

Yountville Commons

Idea and Visioning Phase

Parks & Recreation Advisory Commission
January 16, 2025

TIMELINE UPDATE

Yountville Commons Community Engagement



OFFICE HOURS: Tuesday mornings and the last Saturday of the month August-February from 9:00 AM to 12:00 PM.

JOIN THE CONVERSATION:

RE-IMAGINING THE YOUNTVILLE ELEMENTARY SCHOOL SITE

The Town of Yountville invites community members to join Kelly + Morgan Architects for a cup of coffee and to discuss the vision, preferences, and ideas for the project.

OFFICE HOURS:

9:00AM-12:00PM
EVERY TUESDAY
AND
THE LAST SATURDAY OF EACH MONTH

IN **ROOM 11** IN THE COMMONS HALL

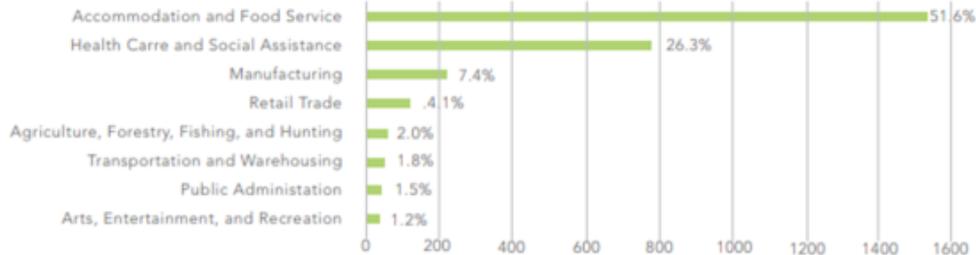
FOR MORE INFORMATION AND TO MAKE AN
APPOINTMENT VISIT
WWW.TOWNOFYOUNTVILLE.COM/YOUNTVILLE-COMMONS



Yountville General Plan (2015 Census Data) – Local Employment

- 2,968 Total jobs in TOY.
- 1,125 residents in the workforce.
- Over 50% of jobs are in the service and hospitality industry.
- 61% of Yountville jobs pay less than \$40,000 per year, making it difficult for workers to afford housing in Town.
- 92% of Yountville workers live outside the Town due to the high cost of housing.
- 54% of jobs are filled by Napa County residents, with others commuting from Solano County (15%), Sonoma County (7%), and other Bay Area locations.

JOBS IN YOUNTVILLE



Source: U.S. Census Bureau, Center for Economic Studies, 2015

Mismatch in Napa Valley's Housing Stock

Napa Valley's Vacancy Rate Is Led by Second Home Use

A region's total housing stock includes its vacant units. A healthy level of vacant units for rent or sale allows for movement between homes — the very kind of flexibility that leaves residents with choices. However, a full account of vacancy must assess whether these units are actually available to current residents. Napa Valley's housing stock stands out in this regard. **The Valley has the highest percentage of seasonally/recreationally vacant units, i.e. second homes, of any other North Bay county. Just over half of its vacant units are reserved for these purposes, compared to 30% in Marin County and 15% in Solano County.** This means a majority of its vacant units are not for sale or rent for long-term residents. To illustrate the impact of vacant homes being utilized by residents, if Napa Valley gained an additional 6,500 units, its ratio of houses to households would increase from roughly 350 homes per 1,000 residents to nearly 400 homes per 1,000 residents.

Some communities have seen a far greater percentage of their vacant units utilized as second homes. Just over half of St. Helena's vacant properties are second homes while in Yountville the proportion reaches 75%. In both cases, about 250 homes have been removed from each communities' vacant or occupied housing stock that can be used by residents.

