p>The Town also approved the Preliminary and Final Master Development Plan, subject to three (3) deviations, one (1) concession, and four (4) waivers; approved the Design Review and associated Design Review Waivers, the Tree Removal, and the Fence Extension Request, each with Conditions of Approval; and found the project exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15332 as an Infill Development project.</p> <p>Resolution Number 24-4292</p> <p>Public Hearing: https://townofyountville.primegov.com/Portal/Meeting?meetingTempId=5331</p>
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<p>Program 11. Increase Access to Affordable Housing Programs</p>	<p>Work with the HACN to participate in assistance programs. These programs include but are not limited to the Mortgage Credit Certificate program, down-payment assistance to qualified buyers of below-market-rate housing, Section 8 rental assistance (Housing Choice Vouchers), family self-sufficiency, and the Proximity Housing First-Time Homebuyer Assistance Program. Maintain information regarding the Town's and HACN's various housing assistance programs available to low- and moderate-income Town residents, seniors, and the disabled. The Town will also make this information available on the Town website. The Town will advertise these programs in areas with high rates of renter-occupied households by including announcements in multiple languages in water bills or other suitable direct methods to increase awareness of assistance programs. The Town will provide information on local free homebuyer workshops. The Town will conduct outreach to landlords to expand the locations of participating housing choice voucher (HCV) properties, particularly in the high resource area west of Washington Street and north of Finnell Road to facilitate housing mobility and choice and affordability in areas of opportunity (Figure D-1). The Town will educate landlords on sources of income discrimination.</p>	<p>Maintain information on assistance programs and workshops on the Town's website, updating annually or as changes are needed. Promote the availability of these programs at least annually in the Town's bi-monthly newsletter. Coordinate with the Housing Authority and Fair Housing Napa Valley to conduct outreach to landlords biannually regarding HCVs and discrimination.</p>	<p>In October 2024, the Town posted information on its website regarding the programs offered by HACN. https://www.townofyountville.com/493/Housing-Resources</p>
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Program 12. Local Preference	Continue to implement the Town's Local Preference Policy (resolution number 2387-05), which gives priority and additional chances to persons living, working, and/or residing in Yountville for affordable housing sales and rentals. The Town will continue to utilize affordable housing agreements for new affordable units that give Town residents and employees priority opportunities to rent or buy affordable homes. Implements Goals and Policies under H.4.	Make residents aware of this policy through biannual notices in the Town's bi-monthly newsletter. Implement as affordable housing units become available.	The Town continues to implement the Local Preference Policy (Resolution No. 2387-05) to prioritize Yountville residents and employees for affordable housing sales and rentals.
Program 13. Fee	The Town will annually review and revise permit fees, as needed, to minimize costs to construct affordable housing units. The Town will reduce the per-unit cost of multifamily development and reduce or eliminate fees for affordable housing units on a project-by-project basis. In particular, impact fees for water and sewer connections will be evaluated to assess whether a reduced fee for smaller units is appropriate. Other fees may be waived for affordable units at the time of the application to the Town. The Town may use Measure S Funds and/or Housing Opportunity Funds for incentives, grants or reimbursements of development impact fees and building permit fees for deed-restricted affordable housing units. In particular, the Town will annually reach out to the owners of Sites 1 and 2 in the land inventory to offer fee reductions or waivers on these sites for multifamily projects, particularly if affordable units are included.	Annually review and revise fees; modify or waive fees on a project-by-project basis.	The Town reviews and revises permit fees annually and will continue to do so moving forward.

Program 14. Conversion from Residential to Commercial	Where conversion of residentially zoned land to commercial use is allowed, the Town will require and work with individual property owners to construct an affordable housing component that attempts to achieve the goal of providing affordable housing units equivalent to: 1) the minimum affordable units that would have been required of residential development on the site, and 2) housing units for one-half of the number of expected full-time equivalent jobs generated by the commercial use. This would result in an increase in the number of affordable units on the site (minimum required for residential plus 50 percent of jobs created), though the total units on the site would be reduced. Property owners may satisfy this requirement through on-site construction, off-site construction as part of another development project, or through the payment of fees in lieu of construction.	Ongoing; monitor if zoning changes are proposed.	There were no proposed zoning changes in 2024, but the Town will continue to monitor and work with property owners to facilitate the construction of affordable housing throughout the planning period.
