Town of Yountville

"The Heart of the Napa Valley"

2023-2031 Housing Element

Adopted, February 7, 2023

Revised April 2024

TOWN OF YOUNTVILLE

The Heart of the Napa Valley™

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2023-2031 Housing Element

for the Town of Yountville

Adopted, February 7, 2023

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PLACEWORKS

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6. Housing

6.1 Purpose of the Housing Element

Yountville's residents live in a wide variety of housing types, including single-family homes, duplexes, multifamily buildings, mixed use apartments, mobile home communities, and group living quarters at the Veterans Home and Adventist Home communities. The Housing Element is a State-mandated chapter of the Yountville General Plan that sets forth an eight-year plan to address the Town's identified housing needs. The housing chapter is organized into the following sections:

- **6.2 Requirements of the Housing Element.** Provides an overview of the State-mandated housing element process.
- **6.3 General Plan Consistency.** Discusses the consistency between the Housing Element and all other elements of the General Plan.
- **6.4 Regional Housing Need.** Discusses the Regional Housing Needs Allocation (RHNA) process and summarizes the Town's allocation for the 2023–2031 time frame.
- **6.5 Public Participation.** Introduces the outreach efforts completed during the Housing Element update process.
- **6.6 Goals, Policies, and Programs.** Identifies goals, policies, and programs to maintain the sense of community, enhance residents' quality of life, and facilitate the provision of housing for households at all income levels.
- **Appendix: Housing Element Background Report**
    - **A. Public Participation.** Provides a summary of public outreach activities and input from the community.
    - **B. Review of Previous Housing Element.** Reviews the effectiveness of the housing element goals, policies, and related actions to meet the community's housing needs.
    - **C. Housing Needs Assessment.** Analyses demographic and employment/income trends, housing conditions and affordability, and special housing needs.
    - **D. Fair Housing Assessment.** Identifies barriers that restrict access to opportunity and housing choice and disproportionate housing needs based on protected characteristics.
    - **E. Housing Sites Analysis and Housing Resources.** Itemizes land available for housing development, demonstrates the Town's capacity to meet its Regional Housing Needs Allocation (RHNA), and describes administrative and financial resources available to assist with the development, improvement, and preservation of housing.
    - **F. Housing Constraints**. Examines potential constraints to housing development, including governmental factors such as land use regulations and non-governmental factors such as the cost of land and availability of financing. Provides information on energy saving opportunities to reduce overall housing expenses, which is particularly important for those on the verge of homelessness.

6.2 Requirements of the Housing Element

The Housing Element describes, identifies, and analyzes the Town's housing needs; and addresses the maintenance and expansion of the housing supply to accommodate the households that currently live and/or are expected to live in Yountville in the housing cycle. Through research and analysis, the Housing Element identifies available candidate housing sites and establishes goals, policies, and programs to accommodate the RHNA allocation, as determined by the Association of Bay Area Governments (ABAG) and approved by the California State Department of Housing and Community Development (HCD). The Housing Element provides the following:

- Summary of the Town's community outreach efforts to engage the public in the development of the Housing Element.
- Policies to address the Town's housing needs and comply with State law.
- Review of the Town's implementation of the 2015-2023 Housing Element.
- Overview of the Town's housing and population.
- Analysis of opportunities and barriers that affect housing.
- Identification of sites to accommodate the RHNA.

In June 2015, the Yountville Town Council adopted the Housing Element for the 2015-2023 planning period, referred to as the Fifth Cycle. This Housing Element will guide future decision-making related to housing for the 2023-2031 planning period, referred to as the Sixth Cycle.

6.3 General Plan Consistency

State law requires that "the General Plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies" (Government Code Section 65300.5). Internal consistency is required to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing in Yountville.

All elements of the Town of Yountville General Plan, including the goals, policies, and implementation measures have been reviewed for their internal consistency with this Housing Element. In addition, the Town of Yountville Zoning Ordinance has been reviewed for compatibility with this Housing Element's goals, policies, and implementation measures. The Town will continue to review and revise the General Plan, Zoning Ordinance, and Design Ordinance for internal consistency as amendments are proposed and adopted.

Per Assembly Bill (AB) 162 (Government Code Section 65302.g.3), upon the next revision of the Housing Element on or after January 1, 2014, the Safety Element shall be reviewed and updated as necessary to address the risk of fire for land classified as state responsibility areas, as defined in Section 4102 of the Public Resources Code, and land classified as Very High Fire Hazard Severity Zones, as defined in Section 51177. Senate Bill (SB) 379 (Government Code Section 65302.g.4) requires that the Safety Element be reviewed and updated as necessary to address climate change adaptation and applicable resiliency strategies. SB 1035 (Government Code Section 65302.g.6) requires that the Safety Element be reviewed

and updated as needed upon each revision of the Housing Element or local hazard mitigation plan, but not less than once every eight years. SB 99 (Government Code Section 65302.g.5) requires that on or after January 1, 2020, the Safety Element include information to identify residential developments in hazard areas that do not have at least two evacuation routes. As a part of the General Plan update completed in 2019, the Town incorporated all State law changes, including applicable laws and any additional requirements and General Plan guidelines from the State of California Governor's Office of Planning and Research.

SB 244 (2012) requires that jurisdictions identify and analyze the housing and infrastructure needs of disadvantaged unincorporated communities, which are inhabited areas of 10 or more dwellings adjacent or in close proximity to one another in which the median household income is 80 percent or less than the statewide median income. Yountville's Sphere of Influence boundary is coterminous with the boundary of the incorporated Town and contains no unincorporated areas; therefore, there are no geographic areas that Yountville is required to analyze under the requirements of SB 244.

6.4 Regional Housing Need

State law (California Government Code Section 65580 et seq.) requires HCD to project statewide housing needs and allocate the anticipated need to each region in the state. For Yountville, HCD provides the regional need to ABAG, which distributes the RHNA to the cities and counties in the ABAG region. ABAG allocates housing production goals for cities and counties based on their projected share of the region's household growth, the state of the local housing market and vacancies, and the jurisdiction's housing replacement needs, among other criteria.

Yountville falls under the jurisdiction of ABAG. ABAG is responsible for developing a Regional Housing Needs Plan (RHNP) that allocates the region's share of the statewide housing needs to lower-level councils of governments. The RHNA is a minimum projection of additional housing units needed to accommodate projected household growth of all income levels by the end of the housing element's statutory planning period. As shown in **Table 6-1. Regional Housing Need Allocation, 2023–2031**, Yountville is required to plan for 72 units during the 2023-2031 planning period at certain densities, 30 units of which must be affordable to lower-income (extremely low, very low-, and low-income) households, 12 must be affordable to moderate-income households, and 30 for above-moderate income households. The income categories are based on the Area Median Income (AMI).

Table 6-1. Regional Housing Need Allocation, 2023–2031

Income Category	2023-2031 RHNA	Percentage of RHNA
Very Low[1] <50% AMI	19	26%
Low 50-80% AMI	11	15%
Moderate 80-120% AMI	12	17%
Above Moderate[1] >120% AMI	30	42%
Total	**72**	**100%**

Source: ABAG, 2021.
[1]It is assumed that 50 percent of the very low-income is allocated to the extremely low-income category.

6.5 Public Participation

Pursuant to Government Code Section 65583, the town conducted public outreach activities beginning in January 2022. Below is a summary of the opportunities for public participation:

- Stakeholder Consultations
- Town Council Meetings
- Ad Hoc Meetings
- Community Workshops
- Public Hearings
- Zoning, Design, Review Board Meeting
- Custom Website

A detailed description of the Town's community outreach and engagement efforts and summary of the two comment letters that were received and how they were incorporated in the Housing Element are~~is~~ in the **Public Participation section of the Appendix**. **Section 6.6, Goals, Policies and Programs,** was heavily informed by the information the Town gathered through public participation, in particular, **Program 21, Special Housing Needs**, among other programs described further in the **Public Participation section of the Appendix**.

6.6 Housing Goals, Policies, and Programs

The Town will continue to pursue policies and programs that increase affordable housing opportunities while ensuring that new development is consistent with the character of the community and does not result in adverse impacts on the environment. Policies include inclusionary housing requirements as well as development incentives for the provision of affordable housing. The Town will continue to participate pro-actively in the production of affordable housing.

The "Programs" section, below, indicates the entity that is primarily responsible for implementation; the anticipated date for completion; and, for new programs and those requiring Town contributions, the expected source of funding. Following the goals, objectives, policies, and programs, **Table 6-2** summarizes quantified objectives for the 2023–2031 planning period.

Goals and Policies

Goal H.1: Town Character

Preserve the rural, small-town character and scale of Yountville.

Policies

Policy 1.1 Establish residential densities that continue to allow the development of single-family detached houses.

Policy 1.2 Continue to encourage efficient small lot residential developments in single-family residential areas.

Policy 1.3 Encourage the design of multifamily units to integrate with the Town's character.

Policy 1.4 Ensure that multifamily housing units for workforce housing are dispersed throughout the community.

Goal H.2: Promotion of Residential Development

Promote the development of infrastructure and regulations that accommodate increased residential development of all housing types.

Policies

Policy 2.1 Ensure that public services, particularly for sewage treatment, wastewater recycling, and water supply, are adequate to accommodate potential housing increases.

Policy 2.2 Require new development to build at no less than the minimum number of dwelling units prescribed by the Built Environment–Land Use Chapter of the General Plan.

Policy 2.3 Allow flexibility in the alignment of future streets and extensions.

Goal H.3: Variety of Housing Types

Promote the development of a variety of housing types.

Policies

Policy 3.1 Require new developments of 10 or more units to provide a variety of house sizes and designs.

Policy 3.2 Continue to encourage smaller lot sizes in single-family residential areas.

Policy 3.3 Promote the development of multifamily housing.

Policy 3.4 Encourage that a percentage of new multifamily units, particularly affordable units, be rentals.

Policy 3.5 Encourage mixed use developments that include live/work units or residential units atop commercial.

Policy 3.6 Permit manufactured housing by right where single-family and mobile home residential uses are permitted, and which meets appropriate design standards.

Policy 3.7 Encourage ministerial infill housing development such as two residential units, urban lot splits, and accessory dwelling units (ADU) with a streamlined checklist approach.

Goal H.4: Affordable Housing Opportunities

Provide increased opportunities for multifamily and affordable workforce housing and maintain affordability for all income groups.

Policies

Policy 4.1 Require that a percentage of all new housing be designated for housing affordable to very low-, low-, and moderate-income households.

Policy 4.2 Provide density bonuses in accordance with state law and local ordinances to further encourage construction of affordable housing units.

Policy 4.3 Encourage higher density multifamily affordable workforce housing, subject to appropriate standards and design.

Policy 4.4 Encourage ADUs, including junior ADUs, on single-family lots.