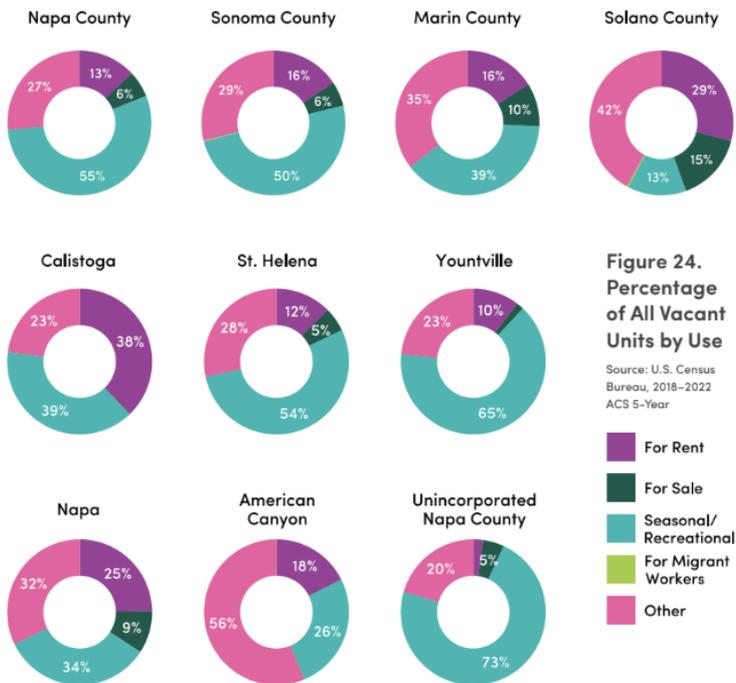


Figure 24.
Percentage of All Vacant Units by Use

Source: U.S. Census Bureau, 2018–2022 ACS 5-Year



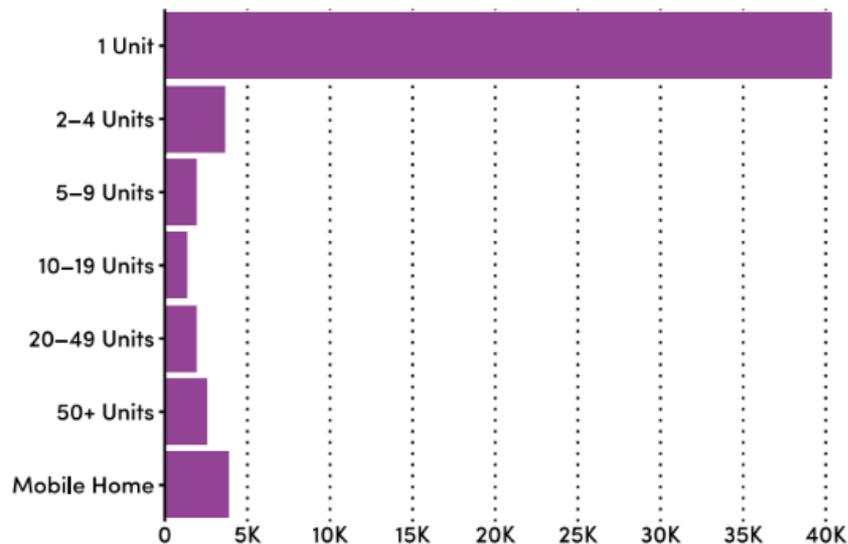
Mismatch in Napa Valley's Housing Stock

Napa Valley's Housing Is Highly Dependent on Single Family Homes, Which Can Drive Up the Price of Available Housing

The vast majority of the Valley's housing stock (both occupied and vacant units) are single family homes. Over 40,000 single-structure units supply residents with the bulk of their housing compared to just under 10,000 plexes (duplexes, triplexes, and quads) and Missing Middle housing units (5-19 units). As a result, many of the region's rental options are supplied by single family homes. Mobile homes also supply a significant number of homes at just under 5,000 units that help meet the needs of affordable housing for the region's low income households and seniors on fixed incomes.

Figure 25. Total Housing Units by Unit Type

Source: U.S. Census Bureau, 2018-2022 ACS 5-Year



Mismatch in Napa Valley's Housing Stock

Adding Multifamily Housing Is Limited by Zoning

The vast majority of permitting in Napa Valley has been for single-family homes since at least the 1980s. After peaking in 1990 and again around 2003 with annual totals of 1,000 housing permits, overall yearly permitting totals declined in the early 2010s and did not recover to those prior highs until recent years. The decade spanning 2010 and 2020 saw the lowest production totals in nearly four decades. Starting in 2020 the Valley's jurisdictions resumed permitting levels and did so while shifting in focus from single family homes to multifamily permitting, making up for deficits in Missing Middle housing units (5–19 units). In 2020 regional permitting of multifamily units hit a high of nearly 1,000 units — the highest since at least the 1980s when permitting data was last available.