Program 14. Conversion from Residential to Commercial	Flexibility will also be provided to consider single-room occupancy (SRO) housing for commercial developments, and a ratio of SRO housing unit equivalency will be established.	Ongoing; monitor if zoning changes are proposed.	There were no proposed SRO housing projects for commercial development in 2024, but the Town will provide flexibility for SRO conversions as projects are proposed.

<p>Program 14. Conversion from Residential to Commercial</p>	<p>The Town, at its discretion, may participate in the development of the affordable housing component of the project by contributing land, construction costs, or financial assistance. The Town will evaluate funding options for its commitment to include, but not be limited to, dedicating sales tax or transient-occupancy tax from the development to affordable housing, soliciting the assistance of nonprofit affordable housing developers, and/or providing financing contributions from the Housing Opportunity Fund. On November 6, 2018, Yountville voters approved Measure S, which increased the Transient Occupancy Tax by 1 percent to support workforce and affordable housing efforts. The Town will use Measure S funds, as appropriate, to provide matching funds for affordable housing. In addition, to facilitate development on sites that could be converted to residential use, the Town will work with property owners to streamline and simplify the development process.</p>	<p>Ongoing; monitor if zoning changes are proposed.</p>	<p>The Town did not receive any applications for affordable housing developments in 2024 but continues to work with developers as projects are proposed.</p>
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<p>Program 15. Preserve Affordable Units</p>	<p>Continue to coordinate with the HACN and NVCH to administer and monitor affordable housing in the Town. The Town will coordinate with the HACN, NVCH, and other housing nonprofit organizations to monitor existing and new affordable housing agreements. HACN is contracted to administer and monitor the Town's affordable housing units. NVCH is a nonprofit agency that owns and operates several affordable rental properties in Town. Town staff, HACN, and NVCH will regularly identify units that may be at risk of converting to market rate and will work to retain units and provide assistance to tenants that may be displaced.</p> <p>For units at risk of converting to market rate, the Town (or its designee) shall:</p> <ul style="list-style-type: none"> •Contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the Town's desire to preserve complexes/units as affordable housing. •Coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 12 months, and 6 months. •Reach out to agencies and other nonprofit housing groups interested in purchasing and/or managing at-risk units. •Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law. 	<p>Meet by December 2023, then annually thereafter, to discuss affordable housing administration and monitoring; review at-risk units every six months; coordinate noticing as required per California law.</p> <p>On November 14, 2024, Town staff met with HACN and NVCH to discuss affordable housing units at risk and will collaborate on required noticing as well as efforts to preserve the at-risk units. HANC presented their annual report to the Town Council on March 4, 2025.</p>
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<p>Program 15. Preserve Affordable Units</p>	<p>If a property owner indicates that the affordability of the units is at risk of conversion to market-rate housing or that the owner intends to sell the property, the Town will seek to facilitate the acquisition of the property by a for-profit or nonprofit entity to preserve the rental units as affordable housing. The Town will not take part directly in negotiations regarding the property but will assist in the application for state or federal funding on behalf of an interested nonprofit entity, if necessary, to protect the affordability of the rental units. The Town may use Measure S Affordable and Workforce Housing Fund and/or the Housing Opportunity Fund for the purchase and acquisition of existing deed-restricted affordable properties that may come on the market to ensure that they remain deed restricted.</p> <p>The Town will work with HACN and NVCH to ensure that low-income tenants displaced as a result of a conversion receive priority for federal housing vouchers. In accordance with Government Code section 65863.10, the Town will ensure that tenants are adequately notified throughout the preservation/acquisition process about the status of their housing units, impacts of the ownership change or preservation process on occupancy and rents, their rights and responsibilities as tenants, and who to contact with questions or concerns. The Town will work with the responsible entity (whether the existing property owner, the Housing Authority, a nonprofit entity, or a new for-profit entity) to distribute information and conduct tenant meetings, as needed, to</p>	<p>Meet by December 2023, then annually thereafter, to discuss affordable housing administration and monitoring; review at-risk units every six months; coordinate noticing as required per California law.</p>	<p>On November 14, 2024, Town staff met with HACN and NVCH to discuss affordable housing units at risk and will collaborate on required noticing as well as efforts to preserve the at-risk units. HANC presented their annual report to the Town Council on March 4, 2025.</p>