Policy 4.5 Encourage commercial development to include workforce housing to allow more residents to live and work in Yountville.

Policy 4.6 Give priority for new affordable housing units to current Town residents and employees in the Town.

Policy 4.7 Restrict single-family detached units purchased with public subsidies to owner occupancy.

Policy 4.8 Maintain appropriate mechanisms to ensure that affordable housing agreements are implemented and enforced.

Policy 4.9 Work with nonprofit developers to facilitate new affordable rental housing and/or to acquire market-rate rentals for conversion to affordable housing.

Policy 4.10 Use the Town's Housing Opportunity Fund and Measure S Fund, as applicable, to provide initial money, matching funds for grants, or assistance money for affordable housing projects.

Policy 4.11 Modify permit fees and processes to minimize costs to construct affordable housing units.

Policy 4.12 Implement a forgivable loan program for the construction of ADUs if the owner commits to renting the ADU to a qualified lower income household.

Policy 4.13 Encourage employee and workforce housing development on the State-owned Veterans Home campus.

Goal H-5: Commercial Development

Optimize opportunities for residential development but allow for mixed-use and commercial development in appropriate areas, subject to providing for their fair share of the Town's housing needs.

Policies

Policy 5.1 Require developers of nonresidential projects to assume responsibility for a share of the workforce housing needs generated by such development.

Policy 5.2 Provide enhanced opportunities for mixed residential and commercial uses on commercial sites.

Policy 5.3 Where residential land is to be converted to commercial use, ensure that existing dwelling units and affordable housing opportunities lost due to zoning reclassifications are mitigated and that workforce housing for new employees is provided by the developer.

Goal H-6: Public Information and Involvement

Provide housing-related information to the public and involve the public in determining policies and programs.

Policies

Policy 6.1 Encourage the involvement of citizens and interested agencies in the study of housing and related issues and in the formulation of proposals to ameliorate housing problems.

Policy 6.2 Provide information and consultation to property owners and developers regarding residential development sites and regulations and available housing programs.

Goal H-7: Housing Assistance

Provide housing assistance to households in need and publicize the availability of such assistance.

Policies

Policy 7.1 Participate with the Housing Authority of the City of Napa (HACN) in a mortgage credit certificate program to be available in Yountville.

Policy 7.2 Work with the HACN to provide down-payment assistance to qualified buyers of below-market-rate housing.

Policy 7.3 Work with the HACN to provide Section 8 rental assistance certificates to qualifying residents.

Policy 7.4 Require developers to provide relocation assistance when private redevelopment displaces extremely low-, very low-, low-, or moderate-income residents.

Policy 7.5 Work with HCAN and use their model of ADU financial assistance to create an appropriate ADU financial assistance or grant program.

Goal H-8: Maintenance of the Housing Stock

Conserve existing affordable housing and rental units and promote rehabilitation of deteriorating units.

Policies

Policy 8.1 Prevent the conversion of housing to bed-and-breakfast inns.

Policy 8.2 Control the conversion of rental units to condominiums.

Policy 8.3 Preserve and protect existing mobile home parks.

Policy 8.4 Preserve or replace existing affordable housing units that might otherwise be lost due to new development.

Policy 8.5 Continue to work with the HACN to provide rehabilitation loans to upgrade older homes.

Policy 8.6 Continue to work with the HACN to provide rehabilitation loans to lower-income households.

Policy 8.7 Continue to use the Housing Opportunity Fund to assist with rehabilitation efforts.

Policy 8.8 Continue to enforce the Rental Registration program, pursuant to Yountville Municipal Code Chapter 8.08, and require a minimum rental period of 30 days.

Goal H-9: Special Housing Needs

Encourage the development of housing for households with special needs.

Policies

Policy 9.1 Continue to support efforts to provide assistance to seniors, including the Veterans Home.

Policy 9.2 Maintain affordable housing options for seniors..

Policy 9.3 Continue to contribute to regional efforts to provide homeless shelters and transitional housing and support Community Action Napa Valley, and other similar housing and service providers.

Policy 9.4 Permit emergency shelters, transitional housing, supportive housing, and employee housing in keeping with state law.

Policy 9.5 Work with the Housing Authority of the City of Napa to provide rehabilitation loans to upgrade older homes.

Policy 9.6 Work with the HACN to provide rehabilitation loans to lower-income households.

Policy 9.7 Continue to use the Housing Opportunity Fund to assist with rehabilitation efforts.

Policy 9.8 Continue to enforce the Rental Registration program, pursuant to Yountville Municipal Code Chapter 8.08, and require a minimum rental period of 30-days.

Goal H-10: Consistency with State Requirements

Ensure that the Town's policies and regulations address all State housing requirements.

Policies

Policy 10.1 Encourage energy and water conservation in the design or modification of housing units.

Policy 10.2 Affirmatively further fair housing.

Policy 10.3 Produce an annual report on progress in meeting housing goals.

Programs

Program 1. Large Site/High-Density Development

Description: 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.

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.

Responsible Agency: Planning Department

Time Frame: 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. Annually meet with developers and incorporate and revise strategies at least every two years.

Funding Source: General Fund

Quantified Objective: 30~~29~~ above moderate-income units, 12 moderate-income units, 11 low-income, 10 very low-income, and 9 extremely low-income units in high resource areas to facilitate housing mobility and choice and affordability in areas of opportunity (Figure D-1).

Program 2. Streamlining Multifamily Development

Description: 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), ~~of Chapters 17.184 through 17.224,~~ 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 the application is complete. The Town will ensure that the CEQA determination of PRC 21080.1 will be made within the timeframe permitted by PRC 21080.2, and when the Town determines that a project is exempt from CEQA, the determination will trigger the Permit Streamlining Act (PSA) 60-day deadline (Gov. Code 65950(a)(5)).

In addition, the Town has adopted ordinances that implement SB 35 and SB 330 by defining qualified residential projects and ~~include~~ 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 2~~6~~7. Review and Revise Permit Processing Procedures.)*

Implements Goals and Policies under H.1.

Responsibility: Planning Department, Zoning & Design Review Board, Town Council

Time Frame: 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. 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.

Funding: General Fund, Measure S Affordable and Workforce Housing Fund, Housing Opportunity Fund

Quantified Objective: 5 very low- and 5 low-income units, prioritizing projects in high resource areas to facilitate housing mobility and choice and affordability in areas of opportunity (Figure D-1).

Program 3. Inclusionary Housing Program

Description: 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.

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.

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.

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.

Implements Goals and Policies under H.1.

Responsibility: Planning Department, Town Council

Time Frame: Ongoing implementation of the Town's inclusionary program. Annual review of program effectiveness.

Funding: General Fund, Measure S Affordable and Workforce Housing Fund, Housing Opportunity Fund

Quantified Objective: 15 lower-income units in high opportunity areas to promote

access to resources and housing mobility for target households.

Program 4. Sites Included in Previous Cycles

Description: 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. ~~any nonvacant sites identified in the previous cycle or vacant sites identified in two or more consecutive planning periods shall be provided by right development when at least 20 percent of the units in the proposed development are affordable to lower income households.~~

See section **E.2 Land Inventory** for applicable sites.

Implements Goals and Policies under H.3.

Responsibility: Planning Department

Time Frame: These provisions shall take effect ~~U~~upon adoption of the Housing Element.

Funding: General Fund, Measure S Affordable and Workforce Housing Fund, Housing Opportunity Fund

Program 5. Water Capacity

Description: 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.

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.

Implements Goals and Policies under H.2.

Responsibility: Town Manager, Town Council

Time Frame: 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.

Funding: General Fund, Water and Wastewater Enterprise Funds

Program 6. Adequate Sites

Description: 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.

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 doso.

~~In the 2007 to 2009 time frame, the property owner of Site 1, north of Webber Avenue and west of Washington Street, obtained approval for a small inn project on the property that included 13 off-site affordable housing units in the town to comply with replacement housing and rezoning requirements for the subject property. The project was not constructed. If the property owner resubmits an application for a project on this site, 13 affordable housing units will be required either on- or off-site. The housing units would be approved as a part of the overall project, and construction would happen concurrently. Should the project include off-site units, the Town will help facilitate the process, including but not limited to, assistance with rezoning if needed, streamlining approval, and other concessions consistent with density bonus requirements.~~

Implements Goals and Policies under H.2 and H.6.

Responsibility: Planning Department, Town Manager

Time Frame: Ongoing, as development projects are proposed.

Funding: General Fund

Quantified Objective: 30 units available for lower-income households, 12 units for moderate-income households, and 30 units for above moderate-income households. Promote housing mobility throughout the Town.

Program 7. Density Bonuses

Description: Continue to comply with the State density bonus law in California Government Code Section 65915, as revised, and local ordinances.

Implements Goals and Policies under H.4.

Responsibility: Planning Department, Town Council

Time Frame: Ongoing

Funding: General Fund, Measure S Affordable and Workforce Housing Fund, Housing Opportunity Fund

Quantified Objective: 10 lower-income units, 5 moderate-income units to facilitate housing mobility opportunities, particularly as part of income-integrated developments.

Program 8. Affordable Housing Overlay Zone

Description: 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).

Implements Goals and Policies under H.4.

Responsibility: Planning Department, Town Council

Time Frame: Ongoing implementation of the Affordable Housing Overlay on current sites and on new sites as development is proposed.

Funding: General Fund

Quantified Objective: 15 lower-income units to promote housing mobility opportunities for target households.

Program 9. Accessory Dwelling Units

Description: 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. 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.

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.

The Town will update thets 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.

Implements Goals and Policies under H.4 and H.6.

Responsibility: Planning Department, Town Council

Time Frame: 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; establish a forgivable loan program by Spring 2023 and advertise

biannually with development information. Update ADU ordinance within one year of Housing Element adoption, review annually thereafter, and amend as needed.

Funding: General Fund, Measure S Affordable and Workforce Housing Fund, Housing Opportunity Fund, PHLA

Quantified Objective: 6 lower-income ADUs (one very low-income with the forgivable loan program) and encourage at least 3 to be constructed in or close to high opportunity areas to facilitate housing mobility, reduce displacement risk, and increase the affordable housing supply; three moderate-income ADUs; and 1 above moderate-income ADU. With anticipated PHLA award, an additional 4 lower-income ADUs, including 1 very-low income.

Program 10. Create New Affordable Housing Opportunities

Description: 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.)

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.

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.

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.

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).

Implements Goals and Policies under H.4.

Responsibility: Planning Department, Town Council, Town Manager

Time Frame: 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.

Funding: General Fund, Measure S Affordable and Workforce Housing Fund, Housing Opportunity Fund

Quantified Objective: Support the development of 15 lower-income and 5 moderate-income units to support housing mobility for target households and increase the supply of workforce-accessible housing; prioritize 10 of these units in high resource areas to facilitate housing mobility and choice and affordability in areas of opportunity; prioritize 10 of these units for farmworkers and/or persons with disabilities.