Permitting for multifamily homes may be limited by the amount of land in Napa Valley's cities zoned exclusively for single-family homes. These rates are well in line with Bay Area norms but constrain available space where multifamily units can be built. All jurisdictions in Napa Valley except Yountville have zoned over 75% of their land for single family homes. Unincorporated Napa County land and Calistoga have zoned nearly all of their land for single family housing.

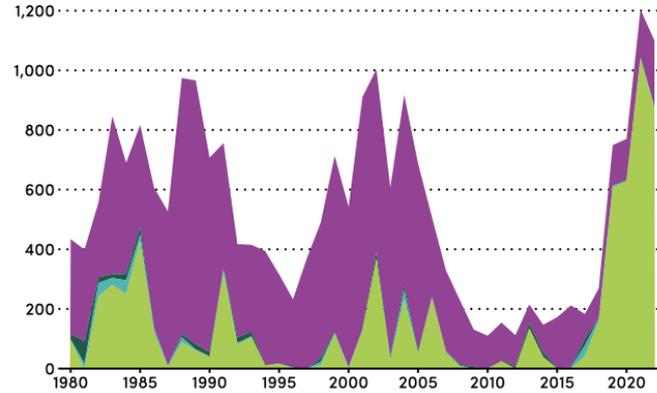


Figure 26. Total Permitted Housing Units, 1980–2022

Source: U.S. Department of Housing and Urban Development, Building Permits Database

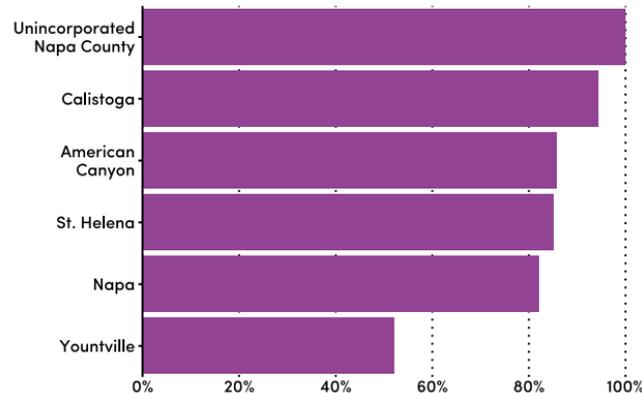


Figure 27. Percentage of Single Family Zoning by City

Source: Othering and Belonging Institute at UC Berkeley, California Zoning Atlas

SCHOOL DISTRICT PROPOSAL





YOUNTVILLE COMMONS

HOUSING AND COMPLEMENTARY OPPORTUNITIES

The following are **approved policies** the Town of Yountville is using to address housing and complementary opportunities at the former Yountville Elementary School property, with specific references including chapter, section, and page numbers from the [Yountville Housing Element \(2023-2031\)](#):