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<p>Program 16. Preserve Rental Units</p>	<p>Continue to implement Yountville's short-term rental regulations, adopted in 2018 and incorporated as Yountville Municipal Code Section 17.18.010, to protect the supply of long-term rental stock.</p> <p>Continue to regulate the conversion of existing residential rental units to condominiums and prevent the conversion of housing to bed-and-breakfast establishments. The Town will prohibit the conversion of rental units to condominiums or bed-and-breakfast establishments when rental units are threatened to comprise less than 35 percent of total housing units, in order to preserve the existing housing stock.</p>	<p>Ongoing; confirm the proportion of housing units that are rentals annually, or as new units are built, to determine when to prevent conversions.</p>	<p>The Town continues to implement short-term rental regulations and regulate the conversion of the existing residential rental units. There were no proposed projects converting rental units to condominiums in 2024, but the Town continues to prohibit such conversions as projects are proposed if rental units fall below 35% of the total housing stock to ensure preservation.</p>
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Program 17. Replacement Units	<p>To facilitate place-based revitalization and reduce displacement risk due to new development, the Town will continue to require the preservation or replacement of existing affordable housing units, consistent with Government Code, section 65915, subdivision the(3), that may be lost due to new construction. This program is applicable throughout the town, including Site 1 in the Housing Element inventory, located north of Webber Avenue and west of Washington Street. The Loss of Affordable Units ordinance (6.1.h) of the Provision for Affordable Housing section (6.1) of the Town Zoning Ordinance was amended in August 2004. The amendment preserves affordable housing units as part of the housing stock, and in the event that affordable units are threatened to be removed from the Town's housing stock, such units shall be:</p> <ul style="list-style-type: none"> a. Reconstructed on the site. b. Relocated to another site; or c. Replaced with affordable units on- or off-site, such that the required number of new affordable units is provided in addition to those existing. 	<p>The replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.</p>	<p>In April 2024, the Town received and approved one application for a design review of a single-family home replacement project. The project included the demolition of an existing single-family home to allow for the construction of a new single-family home, with no increase in unit count.</p>
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<p>Program 18. Rehabilitation</p>	<p>Work with the HACN to use Community Development Block Grant (CDBG) funds and Housing Opportunity Funds to support housing rehabilitation efforts. The Town will work closely with the HACN to explore opportunities to utilize CDBG, HOME, and Housing Opportunity Funds to offer rehabilitation loans to lower-income households for home improvements, including for mobile home upgrades. Funding includes \$500,000 in grant amounts already received by the Town, plus program income from revolving loans, for a total of \$729,900 over the planning period. Upgrades may include, but are not limited to, accessibility improvements for disabled persons, developmentally disabled persons, and seniors, as well as modifications for energy efficiency. Maintain information regarding the Town's and HACN's various housing assistance programs available to low- and moderate-income Town residents, seniors, and the disabled. The Town will also make this information available on the Town website. The Town will actively market these programs in communities with older housing stock and/or the low resource area east of Washington Street and south of Finnell Road (Figure D-1). In particular, the Town will market these programs to residents of mobile homes in Bella Vista Park and Rancho de Napa Mobile Estates, which are in the southern part of the town. The Town will market these programs by including announcements in water bills or other suitable direct method. Marketing materials will be</p>	<p>Meet annually with HACN, beginning in 2023, to identify opportunities to use \$729,900 in federal funding for rehabilitation loans.</p>	<p>The Town continues to work with the HACN on using PLHA funds for deed-restricted ADUs and rehabilitation of existing affordable units.</p>