Program 11. Increase Access to Affordable Housing Programs

Description: 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.

Implements Goals and Policies under H.7.

Responsibility: Planning Department, HACN

Time Frame: 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.

Funding: General Fund, Measure S Affordable and Workforce Housing Fund, Housing Opportunity Fund

Quantified Objective: Connect 5 eligible households with assistance programs to reduce displacement risk and facilitate housing mobility; encourage 5 landlords to market their units to HCV holders (at least 3 of the 5 in the high resource area (Figure D-1)); educate at least 2 landlords annually on fair housing laws.

Program 12. Local Preference

Description: 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.

Responsibility: Planning Department, Town Council, Town Attorney, Town Manager, Housing Authority of the City of Napa

Time Frame: Make residents aware of this policy through biannual notices in the Town's bi-monthly newsletter. Implement as affordable housing units become available.

Funding: General Fund

Quantified Objective: Reduce displacement risk for 10 residents.

Program 13. Fees

Description: 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.

Implements Goals and Policies under H.4.

Responsibility: Planning Department, Town Council

Time Frame: Annually review and revise fees; modify or waive fees on a project-by-project basis.

Funding: General Fund, Measure S Affordable and Workforce Housing Fund, Housing Opportunity Fund

Quantified Objective: On a case-by-case basis, at the Town's discretion, reduce fees required to construct 2 extremely low-income household units, 2 very low-income household units, 2 low-income household units, and 5 moderate-income household units to increase the affordable housing supply.

Program 14. Conversion from Residential to Commercial

Description: 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.

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.

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.

Implements Goals and Policies under H.5.

Responsibility: Planning Department, Town Council

Time Frame: Ongoing; monitor if zoning changes are proposed.

Funding: General Fund, Measure S Affordable and Workforce Housing Fund, Housing Opportunity Fund

Program 15. Preserve Affordable Units

Description: 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.

For units at risk of converting to market rate, the Town (or its designee) shall:

- 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.

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.

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 keep residents informed of the preservation process, tenant options, and what to expect once the process has been completed.

Implements Goals and Policies under H.4.

Responsibility: Planning Department, Town Council, Town Attorney, HACN, NVCH

Time Frame: 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.

Funding: Housing Measure S Affordable and Workforce Housing Fund, Housing Opportunity Fund (and potentially one or more of the following: Community Development Block Grant, HOME Funds, Mortgage revenue bonds, State grant programs, Federal grant programs, Low-Income Housing Tax Credits, HUD Housing Choice Vouchers)

Quantified Objective: Preserve 10 lower-income units as funding expires to protect residents, particularly low-income residents, from displacement risk.

Program 16. Preserve Rental Units

Description: 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.

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.

Implements Goals and Policies under H.8.

Responsibility: Town Manager

Time Frame: Ongoing; confirm the proportion of housing units that are rentals annually, or as new units are built, to determine when to prevent conversions.

Funding: General Fund

Quantified Objective: Preserve at least 35 percent of the housing stock as rental units to protect residents, particularly low-income residents, from displacement.

Program 17. Replacement Units

Description: 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:

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.

Implements Goals and Policies under H.8.

Responsibility: Planning Department, Town Council

Time Frame: The replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.

Funding: General Fund

Quantified Objective: Replace any units if (a) they are planned to be demolished for purposes of building new housing or other new uses, and (b) they are determined to be occupied by low-income households and provide assistance to prevent displacement of lower-income households due to loss of affordable units.

Program 18. Rehabilitation

Description: 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 in multiple languages.

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.

Implements Goals and Policies under H.8.

Responsibility: Planning Department

Time Frame: Meet annually with HACN, beginning in 2023, to identify opportunities to use $729,900 in federal funding for rehabilitation loans.

Funding: CDBG, HOME, and General Fund, and Housing Opportunity Fund

Quantified Objective: Facilitate place-based revitalization and reduce displacement risk due to housing condition by assisting 10 lower-income households (including at least 2 mobile homes) complete repairs to their home, prioritizing marketing of 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), particularly residents of mobile homes in Bella Vista Park and Rancho de Napa Mobile Estates.

Program 19. Yountville Home Repair Program

Description: 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 24inimut 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.

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 Finnell Road (Figure D-1) by including announcements in water bills or other suitable direct methods. Marketing materials will be in multiple languages.

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.

Responsibility: Planning Department, Town Manager, Town Council

Time Frame: 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.

Funding: General Fund, Measure S Affordable and Workforce Housing Fund, Housing Opportunity Fund, HOME Grant, State and Federal Grants, PHLA

Quantified Objective: Facilitate place-based revitalization and reduce displacement risk due to housing condition by assisting 6 lower-income households (including at least 2 mobile homes) complete repairs to their home, prioritizing marketing of 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). With anticipated PHLA award, an additional 4 lower-income homes (including at least 1 mobile home).

Program 20. Veteran's Home

Description: 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.

Implements Goals and Policies under H.4.

Responsibility: Planning Department, Town Council and Town Manager

Time Frame: Check in quarterly and/or be available for meetings as plans are further developed.

Funding: General Fund

Program 21. Special Housing Needs

Description: 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. These actions include:

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.

2. Provide direct contributions to the Napa Emergency Women's Service and other agencies that provide housing support in the Town upon request, as funding allows.

3. 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.

4. 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.

5. To meet the needs of people with disabilities, the Town will:
    a. ~~The Town will c~~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:
        i. Corporation Yard – Path of travel to waste receptacles.
        ii. Forrester Park – Path of travel, benches, drinking fountain, play equipment, ADA Parking.
        iii. Three Weir Park – Curb ramp, path surface, edge protection, and connection, gate, drinking fountain, refuse container, bench, restroom, picnic table.

iv. Remaining Gaps Washington Park Access Route – Curb ramps, continuous accessible route.

v. Wayside Stop – Parking space, path surface, refuse container.

~~a.~~vi. Hopper Creek Path – Path surface, refuse container, curb ramp.

~~5.~~6. Continue the Town's efforts to provide services to seniors, including providing space for senior programs, supporting mediation services for elderly residents, and operating local transit service (including to the Veterans Home) for seniors and those with mobility impairments.

~~6.~~7. 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.

~~7.~~8. Encourage developers to construct accessible units to meet the needs of seniors, persons with disabilities, and large families.

~~8.~~9. Continue to use the community center as an emergency shelter and as a warming and cooling center.

~~9.~~10. To meet the housing needs of Yountville's labor force:

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.

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.

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 disseminate information.

~~10.~~11. Encourage developers to construct live/work units for artists, professionals, or telecommuters.

Implements Goals and Policies under H.3 and H.9.

Responsibility: Planning Department, Town Council, Town Manager

Time Frame: Contribute annually to CANV; consider additional funding requests as requests are received, provide information through a variety of means at least annually. Explore options for placemaking improvements in the public realm to promote access, mobility, and inclusivity for persons with disabilities by 2024, and implement at least three selected improvements by 2026. Complete improvements from 2015 ADA Self-Evaluation and Transition Plan by 2027.

Funding: General Fund, Measure S Affordable and Workforce Housing Fund, Housing Opportunity Fund

Quantified Objective: Connect 20 eligible persons in existing Yountville homes to resources or programs to reduce displacement risk and assist in housing mobility. To promote inclusivity, implement at least three projects in the public realm to improve accessibility and mobility for persons with disabilities.

Program 22. Planning Regulations Amendments

Description: The Town will review and revise the Zoning Ordinance to ensure compliance with State law.

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:

- Amend the code to allow one or more types of residential use on parcels smaller than 3 acres in the PF zone, and
- Amend the definition of emergency shelters to include "other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care."

4. *Low Barrier Navigation Shelters*. Planning regulations shall be updated to allow low barrier navigation centers for people experiencing homelessness, complying with Government Code sections 65660 to 65668, as a by-right use in all zones allowing for mixed-uses and in non-residential zones that permit multifamily housing.

5. *Single Room Occupancy*. Planning regulations shall be updated to define and allow SROs and/or congregate residences (rental housing with communal dining and/or bathroom facilities) (other than those for seniors) to facilitate extremely low-income housing in at least one zoning district in the Town, in compliance with Government Code section 65583.

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.

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.

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.

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.

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 to permit ADUs ministerially in the A, RS, RM, H, RM-2, and MPR zones and amend its zoning code to permit ADUs ministerially in the PC, RSC, OTC, MU, and PD districts. (See also Program 9, Accessory Dwelling Units).

11. Development Standards

- *RM-2 Zoning District:* Remove the~~. The Maximum~~ Floor Area Ratio (FAR) requirement and allow for up to three stories. ~~in the RM-2 and H zoning districts of~~ "~~up to 4,000 sq.ft.~~" ~~can be a constraint for development. The Town will remove this requirement for both zones.~~and

- *H Zoning District*: Remove the Maximum Floor Area Ratio requirement in of "up to 4,000 sq.ft." can be a constraint for development.

Implements Goals and Policies under H.3, H.9, and H.10.

Responsibility: Planning Department, Town Council

Time Frame: Amend planning regulations within two years of Housing Element adoption.

Funding: General Fund

Quantified Objective: ~~10~~ 50 units; ~~of these, encourage 5 units~~ in areas with close proximity to resources and services to improve access to opportunity for lower-income and special-needs persons.

Program 23. Fair Housing

Description: 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.

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.

Implements Goals and Policies under H.10.

Responsibility: Town Manager, Planning Department

Time Frame: 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.

Funding: General Fund, Measure S Funds

Quantified Objectives: Connect 5 residents in need of legal services with fair housing providers to reduce displacement risk; educate at least 4 housing providers per training on fair housing laws to reduce displacement risk and facilitate housing mobility.

Program 24. CALGreen Building Standards and Pollution Prevention and Mitigation

Description: 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.

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.

Implements Goals and Policies under H.10.

Responsibility: Planning Department, Building Department, Code Enforcement

Time Frame: 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. 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.

Funding: General Fund

Program 25.Facilitate Development on Site 2

Description: 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.

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.

Responsibility: Planning Department, Town Council and Town Manager

Time Frame: 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.

Funding: General Fund, Measure S Funding

Quantified Objectives: 13 extremely low-income units, 13 very low-income units, 14 low-income units, 24 moderate-income units, 24 above moderate-income units

Program 26.Facilitate Development on Site 1

Description: 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.

Responsibility: Planning Department, Town Council and Town Manager

Time Frame: 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.

Funding: General Fund

Quantified Objectives: 16 lower income units

Program 27.Review and Revise Permit Processing Procedures

Description: 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.)*

Responsibility: Planning Department, Town Council and Town Manager

Time Frame: 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.

Funding: General Fund

Program 28: Expand Housing Opportunities

Description: 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).