- 1. Expand Housing Sites:** Identify and rezone additional sites suitable for high-density residential development to meet Regional Housing Needs Allocation (RHNA) goals. (Chapter 6, Program 1, Page 14).
- 2. Facilitate Public Involvement:** Foster greater public participation in housing planning by providing information on housing programs and policies and encouraging citizen involvement in shaping housing solutions. (Appendix A, Section A.1, Page A-2).
- 3. Address Workforce Housing Needs:** Collaborate with local businesses and employers to identify and address housing needs for employees, including exploring employer-assisted housing options and Single Room Occupancy Units. These references highlight Yountville's focus on workforce housing solutions for local employees, particularly in the hospitality and public service sectors. (Chapter 6, Policy 4.1 and 4.5, Page HO-15, and HO-6).
- 4. Encourage Higher-Density Multifamily Housing:** Policy 4.3 encourages higher-density multifamily affordable workforce housing subject to appropriate standards and design. (Chapter 6, Section 6.6, Policy 4.3, Page HO-6)
- 5. Encourage Mixed-Use Development:** Where residential and commercial uses are integrated, this policy helps to address workforce housing needs and create more vibrant, walkable neighborhoods by ensuring housing projects include neighborhood-serving businesses. (Chapter 6, Policy 5.2, Page HO-7)
- 6. Promote Affordable Housing Development:** Streamline the approval process for multifamily housing, especially for projects with affordable units. (Chapter 6, Program 27, Page 15).
- 7. Integrate Recreational Uses:** This policy encourages the integration of recreational amenities and open space within new residential developments, ensuring that they are accessible to residents and contribute to the town's overall quality of life. (Chapter 6, Section 6.6, Policy 5.3, Page HO-7)