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Program 19. Yountville Home Repair Program	<p>Continue to implement the Town's Home Repair Program to reduce displacement risk for eligible households through deferred-payment loans. This program focuses on improvement related to rehabilitation, such as improving the structural integrity of a dwelling unit in order to meet building codes, correcting health and safety issues, and correcting code violations. If the homeowner can prove adequate financial need, they may be granted a loan to assist in the funding of the project. The maximum income for single-family homes, as of June 2022, is \$60,000, and the maximum loan amount for mobile or manufactured homes is \$30,000, both with zero percent interest rates. On November 30, 2022, the City of Napa submitted an application for PHLA funds on behalf of the Town of Yountville. Of the anticipated award, \$170,100 will be used to support income-eligible, owner-occupied home rehabilitation.</p> <p>The Town will actively market these programs at least twice a year, particularly in communities with older housing stock and/or the low resource area east of Washington Street and south of Fennell Road (Figure D-1) by including announcements in water bills or other suitable direct methods. Marketing materials will be in multiple languages.</p> <p>In an event of a natural disaster that could result in disaster driven displacement the Town will prioritize financial resources to assist in rebuild efforts.</p>	<p>Advertise availability of this program through the Town's website, updating annually or as needed, and through annual notices in the Town's bi-monthly newsletter.</p>	<p>The Town posted information about the Home Repair Program on its website and will update it annually as needed. https://www.townofyountville.com/294/Home-Repair-Program</p>
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<p>Program 20. Veteran's Home</p>	<p>Work closely with the Veterans Home of Yountville, CDVA, and other relevant parties to refine concepts for changes and upgrades to the Veterans Home facility, as envisioned in the Veterans Homes of California Master Plan 2020, released by the CDVA. The plan described significant upgrade and improvement needs to the aging housing at the Veterans Home facility. This includes the need for new and renovated facilities for veterans living on the property as well as for improved or new on-site employee housing. Town staff will monitor the project, participate in meetings and work groups, and assist in refining and approving plans that benefit the Veterans Home residents and employees as well as other Yountville residents and the community as a whole. Veteran's Home is the majority landowner within the town limits, accounts for 30 percent of the population, and is governed by the State. The Town has diligently worked with them and looks forward to collaborating on a project.</p>	<p>Check in quarterly and/or be available for meetings as plans are further developed.</p>	<p>In 2024, the Town Manager met with CDVA and is in frequent communication with them regarding development of the site.</p>
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Program 21. Special Housing Needs	<p>The Town will take several actions to meet the special housing needs of individuals with disabilities and developmental disabilities; extremely low-, very low-, and low-incomes; large families; seniors; farmworkers and their families; female-headed households with children; employees of businesses in Yountville; and others with special needs.</p> <p>These actions include:</p> <ol style="list-style-type: none"> 1. Continue to contribute annually to the Community Action of Napa Valley (CANV), Fair Housing Napa Valley, Napa Valley Community Housing Farmworker Housing Project, and other local and regional agencies and service providers to assist with the provision of housing and services for households with special housing needs. Coordinate the construction of farmworker housing in the community, including actively participating in committees and task forces to identify funding solutions and conduct outreach and advertise city program to persons with limited English proficiency. The Town will contribute \$25,000 to \$50,000 annually based on requests from groups. The Town will participate in regional county efforts when requested. (See also, Program 10, Create New Affordable Housing Opportunities.) Twice annually, the Town will market the availability of programs and services using flyers in multiple languages and/or other materials as appropriate, to farmworkers residing at the Yount Mill Vineyards, which is two miles from Yountville. 	Contribute annually to CANV; Consider additional funding requests as requests are received	<p>The Town didn't receive any funding requests in 2024 but continues to annually contribute to local/regional agencies and service providers and farmwork housing.</p> <p>The Town plans to market the availability of programs and services using flyers in multiple languages and/or other materials by the end of 2025.</p>
Program 21. Special Housing Needs	<ol style="list-style-type: none"> 1. Continue to provide information and links to resources to the public in print and digital formats, including but not limited to, HACN's programs to assist housing rehabilitation efforts to make housing more accessible for persons with disabilities. 	Provide information through a variety of means at least annually.	<p>In October 2024, the Town posted information regarding rehabilitation programs offered by the HACN on the Town's website: https://www.townofyountville.com/493/Housing-Resources</p> <p>The Town will continue to distribute this information through various channels, such as the Town's newsletter.</p>

Program 21. Special Housing Needs	2. Continue partnering with the North Bay Regional Center and other relevant agencies to provide support and access to resources for residents in Yountville living with developmental disabilities, including but not limited to those who were impacted by the closure of the Sonoma Developmental Center.	Ongoing	The Town continues to partner with the North Bay Regional Center and other relevant agencies to provide support and access to resources for residents.