Responsibility: Planning Department, Town Council and Town Manager

Time Frame: Identify rezone sites and establish development standards by December 2026. Provide outreach and incentives for these sites throughout the planning period.

Funding: General Fund

Quantified Objectives: Rezone sites to accommodate a minimum of 25additional lower-income.

6.7 Summary of Quantified Objectives

Quantified objectives estimate the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the planning period. The quantified objectives do not set a ceiling on development; rather, they set a target goal for the town to achieve based on needs, resources, and constraints. Each quantified objective is detailed by income level, as shown in **Table 6-2, Summary of Quantified Objectives**. It should be noted that there can be overlap in the quantified objectives.

Table 6-2. Summary of Quantified Objectives

Program	Extremely Low	Very Low	Low	Moderate	Above Moderate
RHNA	**9**	**10**	**11**	**12**	**30**
New Construction					
Program 1	9	10	11	12	30
Program 2		5	5		
Program 3	3	9	3		
Program 4			2	1	5
Program 6	9	10	11	12	30
Program 7		5	5	5	
Program 8	3	3	9		
Program 9		2	8	3	1
Program 10	3	3	9	5	
Program 11		5	5		
Program 13	2	2	2	5	
Program 21	2	2	8	8	
Program 22			5	5	
Program 25	13	13	14	24	24
Program 26		5	11		
Program 28		5	20		
Rehabilitation					
Program 18	2	2	2	4	
Program 19		4	6		

Program	Extremely Low	Very Low	Low	Moderate	Above Moderate
Conservation					
Program 12	2	2	2	4	
Program 15			10		
Program 17[1]					
Program 23		2	2	1	

Source: Town of Yountville, June 2022.

[1]As conversions or replacement units are identified.

Appendix:
Housing Element Background Report

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A. Public Participation

State law requires cities and counties to make a diligent effort to achieve participation from all segments of the community in preparing a Housing Element. Section 65583[c][6] of the California Government Code specifically requires that "The local government shall make a diligent effort to achieve public participation of all economic segments of the community, specifically lower income households and special needs groups, in the development of the Housing Element, and the action shall describe this effort." **Section 6.6, Goals, Policies, and Programs** was heavily informed by the information the Town learned through public participation. A summary of the key programs that address the identified needs is included as subsection **A.6, Programs to Address Identified Needs**.

The diligent effort required by State law means that local jurisdictions must do more than issue the customary public notices and conduct standard public hearings prior to adopting a Housing Element. As required by State law, Yountville took active steps to inform, involve, and solicit input from the public, particularly low-income and minority households that might otherwise not participate in the process. Noticing for all meetings was sent to local housing advocate groups, and individuals and organizations that had previously requested notices related to the housing element—this included reaching households at all income levels and special needs groups.

To meet the requirements of State law, Yountville completed the public outreach and encouraged community involvement as listed here and described following the list.

- Stakeholder consultations with service providers that serve lower income households and special needs groups
- Town council meetings
- Ad hoc meetings
- Community workshops
- Zoning, Design, Review Board (ZDRB) meetings
- Focus group meeting with large employers
- Monthly newsletters to all residents through the water bill
- Advertisements in the local newspaper, the *Yountville Sun*
- Press releases to all major media outlets in the area
- Custom website
- Joint meeting of the ZDRB and Town Council

A.1 Stakeholder Consultations

To ensure that the Town solicits feedback from all segments of the community, consultations were conducted with service providers and other stakeholders who represented different socioeconomic groups.

From February to April 2022, staff reached out to nine stakeholder organizations and gave each the opportunity to provide one-on-one input on housing needs and programs. All stakeholders provided feedback via one-on-one interviews or email responses. Representatives from the following stakeholders were interviewed:

- Executive Director, North Bay Housing Coalition Inc., March 2022
- Affordable Housing Representative, Housing Authority of the City of Napa, March 2022
- President and CEO, Napa Valley Community Housing, February 2022
- Resource Developer and Housing Specialist, North Bay Regional Center, April 2022
- Home Administrator, Yountville Veterans Home, April 2022
- President and CEO, Yountville Chamber of Commerce, March 2022
- Executive Director, Fair Housing Napa Valley, February 2022
- Housing and Homeless Program Analyst, Napa County Housing Authority, April 2020
- Public Policy Advocate, Blue Zones Project, March 2022

The stakeholders were asked the following questions:

1. **Opportunities and Concerns:** What three top opportunities do you see for the future of housing in this jurisdiction? What are your three top concerns for the future of housing in this jurisdiction?

2. **Housing Preferences:** What types of housing types do your clients prefer? Is there adequate rental housing in the community? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities?

3. **Housing Barriers/Needs:** What are the biggest barriers to finding affordable, decent housing? What are the unmet housing needs in this jurisdiction?

4. **Housing Conditions:** How would you characterize the physical condition of housing in this jurisdiction? What opportunities do you see to improve housing in the future?

5. **Equity and Fair Housing:** What factors limit or deny civil rights, fair housing choice, or equitable access to opportunity? What actions can be taken to transform racially and ethnically concentrated areas of poverty into areas of opportunity (without displacement)? What actions can be taken to make living patterns more integrated and balanced?

6. How has COVID affected the housing situation?

Summary of Consultation Feedback

Through these consultations, stakeholders expressed several concerns for unmet housing needs and barriers to access housing in Yountville. Overall, stakeholders identified limited rental housing and affordable housing as a top concern for the future of housing in the Town. Lack of affordable housing can exacerbate existing concerns for overcrowding, overpayment, and homelessness. Stakeholders attributed the lack of affordable housing in the Town to the market prices of homes, size of the Town, and the cost

of land. Additionally, stakeholders shared that second homes contribute to the low vacancy. The second-home market continues to grow in the Town, as does the market for shared weekend homes.

Where affordable housing is available, the stock is limited to very low incomes, which excludes that middle- and lower-income population. Local stakeholders also expressed that the lowest paid workers, such as certified nursing assistants who work on the Yountville Veterans campus, struggle with affordability. Similar challenges have been identified in Napa County as whole, where affordability is limited and the cost of purchasing or renting exceeds lower incomes. The surrounding communities have also increasingly become unaffordable to the local food and hospitality workforce. Stakeholders suggest that as the Napa Valley becomes increasingly unaffordable, local businesses will have to reach out to surrounding counties for employees, increasing commute times for the workforce. There is also a limited number of affordable rental units for seniors.

The Napa County Housing Authority operates three farmworker housing centers. Napa County ordinance 108.104.305 allows each center to remain open for no more than 330 days in a calendar year. The centers run between 95 and 100 percent full most months of the year. There are currently 43 farmworkers on the waitlist. Farmworkers play a significant role in the local and regional economy and require affordable housing. The Housing Authority's limited operation days and waitlist indicate there is a need for more affordable farmworker housing.

Overall, the housing condition is relatively healthy, though stakeholders expressed that multifamily units owned by market-rate landlords could use improvement. The Housing Authority currently operates a HOME-funded Owner-Occupied Rehab Loan Program for Yountville, but due to the State's after-rehab value limits, it is currently only available for mobile homes. To assist low-income homeowners searching to make improvements to their stick-built homes, stakeholders suggested the Town secure Community Development Block Grant (CDBG) funding for rehab. Stakeholders agreed that their clients are primarily seeking affordable rental housing, particularly for extremely low-income households, and suggested that opportunities for housing ownership for very low- and extremely low-income households would only be successful with infill housing in the Downtown area or more multifamily housing.

The impact of the COVID-19 pandemic to housing in the Town of Yountville was loss of income for renters. A few of these individuals utilized the Town's tenant-based rental assistance program operated by the Housing Authority. It is anticipated that others enrolled in the State Emergency Rental Assistance Program. However, both of these programs are limited in duration. Two months prior to the statewide moratorium, the Town of Yountville enacted its own moratorium to ensure that residents were not displaced during the pandemic. Napa Valley Community Housing (NVCH), an affordable housing provider, also saw an increase in families unable to pay their rent as a result of loss in income. NVCH resident services staff were able to solicit grants to financially assist these families and set up payment plans for residents. Resident services staff also brought free food for those who lost their jobs and couldn't afford to buy groceries. Additionally, mental health challenges unfolded for residents due to their inability to pay for housing because of loss in income, impacting not only residents but staff. Resident services have been instrumental in assisting tenants.

The one-on-one interviews with stakeholders raised a number of observations and conditions related to housing issues facing the Town, with two common themes emerging. First was the demand for a range of affordable and accessible housing types for the medium- to low-income households. According to service providers for developmentally disabled residents, there is a need for accessible and affordable housing. Many times, developmentally disabled individuals are on Social Security and have fixed incomes and cannot afford the market-rate units. Stakeholders also mentioned a need for accessible units that are in proximity to services. According to Fair Housing Napa Valley, disability discrimination is the first and foremost fair-housing issue in the Town. Barriers can be attributed to the overall age of the population. Approximately one out of every three cases involve a client or member with a disability. Additionally, services providers noted that the Town has an expiring affordability restriction with covenants that do not allow the Town to ensure the units remain affordable beyond their expiration date. This coupled with the majority of housing stock unaffordable to low- and moderate-income households and lack of inventory and sites can lead to the displacement of already struggling low-income households in the Town. After disability discrimination, race-based discrimination on the basis of national origin was the most common fair housing issue, specifically toward the Latinx population. One of local fair housing providers mentioned the lack of awareness housing providers have on fair housing rights and responsibilities.

A.2 Town Council and Zoning, Design, Review Board Meetings and Hearings

Town Council Meeting, January 18, 2022

The Town Council was updated on the progress of the Housing Element Update on January 18, 2022. The presentation included an overview, information about its RHNA, new laws, and the project's schedule. Time was set aside for questions and answers. The Town Council asked various questions about the housing element and external resources to alleviate barriers and keep this project moving forward.

Town Council Meeting, April 19, 2022

The Town Council was given an update on the progress of the Housing Element Update on April 19, 2022. The presentation included an overview, information about its RHNA, new laws, and the project's schedule. A portion of the session was designated for questions and answers, but there were no questions.

Joint Town Council and ZDRB Meeting, July 19, 2022

The Town Council and ZDRB were given an overview of the Public Review Draft Housing Element on July 19, 2022. The presentation included information about public outreach conducted thus far, an overview of the Town's RHNA and the sites inventory, a summary of the Assessment of Fair Housing findings, and a review of the implementation programs. Councilmembers and ZDRB members expressed support for the Housing Element. A councilmember asked whether water is available for additional housing. A staff member replied that there is sufficient water and that the Town's RHNA is within the buildout anticipated by the Town's General Plan. Multiple Councilmembers and ZDRB members expressed the need to continue to conserve and reuse water. A ZDRB member stated support for allowing three-story buildings in certain places as a way to facilitate construction of smaller units that could be affordable by design. No comments or questions from members of the public were received.