- 8. Support Parks & Trails:** This program supports the development of “parks, trails, and recreational areas” as an integrated part of residential neighborhoods. It ensures that these amenities are incorporated in both new and existing developments to serve residents and promote walkability. (Chapter 6, Section 6.6, Program 12, Page HO-14)
- 9. Increase Housing for Seniors and Special Needs Populations:** Encourage the construction of accessible housing units tailored to seniors, persons with disabilities, and large families. (Chapter 6, Program 10, Page 17)
- 10. Promote Energy Efficiency and Sustainability:** Encourage new developments and housing rehabilitations to incorporate energy and water conservation measures. (Chapter 6, Program 5, Page 14).

WHAT IS RHNA?

The **Regional Housing Needs Allocation (RHNA)** for the Town of Yountville during the 2023–2031 planning period is set at **72 housing units**. These units are divided across different income categories as follows:

- **Very Low-Income (<50% AMI)**: 19 units (26% of total RHNA)
- **Low-Income (50-80% AMI)**: 11 units (15% of total RHNA)
- **Moderate-Income (80-120% AMI)**: 12 units (17% of total RHNA)
- **Above Moderate-Income (>120% AMI)**: 30 units (42% of total RHNA)

The RHNA requirements aim to ensure that Yountville can meet the housing needs for all income levels, facilitating the development of affordable housing options and addressing community growth.

Source: TOY Housing Element, 2023-2031, Section 6.4 Regional Housing Need

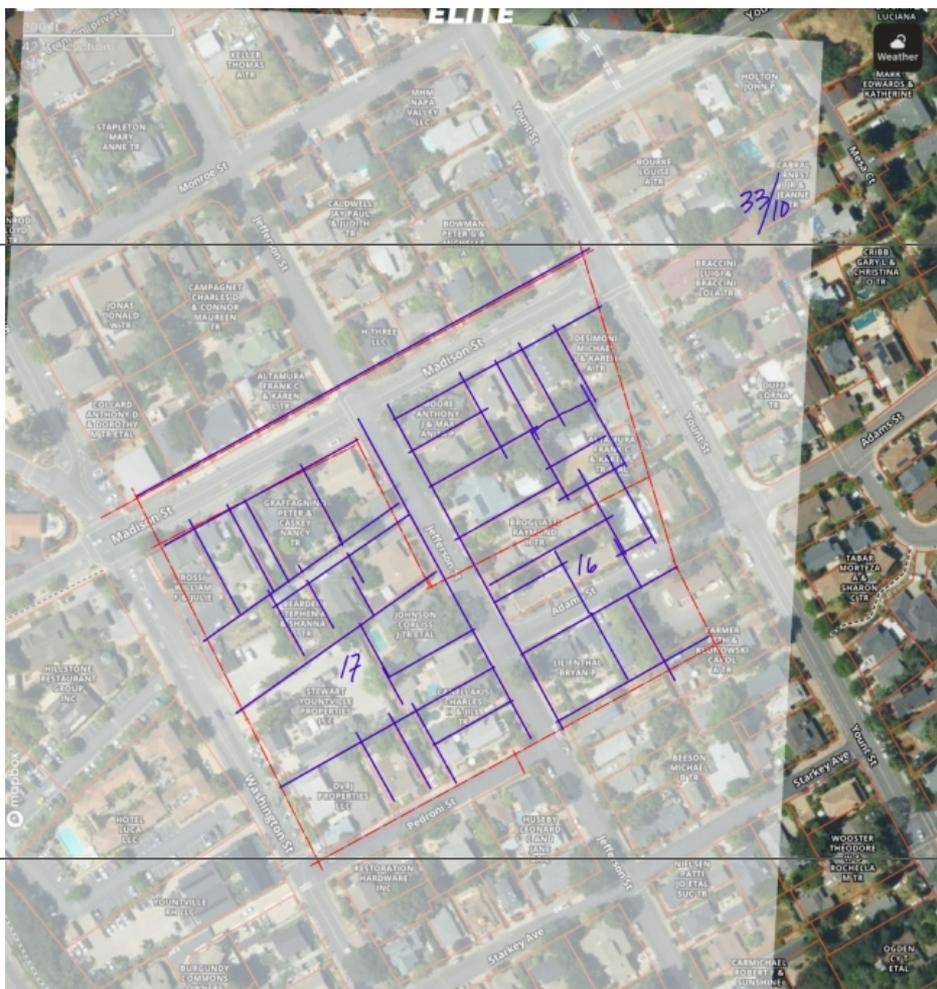
While cities are not obligated to build housing themselves, failure to meet the housing goals in their updated Housing Elements can lead to severe consequences, including lawsuits, the loss of state funding, state intervention (Builder's Remedy), streamlined approval processes for developers (SB 35), and pressure for rezoning or upzoning. These measures aim to ensure that cities do their part in addressing California's housing crisis.