Program 21. Special Housing Needs	<p>3. To meet the needs of people with disabilities, the Town will:</p> <p>a. Continue to ensure that new developments comply with ADA requirements. The Town will explore options for placemaking improvements in the public realm that will assist the mobility and access for persons with various disabilities (including persons with developmental disabilities). To explore options, the Town will coordinate with HACN, the North Bay Regional Center, disabilities rights advocates, and/or other organizations as appropriate. The Town will explore options by 2024 and implement at least three selected improvements by 2026. b. Continue to implement its 2015 ADA Self-Evaluation and Transition Plan, including implementing the following remaining improvements:</p> <p>i. Corporation Yard – Path of travel to waste receptacles.</p> <p>ii. Forrester Park – Path of travel, benches, drinking fountain, play equipment, ADA Parking.</p> <p>iii. Three Weir Park – Curb ramp, path surface, edge protection, and connection, gate, drinking fountain, refuse container, bench, restroom, picnic table.</p> <p>iv. Remaining Gaps Washington Park Access Route – Curb ramps, continuous accessible route.</p> <p>v. Wayside Stop – Parking space, path surface, refuse container.</p> <p>vi. Hopper Creek Path – Path surface, refuse container, curb ramp.</p>	<p>Explore options for placemaking improvements in the public realm to promote access, mobility, and inclusivity for persons with disabilities by 2024</p> <p>Implement at least three selected improvements by 2026. Complete improvements from 2015 ADA Self-Evaluation and Transition Plan by 2027.</p>	<p>Since adopting the 6th Cycle Housing Element in June 2024, the Town has not yet had the opportunity to explore placemaking improvements but plans to explore options for improving accessibility by Fall 2025.</p>

Program 21. Special Housing Needs	4. Continue the Town's efforts to provide services to seniors, including providing space for senior programs, and supporting mediation services for elderly residents, and operating local transit service (including to the Veterans Home) for seniors and those with mobility impairments.	Ongoing	The Town continues to provide services to seniors, including providing space for senior programs.
Program 21. Special Housing Needs	5. Continue to require that at least 80 percent of mobile home units in mobile home parks be occupied by at least one person who is age 55 or older, according to the Mobile Home Park Overlay Zone.	Ongoing	The Town continues to enforce the requirement in accordance with the Mobile Home Park Overlay Zone.
Program 21. Special Housing Needs	6. Encourage developers to construct accessible units to meet the needs of seniors, persons with disabilities, and large families.	Ongoing	The Town did not meet with developers in 2024 but initiated discussions regarding the construction of accessible units.