Adoption Hearings, January 23 and February 7, 2023

The ZDRB and Town Council received presentations on the Housing Element Update on January 23 and February 7, 2023, respectively. The presentations focused on a summary of HCD's review of the draft and the edits made in response. ZDRB and Town Council members asked clarifying questions about the document and the process. A portion of each session was designated for questions from the public, but there were none. The ZDRB voted to recommend that the Town Council officially adopt the Housing Element, which the Town Council did on February 7.

A.3 Ad Hoc Meetings

Ad Hoc Meeting, February 2, 2022

The Town hosted an Ad Hoc meeting on February 2, 2022. This meeting was attended by its members, including two Town Council representatives and two ZDRB representatives. This meeting considered the status of potential developments and agreements for prospective housing projects and sites. The Ad Hoc meeting also considered other strategies, including an ADU grant program, to fulfill its RHNA allocation.

Ad Hoc Meeting, February 9, 2022

The Town hosted an Ad Hoc meeting on February 9, 2022. This meeting was attended by its members, including two Town Council representatives and two ZDRB representatives. This meeting considered the status of potential development and prospective housing sites, including further discussion about a promising site. The Ad Hoc meeting also removed sites deemed unfeasible. The Ad Hoc meeting discussed visions for the future of the town's housing, including wanting to see a diversity of housing types and using specific plans as a tool for housing developments and design, including affordable housing.

Ad Hoc Meeting, February 24, 2022

The Town hosted an Ad Hoc meeting on February 24, 2022. This meeting was attended by its members, including two Town Council representatives and two ZDRB representatives. This meeting considered the necessities for moving prospective projects forward, including rezoning and considering density changes to accommodate these projects. Discussions centered around SB 35 legislation and its requirements as well as discussions regarding potential negotiations with Napa County after taking into consideration recent housing agreements with other jurisdictions.

A.4 Community Workshops

Community Workshop, February 16, 2022

The Town hosted a Community Workshop via Zoom on February 16, 2022, from 6:00 pm to 8:00 pm. This meeting had approximately 12 engaged attendees present. The virtual workshop consisted of a presentation with an overview, information about RHNA, new laws, the project's schedule, and embedded polls to engage residents. Of these polls, it is worth noting that participants believe that the service or retail worker populations need more housing and supportive resources. The majority of the participants felt that the greatest barriers to providing housing in Yountville are land availability and community

opposition to new housing. In regard to home sales and rentals, participants would like to see more duplexes for sale and a mixture of apartment, community land trust, and cooperative housing rentals. The majority of participants would like to see required housing built as infill through various locations in the Town.

Community Workshop, March 2, 2022

The Town hosted an in-person Community Workshop on March 2, 2022, at the Yountville Community Center from 6:00 pm to 8:00 pm. A total of eight recorded participants attended the in-person workshop. The workshop consisted of a presentation with an overview, information about the RHNA, new laws, and the project's schedule and educational stations for participants to engage in. These stations included boards with topics like Fair Housing, Housing Preference, Vacant Sites, and the project's schedule. For the Housing Preference station, participants were asked to select which housing types they would like to see in Yountville. These types presented options including single-family homes, townhouses, condos and apartments, senior housing and assisted living, mixed-use housing, mobile homes, temporary housing, accessible housing, affordable housing, accessory dwelling units, or other. There was an overwhelming preference for more single-family homes.

A.5 Focus Group Meeting, March 2, 2022

The Town hosted an in-person Focus Group on March 2, 2022, at the Yountville Community Center from 2:00 pm to 4:00 pm. Participants included local business owners and managers of local large employers. The Town informed participants about the Housing Element timeline and requirements. Participants expressed that most of their employees cannot afford to live locally. Participants discussed a potential business-funded trust fund and business-sponsored housing options. The Chamber of Commerce will continue to host regular meetings, and participants agreed to continue discussing ways to identify affordable housing options for their employees.

A.6 Programs to Address Identified Needs

Based on the input received from the outreach activities described, the following programs from **Section 6.6, Goals, Policies and Programs,** were tailored to address identified housing needs in the community:

- **Program 3. Inclusionary Housing Program** is included to continue to require that some affordable units are created and set aside for qualifying households as a part of other development projects. The program also commits the Town to regularly reviewing program requirements and procedures and revising the program as needed to maximize its impact.
- **Program 6. Adequate Sites** is included ensure that adequate sites are available through the planning period to meet the Town's RHNA.
- **Program 9. Accessory Dwelling Units** is included to continue to promote and facilitate the construction of new ADUs and to establish a new forgivable loan program.

- **Program 10. Create New Affordable Housing Opportunities** is included to facilitate the construction of additional units to address the need for more affordable rental and for-sale housing.
- **Program 11. Increase Access to Affordable Housing Programs** includes actions the Town will take to publicize and support the HACN's efforts to provide various housing assistance programs to low- and moderate-income Town residents, seniors, and the disabled.
- **Program 16. Preserve Rental Housing** is included to continue to protect the supply of long-term rental stock by enforcing the short-term rental regulations.
- **Programs 18. Rehabilitation,** and **20. Yountville Home Repair Program,** are included to support housing rehabilitation efforts.
- **Program 21. Special Housing Needs** includes 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.
- **Program 23. Fair Housing** includes a commitment to continue to 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.

A.7 Public Comments

The Draft Element was available on the Town's website for public review and comment during the 90-day HCD review period. As revisions were made to respond to HCD comments, this information was also posted on the Town's website.

The Town received two letters with comments on the Housing Element:

- In a letter dated April 21, 2022, East Bay YIMBY, YIMBY Law and Greenbelt Alliance suggested that the Town include a major rezoning component in its Housing Element and to ease any other constraints, such as discretionary approval processes or impact fees, that may impede the rate of development.
    - The Town can meet its RHNA obligation without a rezone, therefore, no rezoning is included in the Housing Element. Several programs are included to commit the Town to actions that will facilitate development that will meet the Town's RHNA, including:
        - **Program 1. Large Site/High-Density Development**
        - **Program 2. Streamlining Multifamily Development**
        - **Program 6. Adequate Sites**
        - **Program 9. Accessory Dwelling Units**
        - **Program 10. Create New Affordable Housing Opportunities**
    - Several programs are included to address constraints including:
        - **Program 2. Streamlining Multifamily Development**
        - **Program 13. Fees**
        - **Program 22. Planning Regulations Amendments**

- In a letter dated November 22, 2022, David Kellogg (a Contra Costa County resident), 350 Contra Costa, Greenbelt Alliance, CaRLA, Scott O'Neil (a resident of Palo Alto), Watson Ladd (a resident of Berkeley), Marven Normal (a resident of San Bernadino), Dara Dadachanji (a resident of San Francisco), and George Grohwin (a resident of San Francisco) provided input on the topic of the Permit Streamlining Act and CEQA. A subsection of the constraints chapter called Permit Streamlining Act has been added and **Program 22. Planning Regulations Amendments** has been amended to include the following: The Town will ensure that there is a process in place to monitor the intake of applications and evaluate whether the application is complete. The Town will ensure that the CEQA determination of PRC 21080.1 will be made within the timeframe permitted by PRC 21080.2, and when the Town determines that a project is exempt from CEQA, the determination will trigger the Permit Streamlining Act (PSA) 60-day deadline (Gov. Code 65950(a)(5)).

A.8 Noticing of the Draft Housing Element

During the preparation of this Housing Element update, public input was actively encouraged in a variety of ways. The element was posted to the Town's website, and a hard copy was available for review at the Planning and Building Department counter.

Per Government Code Section 65585, the Draft Housing Element was made available for public comment for 30 days, from July 8, 2022 to August 7, 2022. Public comment was received, and an additional 10 business days was allowed to consider and incorporate public comments into the draft revision before submitting to HCD on August 22, 20222. The draft was made available on the Town's website and was noticed to residents through the same methods as the Planning Commission and Town Council meetings. Additional direct noticing was sent to local housing advocate groups, and individuals and organizations that have previously requested notices related to the housing element; this included reaching households at all income levels and special needs groups.

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B. Review of Previous Housing Element

Per California Government Code Section 65588, "Each local government shall review its housing element as frequently as appropriate to evaluate all of the following: (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal. (2) The effectiveness of the housing element in attainment of the community's housing goals and objectives. (3) The progress of the town/city, county, or town/city and county in implementation of the housing element. (4) The effectiveness of the housing element goals, policies, and related actions to meet the community's needs, pursuant to paragraph (7) of subdivision (a) of Section 65583."

B.1 Efforts to Address Special Housing Needs

California Government Code Section 65588 requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community's special housing needs. As shown in **Table B-2, Progress Toward Meeting Housing Element Actions**, the town worked diligently to continuously promote housing for special-needs groups in a variety of ways.

- The Town continued to collect in-lieu fees, and as of May 3, 2022, had collected $578,328 and deposited it in the Housing Opportunities Fund.
- The Town continues to provide opportunities for the development of affordable housing through the Affordable Housing Overlay (AHO).
- In 2017, the Town adopted Resolution 17-3393 amending the Town's Affordable Housing Local Preference Policy to give higher priority to workforce housing applicants.
- Yountville voters approved Measure S, which increased the Transient Occupancy Tax 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.
- As of 2022, 20 rehabilitation projects have been completed.
- Between 2015 to 2020 the Town annually budgeted a contribution of $2,400 to the CANV Homeless Shelter, $5,000 to the Napa Valley Community Housing Farmworker Housing Project, and $6,000 to Fair Housing Napa Valley in support of established Housing Element policies.
- The Town purchased a deed-restricted affordable housing unit, which was sold to NVCH in 2022. The unit is deed restricted as an affordable rental unit.

B.2 Progress Toward Meeting Quantifiable Objectives

According to **Table B-1, Regional Housing Needs Allocation Compared to Permits Issued, 2015–2021,** the Town issued 30 total building permits from 2015 to 2021. Among these, one unit was affordable to very low-income, one to low-income, approximately 50 percent (15 units) were affordable to moderate-income households, and the remaining 15 units were market rate. The income categories are based on the Area Median Income (AMI).

Table B-1. Regional Housing Needs Allocation Compared to Permits Issued, 2015–2021

Income Category	2015–2022 RHNA	2015–2021 Building Permits Issued
Very Low (<50% AMI)	4	1
Low (50-80% AMI)	2	1
Moderate (80-120% AMI)	3	13
Above Moderate (>120% AMI)	8	15
Total	**17**	**30**

Source: ABAG Regional Housing Needs Allocation (RHNA) Plan, December 2021, Town of Yountville, June 2022.

B.3 Progress Toward Meeting Housing Element Programs

Table B-2. 5th Cycle Housing Element Progress, 2015–2023, summarizes the programs from the 2015-2023 Housing Element. To the degree that such programs are recommended to be continued into the current Housing Element, these programs are reorganized and presented in **Section 6.6, Goals, Policies and Programs**.