Buildington





SK12 Old Town

Kelly + Morgan Architects
Oct 23, 2024



SK4 Rancho (65/25)

Kelly + Morgan Architects
Oct 23, 2024



A Missing Middle Housing Sampler



1. COTTAGE COURT



2. SIDE-BY-SIDE DUPLEX



3. STACKED DUPLEX



4. FOURPLEX



5. SIXPLEX



6. EIGHTPLEX



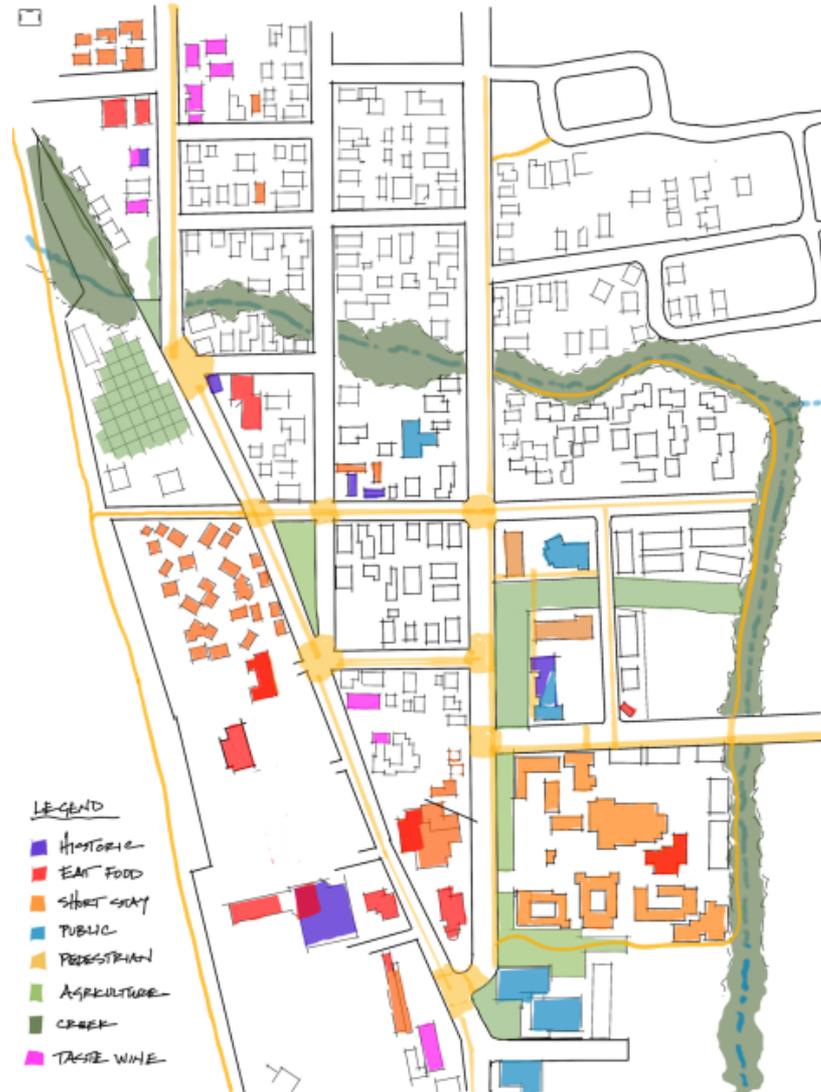
7. COURTYARD



8. TOWNHOUSE



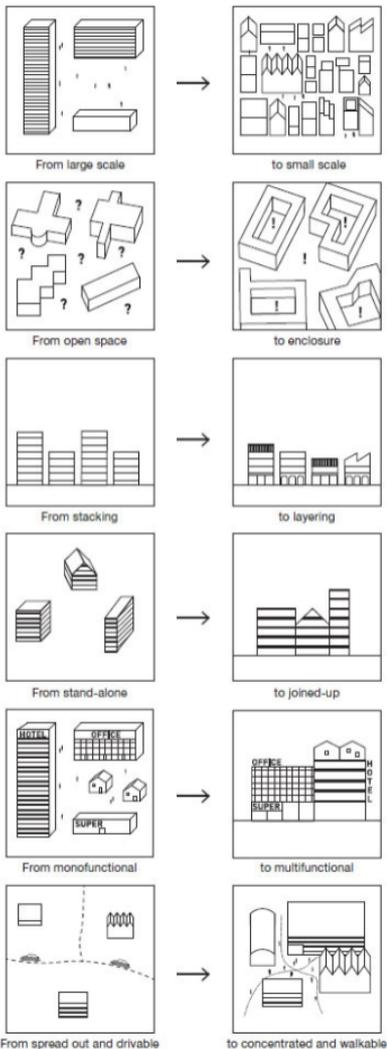
9. LIVE/WORK





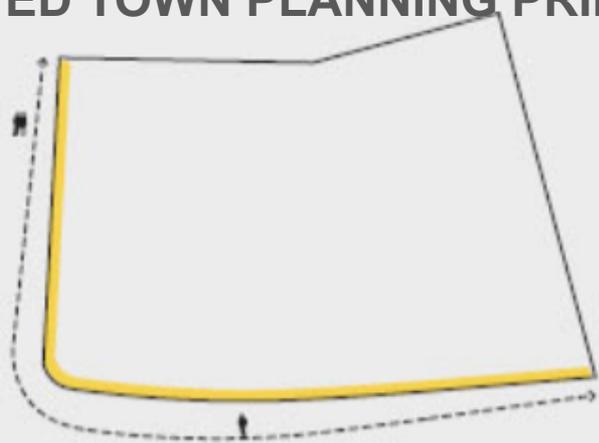


USE TIME TESTED TOWN PLANNING PRINCIPLES

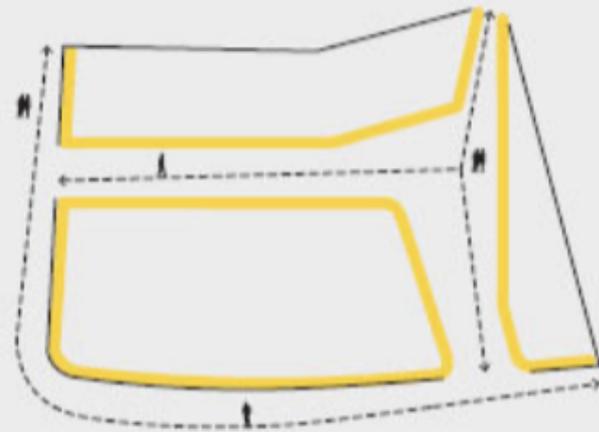


Street
 ----->
 Site

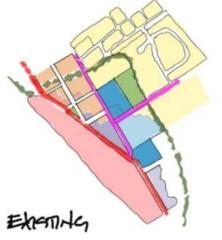
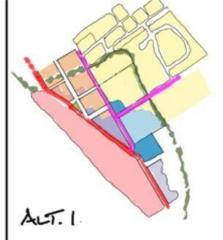
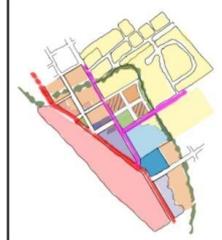
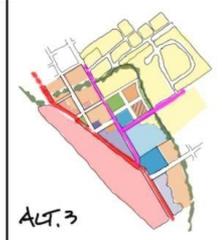
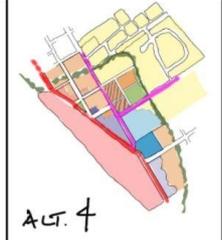
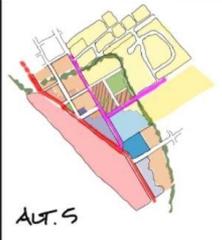
 Edge



Original site edge

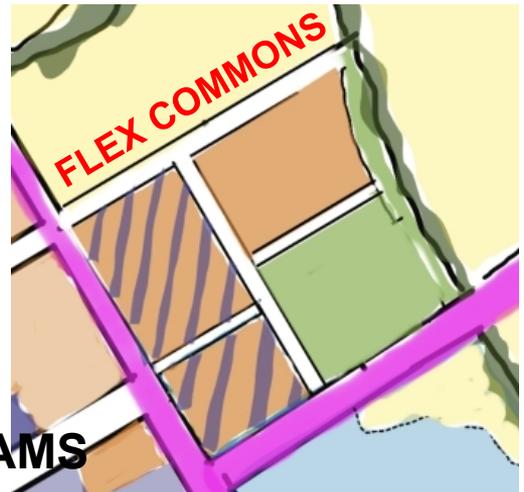


Site edge increased by sub-dividing into smaller blocks.

<p>AREA PLAN</p>	 <p>EXISTING</p>	 <p>ALT. 1</p>		 <p>ALT. 3</p>	 <p>ALT. 4</p>	 <p>ALT. 5</p>
<p>SITE PLAN</p>						