Program 21. Special Housing Needs	7. Continue to use the community center as an emergency shelter and as a warming and cooling center.	Ongoing	The Town continues to utilize the community center as an emergency shelter for individuals in need. https://townofyountville.com/165/Emergency-Shelter

<p>Program 21. Special Housing Needs</p>	<p>8. To meet the housing needs of Yountville's labor force:</p> <p>a. The Town, in partnership with the Yountville Chamber of Commerce, will conduct outreach to local businesses annually (in particular, businesses along Washington Street, south of Madison Street and north of Oak Circle) to identify the housing needs of Yountville's labor force and collaborate with employers on solutions for meeting those needs. Annually, explore ways to disseminate information regarding employer-based housing assistance—including temporary interest-rate buydowns, loan guarantees, business-sponsored Airbnb rentals that could extend the current allowable rental time frame—that helps employees to qualify for financing, down payment grants or loans that are forgiven over a period of employment, and matched savings accounts with uses limited to homebuying activities.</p> <p>b. The Town will explore ways to provide direct funding or financial assistance, such as through Measure S Funds, for property owners who may choose to rent out rooms in their home to employees who are employed locally in Yountville.</p> <p>c. The Town will disseminate information about items a and b and advertise the availability of related funding by publishing information in the Town's newsletter annually, and publishing materials twice a year to be available at all public facilities, direct mailings, online, and more. The Town will partner with the Chamber of Commerce to</p>	<p>Ongoing</p>	<p>The Town did not have the opportunity to partner with the Yountville Chamber of Commerce but will collaborate with the Chamber to conduct annual outreach, identify the housing needs of Yountville's labor force, and explore opportunities for direct funding or financial assistance.</p> <p>The Town will also work with the Chamber of Commerce to disseminate information on available programs and funding.</p>
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<p>Program 22. Planning Regulations Amendments</p>	<p>The Town will review and revise the Zoning Ordinance to ensure compliance with State law.</p> <ol style="list-style-type: none"> 1. Residential Care Facilities. Planning Regulations shall be updated to allow residential care facilities, regardless of number of residents, in all zones that permit residential uses of the same type, in accordance with the Town's definition of family. 2. Employee Housing. Planning regulations shall be updated to allow residential uses for employees of any industry living with six persons or less per unit and will allow these uses by right anywhere the Town permits a single-family residential land use, in compliance with Health and Safety Code section 17021.5. Planning regulations shall be updated to treat farmworker housing of no more than 36 beds in a group quarters or 12 units as an agricultural use and allow in all zones where agriculture is allowed, in compliance with Health and Safety Code section 17021.6. 3. Emergency Shelters. Allow sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, in accordance with Government Code section 65583(a)(4). Remove the requirement that emergency shelters are located no more than 300 feet from any other shelter (Section 17.172.020 of the Town's Zoning Code). In accordance with Assembly Bill 2339 which amends Government Code section 65583, subdivision (a)(4), the Town will: 	<p>Amend planning regulations within two years of Housing Element adoption.</p>	<p>The Town started drafting the zoning text amendments in 2024 to address the following items.</p> <ul style="list-style-type: none"> •Residential Care Facilities •Employee & Farmworker Housing •Emergency Shelters •Low Barrier Navigation Shelters •SRO •Reasonable Accommodations •Definition of Family •Supportive & Transitional Housing •ADUs •Development Standards (Removing Floor Area Ratio (FAR) requirements and allowing up to three stories in RM-2 Zone and removing the 4,000 sq. ft. FAR cap to reduce constraints on development in H Zone) <p>The Town plans to take these zoning text amendments to Council by summer 2025.</p>
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<p>Program 22. Planning Regulations Amendments</p>	<p>6. Reasonable Accommodations. The Town will review the current reasonable accommodation procedure and ensure the required findings are not potential barriers to housing for persons with disabilities, including developmental disabilities. The Town will revise the code as needed to ensure the process for requesting reasonable accommodations is clear. The Town will remove the fee for reasonable accommodation requests.</p> <p>7. Definition of Family. The Town will review its definition of family and amend its planning regulations as needed to ensure the definition of family does not act as a constraint for persons with disabilities.</p> <p>8. Supportive Housing. The Town will allow supportive housing as a permitted use without discretionary review in zones where single-family, multifamily, and mixed-use developments are permitted, including nonresidential zones permitting multifamily uses (AB 2162). The Town will amend the planning regulations for the A, PC, RSC, OTC, MU and PD districts.