Table B-2. 5th Cycle Housing Element Progress, 2015–2023

Program		Implementation Status	Action
Program 1: Continue to create a range of use types in the mixed residential (RM) zoning district. Sites zoned for mixed residential use are currently assigned a density range of 8 to 10 units per acre. The Town's Zoning Ordinance intends to create a mix of residential use types in the RM zone; thus, a minimum of 50 percent of the site area of a project must be reserved for single-family development and 25 percent must be reserved for multi-family development except under the following conditions: • The project site is subject to the Affordable Housing Overlay and a lower percentage is required to accommodate the proposed number of affordable units; or, • The project has received a density bonus under the state density bonus program and a lower percentage is required to accommodate the proposed number of affordable units.	**Responsibility:** Planning Department, Town Council **Time Frame:** Ongoing; implemented as projects are proposed through the Planning Department. **Funding:** General Fund	By using the Town's Zoning Ordinance, the Town encouraged the development of multifamily housing, but none was built between 2015 and 2020. The Town has adopted a new Zoning category of RM-2 that allows increased density of up to 20 units per acre. In addition to RM-2 and the AHO Zoning designations, the Town recently passed a transient occupancy tax increase, Measure S, for affordable housing initiatives. The Town intends to rely on this funding source to assist with multifamily affordable housing construction.	Delete, program not needed.

Program		Implementation Status	Action
Program 2: Retain Zoning Ordinance provisions limiting single-family lot sizes and residence sizes. The Town's regulations limit lot sizes to a maximum of 8,000 square feet in the RS (single- family), RM (mixed residential), and H (old town historic) zones. Floor area ratios are established for all uses, such that house sizes are kept relatively small, with potential increases dependent on providing additional affordable housing units. This program will maintain those limitations for single-family residences and recognize existing developed lots that are brought into closer conformance.	**Responsibility:** Planning Department, Town Council **Time Frame:** Ongoing; implemented as projects are proposed. **Funding:** General Fund	As projects are proposed, the Town continues to retain the zoning ordinance limiting single-family lot sizes and residence sizes to preserve the character of the Town. This was successful in two situations where an applicant wanted to merge two lots because of the maximum lot size; the Town denied both requests. This preserves small-lot development within the town limits.	Delete, program not needed.
Program 3: Continue to review the design of proposed multi-family development and, when feasible, streamline the process to approve affordable housing projects. The Town's review process requires design review approval of proposed developments by the Zoning & Design Review Board and the Town Council, subject to findings that ensure compatibility with the community. Typically, this involves a three-stage process and a total of five meetings throughout the multi-family design review process. 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. Additionally, the Town will continue	**Responsibility:** Planning Department, Zoning & Design Review Board, Town Council **Time Frame:** Ongoing; implemented as projects are proposed. **Funding:** General Fund	The Town encouraged the development of multifamily housing; however, none was built between 2015 and 2020. In 2021, the Town consolidated the Zoning and Design Ordinances and adopted Design Objective Standards. This replaced the design review process at the ZDRB with an Objective Standard Review process for residential developments. The Town created checklists for potential developers to assist with the compliance with objective standards for streamlined development.	Continue. New Program 2.

Program		Implementation Status	Action
to offer applicants assistance with the application process prior to the review process			
Program 4: 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 length of term requirement on the 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 for 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 50 percent of the units should be studios, and at least 20 percent should have two or three bedrooms). Floor area ratio bonuses are allowed if an increased percentage of affordable units is provided but are adjusted to relate not only to the percentage of affordable units, but also to the number of affordable units constructed. 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	**Responsibility:** Planning Department, Town Council **Time Frame**: Ongoing **Funding**: General Fund	The Town continues to collect in-lieu fees for amendments to commercial development. Recently, the Town had a deficit of commercial development and therefore has not collected in-lieu fees for the Housing Opportunities Fund. As of June 2022, the unassigned fund balance is $7,869 and is currently being backfilled from the General Fund to pay for programs.	Continue. New Program 3.

Program		Implementation Status	Action
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. This will allow the Town to build the Housing Opportunity Fund to make funds available for use in the preservation of existing affordable units. The Town will consider requiring that affordable rental units constructed are affordable for a minimum of 55 years and affordable ownership units constructed are affordable for 45 years.			
Program 5: Continue to retain the current agricultural (A) zoning on the Pelissa property (APN 31-120- 05). This 32.5-acre parcel is in active vineyard use and is intended to remain as such throughout the planning period and beyond. The site forms an appropriate transition between the more urban town uses and the agricultural uses in the county.	**Responsibility:** Planning Department, Town Council **Time Frame:** Ongoing **Funding:** General Fund	The town has continued to preserve the zoning of the Pelissa property (APN 31-120-05).	Delete, program not needed.
Program 6: 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. In accordance with SB 1087, the	**Responsibility:** Town Manager, Town Council **Time Frame:** Ongoing; review capacity as new projects are proposed. **Funding:** General Fund	In 2016, the Town adopted the Climate Action Plan with policies to address water use. The Town continues to require water-conserving features in new construction. The Town continues to review capacity as new projects are proposed.	Continue. New Program 5.

Program		Implementation Status	Action
Town will grant priority capacity allocation to affordable projects.			
Program 7: The Town will continue to allow the flexibility to align new streets to better accommodate preferred designs. The Town Structure Chapter of the General Plan allows the conceptual alignment of new streets. The Town Council may approve varied alignments during the review of proposed new development.	**Responsibility:** Planning Department, Town Council **Time Frame** Ongoing; as development projects are proposed. **Funding:** General Fund	The Town continues to allow flexibility in the alignment of new streets during the review process of proposed projects.	Delete, program not needed.
Program 8: The Town will maintain an inventory of sites available and appropriate for residential development for households at all income levels. To ensure that adequate sites are available through the planning period to meet the Town's Regional Housing Needs Allocation (RHNA), the Town will continue to maintain an inventory of potential residential development sites. In keeping with state "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.	**Responsibility:** Planning Department **Time Frame:** Ongoing, as development projects are proposed. **Funding:** General Fund	The Town has continued to maintain an inventory of potential residential development sites to ensure the availability of sites to meet the RHNA. The Town evaluates development projects during the approval process for projects that are proposed at densities lower than anticipated on project-by-project basis.	Continue. New Program 6.

Program		Implementation Status	Action
Program 9: Continue to allow design flexibility and encourage a variety of home designs in the Town's Design Ordinance. The Town's Design Ordinance provides guidelines for the design of housing that allows flexibility in the building envelope while limiting floor area ratio. Specific design standards are suggested for building materials, orientation to the street, and building elements to encourage a variety of designs.	**Responsibility:** Town Council **Time Frame:** Ongoing as projects are submitted to the Town Council. **Funding:** General Fund	In 2021, the Town consolidated the Zoning and Design Ordinances and adopted Objective Design Standards. This replaced the design review process at the ZDRB with an Objective Standard Review process for residential developments. The Town created checklists for potential developers to assist with the compliance with objective standards for streamlined development.	Delete, design review replaced with Objective Standard Review process (see Program 3).
Program 10: Continue to allow the construction of single-family dwellings on lots as small as 4,000 square feet. The Town's Zoning Ordinance permits construction of single-family dwelling on lots as small as 4,000 square feet in the single-family residential (RS) and mixed residential (RM) zoning districts.	**Responsibility:** Town Council **Time Frame:** Ongoing; implement as projects are proposed. **Funding:** General Fund	The Town's Zoning Ordinance continues to allow for the construction of single-family dwellings on lots as small as 4,000 square feet in the single-family residential (RS) and mixed residential (RM) zoning districts. In 2022, the Town adopted an Urban Lot Split Ordinance that facilitates a streamlined approval process using objective standards to implement SB 9.	Delete, program not needed.
Program 11: Continue to allow live/work units in commercial zones. The Town's Zoning Ordinance allows live/work units in commercial areas. These provisions will be retained to provide opportunities for workers to live on-site. The ordinance also provides a 0.15 floor area ratio (FAR) bonus to accommodate live/work units.	**Responsibility:** Town Council **Time Frame:** Ongoing; offer FAR bonus as live/work projects are proposed.	Through the Town's Zoning Ordinance, the Town has been able to provide opportunities for live/work units in commercial zones. Most if not all recent commercial development has included the construction of on-site residential units that are in long term rentals.	Delete, program not needed.

Program		Implementation Status	Action
	Funding: General Fund		
Program 12: Continue to offer a density bonus of up to 35 percent, in keeping with state density bonus law (Government Code Section 65915) as well as a Town density bonus of up to 150 percent to encourage construction of affordable housing units. The Town currently offers a density bonus in keeping with state law for residential development projects in which at least 5 percent of units are affordable to lower-income households. The bonus is offered on a sliding scale and allows a bonus of up to 35 percent. Developments are also eligible for development standard modifications. In addition, the Town offers a local density bonus that allows a density bonus ranging from 100 percent to 150 percent for projects in which at least 25 percent of units are affordable. In addition, the Town density bonus provides for a variety of incentives or concessions including financial assistance, waived, deferred, or reduced fees, modifications to zoning or design standards, and priority application consideration.	**Responsibility:** Planning Department, Town Council **Time Frame:** Ongoing **Funding:** General Fund	The Town implements the policy that allows for an increase in density for affordable housing units. No density bonuses were requested during the 5th cycle.	Continue. New Program 7.

Program		Implementation Status	Action
Program 13: Continue to implement the Affordable Housing Overlay Zone as a way to provide affordable housing. The Affordable Housing Overlay Zone permits densities of 20 to 25 units per acre if at least 25 percent of the units are affordable to very low- or low-income households. The allowed density increases, on a sliding scale, from 20 units per acre up to a maximum of 25 units per acre if 100 percent of the units are affordable. The overlay may be applied to appropriate portions of each site to be more precisely determined in conjunction with site analyses with 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. Currently, the maximum number of acres permitted to have the overlay is 5. In order to ensure that developers have the opportunity to take advantage of the incentives of the overlay, the Town will remove the 5-acre limitation, allowing more opportunity for affordable housing development.	**Responsibility:** Planning Department, Town Council **Time Frame:** Continue to implement the Affordable Housing Overlay for current sites and on new sites as development is proposed; by 2016, the Town will remove the 5-acre limitation. **Funding:** General Fund	The Town continues to provide opportunities for the development of affordable housing through the Affordable Housing Overlay, but no affordable units were built since 2016. The Town removed the 5-acre limitation, as described in the program.	Continue. New Program 8.
Program 14: Continue to provide information to property owners and developers regarding the Town's second unit regulations and continue to assess further means of facilitating development of second units. Brochures available at Town Hall and articles in the Town's bi-monthly newsletter inform residents of	**Responsibility:** Planning Department, Town Council	To ensure residents and property owners have access to information regarding the construction of second units (ADUs), the Town incorporates information on developing ADUs in bi-monthly newsletters and brochures that	Continue, combine with Program 23. New Program 9.