<p>NOTES</p>	<p>DECLINING ENROLLMENT LEAD TO SCHOOL CLOSURE. SMALL MARKET + OLD BLDGS = NO LIKELY FUTURE.</p>	<p>NVISED PLAN BASIS FOR LAND PRICE. SITE + BUDGS. HIGHEST + BEST IN A REGULATED LAND USE ENV IS A SHORT TERM ISSUE.</p>	<p>GOOD URBAN DESIGN BUT DOESN'T PROVIDE LONG TERM FLEXIBILITY. EXISTING BLDGS HAVE SHORT LIFE TIME.</p>	<p>AMPLITIES + PUBLIC SERVICES HAVE MORE IMPORTANCE THAN MIXED USE HOUSING. PARK IS SEPARATED FROM CENTER.</p>	<p>MOST RANGE OF OPTIONS WITH ALL EXISTING BLDG. (INC TOWN HALL) ALSO MORE ADAPTABLE TO PHASING.</p>	<p>PUTS HOUSING + OTHER CIVIC STREETS FRONTS MOST IMPORNT. EX SCHOOL BLDGS HAVE NO FUTURE. PARK IS REMOVED FROM PUBLIC STREETS.</p>
<p>LEGEND</p>	<p>Public Services Parks + Open Space Housing w/ Land Commercial Civic + Hospitality Housing + Civic (Mixed Use)</p>					
<p>Public Services Parks + Open Space Housing w/ Land Commercial Civic + Hospitality Housing + Civic (Mixed Use)</p>	<p>SINGLE FAM RES.</p>					







THE RANGE OF SITE DIAGRAMS

WHAT DO YOU SEE?

WHAT DO YOU NOT SEE?