</p> <p>9. Transitional and Supportive Housing. The Town will allow transitional and supportive housing as a residential use and only subject to the same restrictions that apply to other residential dwellings of the same type in the same zone.</p> <p>10. Accessory Dwelling Units. The Town will ensure that ADUs are permitted ministerially in any residential zone or non-residential zone that permits residential uses, consistent with State law. The Town will continue</p>	<p>Amend planning regulations within two years of Housing Element adoption.</p>	<p>The Town started drafting the zoning text amendments in 2024 to address the following items.</p> <ul style="list-style-type: none"> • Residential Care Facilities • Employee & Farmworker Housing • Emergency Shelters • Low Barrier Navigation Shelters • SRO • Reasonable Accommodations • Definition of Family • Supportive & Transitional Housing • ADUs • Development Standards (Removing Floor Area Ratio (FAR) requirements and allowing up to three stories in RM-2 Zone and removing the 4,000 sq. ft. FAR cap to reduce constraints on development in H Zone) <p>The Town plans to take these zoning text amendments to Council by summer 2025.</p>
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Program 23. Fair Housing	<p>The Town will contract with Fair Housing Napa Valley (or other fair housing providers) to provide fair housing assistance to Yountville residents and to enforce fair housing laws, including biannual training for landlords and housing providers on discriminatory behaviors and actions and fair housing laws. The Town will continue to refer complaints and questions to Fair Housing Napa Valley and provide information on the Town's website, and at Town Hall and the Town library.</p> <p>The Town will provide translation services upon request for public meetings and materials and intends to further comply with Government Code section 11135 et seq. by making all public outreach materials and services accessible for all persons by December 2023 and continuing to ensure that all State-funded programs and activities are accessible to all Yountville residents.</p>	<p>Make fair housing information available on the Town's website and public locations by July 2023; make all public outreach materials and services accessible for all persons by December 2023; contract with a fair housing provider to provide trainings and services beginning in 2024.</p>	<p>In October 2024, the Town posted housing resources, including fair housing information, on its website. https://www.townofyountville.com/493/Housing-Resources The Town did not receive any fair housing complaints in 2024 but continues to refer complaints and questions to Fair Housing Napa Valley, as complaints are received. The Town to coordinate with Fair Housing Napa Valley for training and services before the end of 2025.</p>
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Program 24. CALGreen Building Standards and Pollution Prevention and Mitigation	Continue to implement and enforce CALGreen (California Green Building Code) building standards and the California Model Water Efficient Landscape Ordinance (MWELO) to encourage resource efficiency in residential projects and promote the availability of low-cost financing for water and energy efficiency improvements now available through the HERO ("Home Energy Renovation Opportunity") program. The code includes numerous mandatory and voluntary efficiency measures. In addition, the Town has adopted and will continue to implement the California Model Water Efficient Landscape Ordinance. The Town, along with all jurisdictions in Napa County, recently opted into the HERO program, which provides low-cost loans for approved energy and water efficiency and renewable energy improvement projects. The Town will promote the availability of this new program.	As projects are proposed, make information of the HERO program available on the Town's website by July 2023 and advertise at least biannually through the Town's newsletter.	The Town did not receive any project applications interested in the HERO program but plans to make information available through the Town newsletter and will post information to the Town's website by Summer 2025.
Program 24. CALGreen Building Standards and Pollution Prevention and Mitigation	The Town will collaborate with the County of Napa on pollution prevention programs to minimize negative effects on drinking water and air quality for Yountville residents due to agricultural, vineyard, and winery operations in the areas of Napa County near the Town. The Town will explore approaches for mitigating exposure to airborne pollutants due to State Route 29, which forms the western boundary of the main portion of the town. Options may include adding landscaping adjacent to the highway, providing air filters to lower-income households, and/or other approaches.	Reach out to Napa County to collaborate on pollution prevention and explore options for mitigating pollutants by December 2024. Implement selected actions, as appropriate, by July 2025.	The Town actively participates in the Countywide Climate Action Committee (CAC) on the last Friday of each month to develop and implement the Regional Climate Action and Adaptation Plan (RCAAP). The RCAAP will guide actions to reduce greenhouse gas emissions and climate vulnerabilities, advancing regional sustainability and resilience goals. Through RCAAP, the Town will implement selected actions by Fall 2026.