Program		Implementation Status	Action
opportunities to construct new second units. The annual review of the Housing Element will include an assessment of what, if any, further revisions can be made to facilitate second unit development	**Time Frame:** Ongoing; review potential revisions annually. **Funding:** General Fund	are made available at the Town Hall. In 2017, the Town adopted Ordinance 17-459, which amended the Yountville Zoning Ordinance to conform to the new State-mandated second residential unit ordinance requirements (SB 9). Eleven ADUs were constructed in the 5th cycle—4 in 2015, 1 in 2016, 2 in 2017, 3 in 2018, none in 2019, 1 in 2020, and none in 2021. The Town has implemented a streamlined review process.	
Program 15: Continue to implement the Town's Local Preference Policy (resolution number 2387-05), which gives priority and additional chances to persons living 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 within the town priority opportunities to rent or buy affordable homes.	**Responsibility:** Planning Department, Town Council, Town Attorney, Housing Authority of the City of Napa **Time Frame:** Ongoing; as affordable housing units become available. **Funding:** General Fund	The Town continues to ensure affordable housing opportunities are prioritized for persons living or working in Yountville. In 2017, the Town adopted Resolution 17-3393 amending the Town's Affordable Housing Local Preference Policy to give higher priority to workforce housing applicants. Following adoption of the resolution, a family of four—one of whom was employed in Yountville—was placed in a rental unit. The town continues to implement this policy as housing units become available. In 2022 the Town repurchased a new affordable housing unit and because of the local preference	Continue. New Program 12.

Program		Implementation Status	Action
		policy, this home will be rented to the local workforce.	
Program 16: Continue to coordinate with the Housing Authority of the City of Napa (HACN) and Napa Valley Community Housing (NVCH) to administer and monitor affordable housing in the Town. The Town will coordinate with the HACN and NVCH to monitor existing and new affordable housing agreements. The 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	**Responsibility:** Planning Department, Town Council, Town Attorney, HACN, NVCH **Time Frame:** Ongoing; meet at least annually to discuss affordable housing administration and monitoring; review at-risk units every 6 months. **Funding:** Housing Opportunity Fund	The Town continues to meet annually with the HACN and NVCH to discuss affordable housing administration and monitoring. Every January from 2015 to 2021, the Town has received the HACN annual report.	Continue. New Program 15.
Program 17: 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	**Responsibility:** Planning Department, Town Council **Time Frame:** Provide site information annually; apply for funding annually, or as potential projects are proposed.	The Town continues to work with the NVCH and other nonprofit housing developers to create affordable housing opportunities. The Town provides Affordable Housing Overlay site information to the NVCH and applies for funding as needed. 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. As of April 2022, there	Continue, combine with Program 18. New Program 10.

Program		Implementation Status	Action
extremely low-, very low-, low-, and moderate-income households. As appropriate, the Town will prioritize funding for the development of housing affordable to extremely low- income households. To further this objective, the Town will annually 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 the California Department of Housing and Community Development.	**Funding:** General Fund, Housing Opportunity Fund	was $1.4 million in Measure S funds. The Town will use Measure S funds, as appropriate, to provide matching funds for affordable housing.	
Program 18: Contribute funding from the Town's Housing Opportunity Fund to create or assist with the provision of affordable housing, including a commitment of seed money for an affordable housing project. The Town will continue to seek ways to use the Housing Opportunity 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, for use with self-help projects, and with cooperative	**Responsibility:** Planning Department, Town Council, Town Manager **Time Frame:** Annually develop a priority list for the use of Housing Opportunity Funds; consider funding proposals as they are received. **Funding:** Housing Opportunity Fund	From 2015 to present, the Town continued to look for opportunities to support the development of housing for extremely low-, very low-, low-, and moderate-income housing units. The Town provided site information and applied for funding as needed. 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. As of April 2022, there was $1.4 million in Measure S funds. The Town will use	Continue, combine with Program 17. New Program 10.

Program		Implementation Status	Action
efforts with private developers to create affordable housing. The Town will also continue to contribute to HACN programs through the Joint Powers Agreement		Measure S funds, as appropriate, to provide matching funds for affordable housing.	
Program 19: The Town will annually review permit fees and review processes to minimize costs to construct affordable housing units. The Town will reduce the per-unit cost of multi-family development and reduce or eliminate fees for affordable housing units on a project-by-project basis. In particular, design review fees for affordable units will be waived, and 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 design review process provides for expedited processing for projects that propose 20 percent or more of the total units to be affordable to very low- and low-income households	**Responsibility:** Planning Department, Town Council **Time Frame:** Annually review fees; modify or waive fees on a project-by-project basis. **Funding:** General Fund	To ensure permit fees did not pose a constraint to the development of affordable housing, the Town reviewed fees and modified/waived fees on a project-by-project basis. The Town continued to offer expedited processing for projects that propose 20 percent or more of the total units to be affordable to very low- and low-income households. No applications for these types of projects were received.	Continue. New Program 13.
Program 20: Maintain standards for residential development in commercial zones, including evaluation of floor area ratio (FAR) incentives. The Town currently allows residential development on commercial parcels and provides a 0.15 FAR increase for mixed-use projects. This program evaluates the various standards applicable to mixed use on commercial sites, with an emphasis on potential increases in FAR and/or to allow rezoning of a portion	**Responsibility:** Planning Department, Town Council **Time Frame:** Ongoing as projects are proposed through the Planning Department. **Funding:** General Fund	Through floor area increase (FAR) incentives and the Affordable Housing Overlay, the Town has been able to provide opportunities for housing on commercial parcels. Six commercial projects have included a total of 11 residential units.	Delete, program not needed.

Program		Implementation Status	Action
of a site with an Affordable Housing Overlay to accommodate affordable housing units			
Program 21: Where the conversion of residentially zoned land to commercial uses is permitted, require provisions for adequate affordable housing to compensate for the loss of residential units. Where conversion is allowed, the Town will work with individual property owners to require an affordable housing component that attempts to achieve the goal of providing affordable housing units equivalent to 1) the15inimumm affordable units that would have been required of residential development on the site, plus 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. 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. The Town may participate in the development of the affordable housing component of the project by contributing	**Responsibility:** Planning Department, Town Council **Time Frame:** Ongoing **Funding:** General Fund	To compensate for the loss of residential units as a result of rezoning land to commercial uses, the Town has required the construction of housing to yield a no-net-loss of housing. 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. (See Resources section for more details.)	Continue. New Program 14.

Program		Implementation Status	Action
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.			
Program 22: Maintain information about 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, etc. The Town routinely conducts a pre-application meeting after the initial contact where information is provided on the review process, standards, and fees. In addition, Section D.1 to this element outlines all vacant parcels and all developed but subdividable parcels in town as of the date of the element and should be updated with subsequent Housing Element updates. The Planning Department and Town Manager frequently respond to inquiries regarding developable properties and will continue to do so.	**Responsibility:** Planning Department, Town Manager **Time Frame:** Ongoing **Funding:** General Fund	To ensure information about vacant parcels is readily available, the Town continues to provide information to potential developers regarding the Town's review process, regulations and standards, and fees at Town Hall. The Town also routinely conducts pre-application meetings and responds to inquiries regarding developable properties.	Continue. New Program 6.

Program		Implementation Status	Action
Program 23: Continue to provide information regarding the construction of second units and new affordable units in Town and the availability of Town and Housing Authority of the City of Napa (HACN) programs to provide assistance to lower- and moderate-income households. Provide information at Town Hall regarding the process and regulations for developing second units and affordable housing. 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.	**Responsibility:** Planning Department **Time Frame:** Continue to make information available at the Town Hall; add incorporate information on the Town's website by 2016. **Funding:** General Fund	To ensure residents and property owners have access to information regarding the construction of second units (ADUs), the Town incorporates information on developing ADUs in bi-monthly newsletters and brochures that are made available at the Town Hall. In 2017, the Town adopted Ordinance 17-459, which amended the Yountville Zoning Ordinance to conform to the new SB 9–mandated second residential unit ordinance requirements. Eleven ADUs were constructed in the 5th cycle—4 in 2015, 1 in 2016, 2 in 2017, 3 in 2018, none in 2019, 1 in 2020, and none in 2021. The Town has implemented a streamlined review process.	Continue, combine with Program 14. New Program 9.
Program 24: Work with Housing Authority of the City of Napa (HACN) to participate in assistance programs. The Town will annually explore with the HACN the potential to apply appropriate programs in Yountville. 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, and family self-sufficiency.	**Responsibility:** Planning Department, HACN **Time Frame:** Review potential programs annually. **Funding:** General Fund	The Town continues to evaluate the programs offered in collaboration with the HACN and looks for opportunities for additional programs.	Continue. New Program 11.
Program 25: Continue to regulate the conversion of existing residential rental units to condominiums and	**Responsibility:** Town Manager	To preserve the housing stock, the Town continues to prohibit the conversion of	Continue. New Program 16.

Program		Implementation Status	Action
prevent the conversion of housing to bed and breakfast establishments. The Town currently has programs to prevent the conversion of existing housing to bed and breakfast establishments and to prohibit the conversion of rental units to condominiums when rentals comprise less than 35 percent of total housing units, in order to preserve the existing housing stock.	**Time Frame:** Ongoing **Funding:** General Fund	rental units to condominiums when rentals make up less than 35 percent of total housing units.	
Program 26: Continue to maintain the Town's mobile home park (MHP) zoning. Mobile home park zoning will remain in place for the two parks located in the town. This district does not permit other kinds of uses and is considered critical to preserve the existing mobile homes.	**Responsibility:** Town Council **Time Frame:** Ongoing **Funding:** General Fund	The Town continues to preserve the existing mobile home uses by maintaining the Town's mobile home park (MHP) zoning. In addition, a Senior Mobily Home Overlay was recently adopted to further protect the two mobile home parks that offer the majority of affordable senior housing within town limits.	Delete, program not needed.
Program 27: Continue to require the preservation or replacement of existing affordable housing units that may be lost due to new construction. Description: 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, such that in the event that affordable units are threatened to be removed from the Town's housing stock, such units shall be: a. Reconstructed on the site;	**Responsibility:** Planning Department, Town Council **Time Frame:** Ongoing **Funding:** General Fund	The Town continues to preserve or replace units at risk of converting to market rate.	Continue. New Program 17.