- NOT ENOUGH HOMES
- NOT ENOUGH GARDENS OR OPEN SPACE
- TOO MUCH SPACE FOR THE CARS

WHERE WE STARTED - ALL SINGLE FAMILY ZONING





4/6/13B / 20K + 20K



1.25

2. ACRES



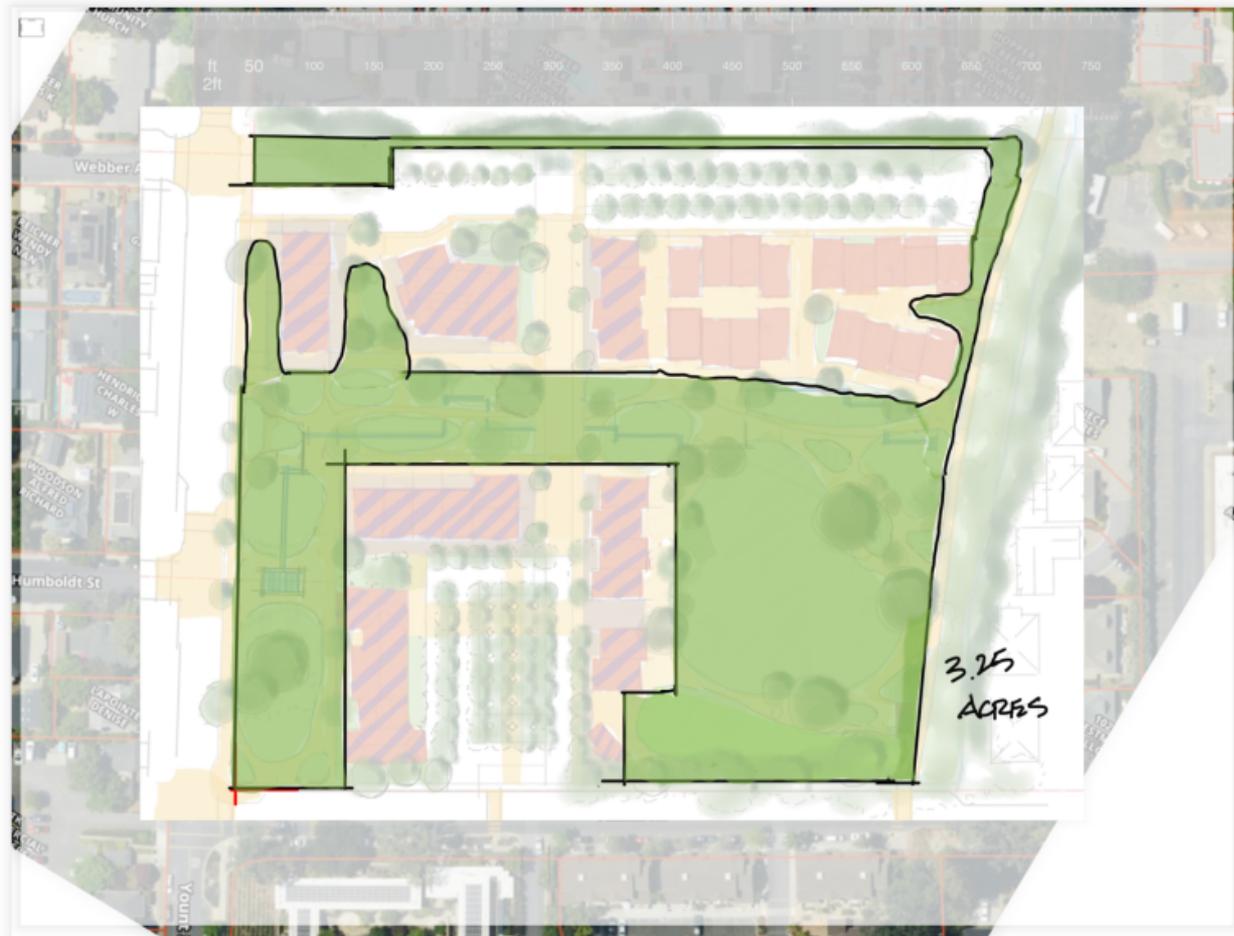
































WHAT DO YOU SEE?

WHAT DO YOU NOT SEE?





TIMELINE UPDATE

Yountville Commons Community Engagement



OFFICE HOURS: Tuesday mornings and the last Saturday of the month August-February from 9:00 AM to 12:00 PM.