Program 25. Facilitate Development on Site 2	<p>The Town will work closely with the Catholic Diocese of Santa Rosa and complete annual outreach to developers to seek interest in the development of Site 2. The Town will assist with entitlement processing, marketing materials for residential development and technical assistance to interested developers. Specifically if affordable units are included. Technical assistance for projects that include affordable units will include, but is not limited to, assistance in acquiring necessary funding, offering fee waivers and deferrals for affordable housing projects, assistance with permit processing, and providing financial support when available. The Town will also offer incentives beyond State Law such as, allowing flexible development standards including heights, setback, and parking, to allow site 2 to develop with the current use (active vineyards), or redevelop in its entirety.</p> <p>If the site is not listed for lease, sale, or owner interest is not documented by January 2026, the Town will identify additional sites to rezone, or upzone to adequately meet the RHNA. Th rezone or upzone will be completed within 6 months, by July 2026.</p>	<p>Annually meet with potential developers, offer incentives, and provide technical support once a project is proposed, identify if a rezone or upzone is needed by January 2026 and completed necessary amendments by July 2026.</p>	<p>In 2024, the Town developed concept plans for housing on site 2 and had several meetings and discussions with the Catholic Diocese of Santa Rosa. However, there are no immediate plans for development.</p> <p>In April 2024, the Town acquired the former Yountville Elementary School site, a 6.83-acre property in central Yountville. The Town is committed to creating a balanced project that addresses housing needs, enhances resident amenities, and supports our local economy. A public outreach and engagement process was conducted to shape the future of the property, including an Open House Event (August 19, 2024), a Community Roundtable (November 14, 2024), and multiple committee and board study sessions held from August to November 2024. In 2025, the engagement continued with a dinner and Conversation Series on January 12 and February 16, 2025.</p> <p>Outreach Efforts for the Proposed Project: https://www.townofyountville.com/550/Yountville-Commons</p>
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<p>Program 26. Facilitate Development on Site 1</p>	<p>The Town will work with the property owner of site 1 and as requested will assist with entitlement processing, marketing materials for residential development and technical assistance to interested developers, specifically if affordable units are included. Technical assistance for projects that include affordable units will include, but is not limited to, assistance in acquiring necessary funding, offering fee waivers and deferrals for affordable housing projects, assistance with permit processing, and providing financial support when available. The Town will also offer incentives beyond State Law such as, allowing flexible development standards including heights, setback, and parking, to allow site 1 to develop with the current use (gardens and small structures), or redevelop in its entirety. If the owner of the site does not show interest in redeveloping the sites with residential units by January 2026, the Town will identify additional sites to rezone, or upzone to adequately meet the RHNA. Th rezone or upzone will be completed within 6 months, by July 2026.</p>	<p>Annually meet with potential developers, offer incentives, and provide technical support once a project is proposed, identify if a rezone or upzone is needed by January 2026 and competed necessary amendments by July 2026.</p>	<p>The Town has met with the owners of Site 1 on multiple occasions and remains in regular contact regarding potential projects for the site.</p>
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<p>Program 27. Review and Revise Permit Processing Procedures</p>	<p>To ensure the Town's approval process is not a constraint to the development of housing, the Town will monitor approval timelines and approval success. Additionally, the Town will revise the approval process to ensure review is limited criteria listed in the municipal code and/or approval findings. If a project meets the criteria listed in the municipal code and/or approval findings, the Town Council meeting will be removed as a requirement. (See also, Program 2 Streamlining Multifamily Development.)</p>	<p>Annually monitor approval timelines and approval success from January 2024 to January 2026, and revise process within 6 months if it is determined to be a constraint to housing development. Restructure the approval process by August 2024 to limit review to criteria listed in the municipal code and/or approval findings and remove the Town Council meeting requirements if project meets criteria listed in the municipal code and/or approval findings.</p>	<p>In December 2024, the Town started to gather information on approval timelines and will continue to monitor through 2025.</p>
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Program 28. Expand Housing Opportunities	<p>To expand and increase housing opportunities throughout the community and address AFFH goals, the town will identify additional sites feasible for additional housing opportunities and will rezone those sites to either the RM-2 zoning or AHO zone. The Town will consider site size, acreage, densities, and other feasibility factors when identifying additional sites. In addition to rezoning, the Town will establish development standards and incentives to facilitate development similar to the actions listed in Programs 1 (Large Sites), Program 3 (Inclusionary), Program 10 (Create New Opportunities), Program 13 (Fees), Program 21 (Special Needs), Program 25 (Site 2 Development).</p>	<p>Identify rezone sites and establish development standards by December 2026. Provide outreach and incentives for these sites throughout the planning period.</p>	<p>The Town currently has sufficient capacity to meet the RHNA but will continue to review opportunities to expand and/or increase housing opportunities throughout the planning period.</p>
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