Program		Implementation Status	Action
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			
Program 28: Work with the Housing Authority of the City of Napa (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. Upgrades may include, but are not limited to, accessibility improvements for disabled persons, developmentally disabled persons, and seniors, as well as modifications for energy efficacy.	**Responsibility:** Planning Department **Time Frame:** Ongoing **Funding:** CDBG, HOME, and Housing Opportunity Funds	In 2014, the Town was awarded the CalHome Program Grant and a HOME Program Grant from HCD. As of 2018, there have been a total of 20 rehabilitation projects completed, and one is in process. In late 2020, 39 loans had been disbursed under this program. In 2019 the Town was awarded an additional HOME grant to support the same program. Today 42 participants have been supported; 39 rehabilitation loans and 3 participants have been assisted through the Tenant Based Rental Assistance Program (TBRA ending in June 2022).	Continue. New Program 18.
Program 29: Work closely with the Veterans Home of Yountville, California Department of Veterans Affairs, and other relevant parties to refine concepts for changes and upgrades to the Veterans Home facility, as envisioned in the Facilities Master Plan. In 2012, the California Department of Veterans Affairs released the Yountville Facilities Master Plan Evaluation. The evaluation described significant upgrade and	**Responsibility:** Planning Department **Time Frame:** Check in quarterly, and/or be available for meetings as plans are further developed.	The Veterans Home is a majority landowner in the Town limits, accounting for approximately 30 percent of the land. However, the site is governed by the State, which creates a barrier to projects moving forward. The Town regularly voices favor for	Continue. New Program 20.

Program		Implementation Status	Action
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 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.	**Funding:** General Fund	additional residential development at the State-owned Veteran's Home Site.	
Program 30: Continue the Town's efforts to provide services to seniors. The Town will continue to provide space for senior programs, to support mediation services for elderly residents, and to operate local transit service (including to the Veterans Home) to seniors and those with mobility impairments.	**Responsibility:** Town Council **Time Frame:** Ongoing **Funding:** General Fund	The Town continues to provide programs and services to the senior population.	Continue. Combine with Programs 32 and 33. New Program 21.
Program 31: Continue to implement the Mobile Home Park Overlay Zone to preserve senior housing in mobile home parks. In 2010, the Town amended the Zoning Ordinance to establish a Mobile Home Park Overlay Zone, which applies to all parcels within the mobile home park land use designation and zoning district. The overlay requires 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.	**Responsibility:** Town Council **Time Frame:** Ongoing **Funding:** General Fund	To ensure seniors are adequately housed, the Town continues to preserve the senior housing in the two mobile home parks through the Mobile Home Park Overlay Zone.	Continue. Combine with program 30. New Program 21.
Program 32: 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	**Responsibility:** Town Council	Between 2015 and 2020, the Town budgeted a contribution of $2,400 to the CANV Homeless Shelter, $5,000 to the Napa Valley Community Housing	Continue. Combine with Programs 30

Program		Implementation Status	Action
regional agencies to assist with the provision of housing and services for special needs including the homeless, disabled and developmentally disabled persons, and farmworkers. The Town will continue to contribute funding to CANV, Fair Housing Napa Valley, and Napa Valley Community Housing Farmworker Housing Project to assist the homeless with housing and services, and will consider providing direct contributions to the Napa Emergency Women's Service and other agencies upon request. The Town currently makes residents aware of the HACN's programs to assist housing rehabilitation efforts to make housing more accessible. The Town presently provides funding to the Farmworker Housing Program.	**Time Frame:** Contribute annually; consider additional funding requests as requests are received. **Funding:** Housing Opportunity Fund	Farmworker Housing Project, and $6,000 to Fair Housing Napa Valley.	and 33. New Program 21.
Program 33: Work closely with Napa County representatives to address farmworker housing needs and coordinate the construction of farmworker housing in the community. Actively participation in the countywide committees and task forces to identify funding solutions such as a housing assessment. The Town will continue to work with CANV, Fair Housing Napa Valley, and Napa Valley Community Housing Farmworker Housing Project to address farmworker housing needs and coordinate the construction of farmworker housing in the community, included actively participating in committees and task forces to identify funding solutions.	**Responsibility:** Planning Department **Time Frame:** Monitor annually or as information becomes available; provide support and assistance as needed. **Funding:** Housing Opportunity Fund	The Town has continued to ensure farmworkers needs are addressed and that farmworker housing is available. Between 2015 and 2020, the Town allocated $5,000 to Napa Valley Community Housing Farmworker Housing Project.	Continue. Combine with Programs 30 and 32. New Program 21.

Program		Implementation Status	Action
Program 34: Monitor the potential closing of the Sonoma Developmental Center and coordinate with the North Bay Regional Center, the Housing Authority of the City of Napa (HACN), other local jurisdictions, and housing and service providers to provide support and assistance with the relocation of former residents, as needed. Sonoma County is home to the Sonoma Developmental Center, one of four remaining large group care facilities for developmentally disabled persons in California. The center is home to over 400 persons. While plans and a specific time frame have not yet been finalized, the state is slated to close the Sonoma Developmental Center. The closure will result in a need for new housing sites for center residents. Town staff will stay informed about the potential closing and offer support and assistance, as appropriate.	**Responsibility:** Planning Department, HACN **Time Frame:** Monitor annually or as information becomes available; provide support and assistance as needed. **Funding:** Housing Opportunity Fund	The Sonoma Developmental Center closed in late 2018. The Town continued to provide support and assistance as needed.	Delete. This is covered in Program 32. New Program 21.
Program 35: Continue to require the planting of street trees as part of residential projects to provide cooling during the summer months. The Town will continue to require tree plantings as part of subdivision and site design reviews of residential projects.	**Responsibility:** Planning Department, Town Council **Time Frame**: Ongoing as projects are proposed. **Funding:** Developer paid	The Town has continued to require the planting of trees with development applications and replacements trees during tree removals to provide cooling during the summer months.	Delete, program is not needed.

Program		Implementation Status	Action
Program 36: Continue to implement CalGreen building standards and the Water Efficient Landscape Ordinance 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 program. The Town enforces CalGreen (the California green building code) standards for construction projects. 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.	**Responsibility:** Planning Department, Building Department **Time Frame:** As projects are proposed; initiate promotion of the HERO program by 2015. **Funding:** General Fund	The Town continues to maximize the energy and water efficiency in residential areas by enforcing CALGreen standards for construction projects. In March of 2016 the Town joined Marin Clean Energy to implement Community Choice Aggregation, and in late September adopted an ordinance adding a Water Efficient Landscaping Chapter to the municipal code. The Town also participates in the HERO program, which provides low-cost loans for approved energy and water efficiency and renewable energy improvement projects.	Continue. New Program 24.
Program 37: Refer fair housing complaints to the appropriate agencies. The Town will contract with Fair Housing Napa Valley to provide fair housing assistance to Yountville residents. The Town will continue to refer complaints and questions to Fair Housing Napa Valley and provide information at Town Hall and at the library.	**Responsibility:** Town Manager, Planning Department **Time Frame:** Ongoing **Funding:** General Fund	To ensure fair housing practices, the Town continues to refer fair housing complaints to the appropriate agencies and promotes activities of fair housing by providing information at the Town Hall and library. The Town contracts with Fair Housing Napa for their services.	Continue and expand to address AB 686. New Program 23.
Program 38: Provide an annual report to the California Department of Housing and Community Development. The Town must develop an annual report to the state	**Responsibility:** Planning Department	The Town continues to submit the required annual progress report to HCD every year on April 1.	Delete, program not needed.

Program		Implementation Status	Action
outlining its progress in implementing the provisions of the Housing Element. The report will be completed and forwarded to the state by April 1 of each year.	**Time Frame:** Annually **Funding:** General Fund		

C. Housing Needs Assessment

According to state law, the Housing Element must analyze demographic trends, housing characteristics and market trends, economic and income data, and the special housing needs of certain segments of the population. The analysis in this section primarily utilizes data compiled by the Association of Bay Area Governments (ABAG) in the Data Profiles for Housing Elements, released in April 2021. The profiles include population, housing stock, and economics data from the California Department of Finance (DOF), ABAG projections, the US Department of Housing and Urban Development's (HUD) Comprehensive Housing Affordability Strategy (CHAS) 2017 database, and the US Census American Community Survey 2015-2019 (ACS). ACS figures are estimates based on samples; for an extremely small town like Yountville, reported figures may be subject to large margins of error, and therefore the numbers reported may be different than numbers reported from other data sources. Despite the inaccuracy in absolute numbers presented, ACS data is the only source for some topics and still presents the best available estimate for Yountville. ACS data is best interpreted by reading the relative proportions or percentages of subcategories. Data that was not included in the ABAG Data Profiles for Housing Elements packet was obtained from direct contact with public agencies, Town staff, or other publicly available data sources.

C.1 Existing Need

Population and Household Characteristics

Population Trends and Projections

As of 2022, the Town of Yountville population was estimated at 2,829 (California DOF). As shown in **Table C-1, Population Trends and Projections, 2000 to 2040**, the Town of Yountville's population decreased from 2,933 in 2010 to 2,829 in 2022, a decrease of approximately 4 percent (104 persons). Over the same period, the Napa County population as a whole went from 136,484 to 136,179, a decrease of less than 1 percent (305 persons). According to ABAG projections, Yountville's population will increase approximately 12.0 percent from 2022 to 2030, and an additional 4 percent from 2030 to 2040.

Table C-1. Population Trends and Projections, 2000 to 2040

Year	Yountville		Napa County	
	Population	% Change	Population	% Change
2000	3,297	--	124,279	--
2010	2,933	-11%	136,484	10%
2022	2,829	-4 %	136,179	0%
2030*	3,385	20%	151,445	11%
2040*	3,535	4%	158,050	4%

Sources: California Department of Finance, E-5 series (2000, 2010, 2022) (ABAG Housing Element Data Package, 2021); ABAG Projections 2018.

Note: Yountville population figures include persons residing at the Veterans Home and in the Napa Valley Adventist Retirement Estate.

* Estimates for 2020-2040 are projections prepared by ABAG. Based on growth trends in previous decades and the limited availability of developable land in the Town, the Town population is unlikely to meet these projections.

Household Population

As of 2022, approximately 66 percent of the Yountville population resided in a household and 34 percent of the population resided in group quarters (957 persons). As shown in **Table C-2, Yountville and Napa County Households, 2022**, the percentage of residents in group quarters in Yountville is significantly higher than in Napa County as a whole. This is attributed to the significant number of persons residing in the Veterans Home and Seventh-Day Adventist Retirement Estates in Yountville.

Table C-2. Yountville and Napa County Households, 2022

	Yountville		Napa County	
	Number	**Percentage**	**Number**	**Percentage**
Population in households	1,872	66%	129,566	95%
Population in group quarters	**957**	34%	6,613	**5%**
Total population	**2,829**	**100%**	**136,179**	**100%**

Source: California Department of Finance, E-5 series (20222) (ABAG Housing Element Data Package, 2021).

Age Characteristics

Current and future housing needs can be influenced by the age characteristics of a community's residents. Age can contribute to lifestyle choice, housing preferences, earning capability, and need for services and amenities.

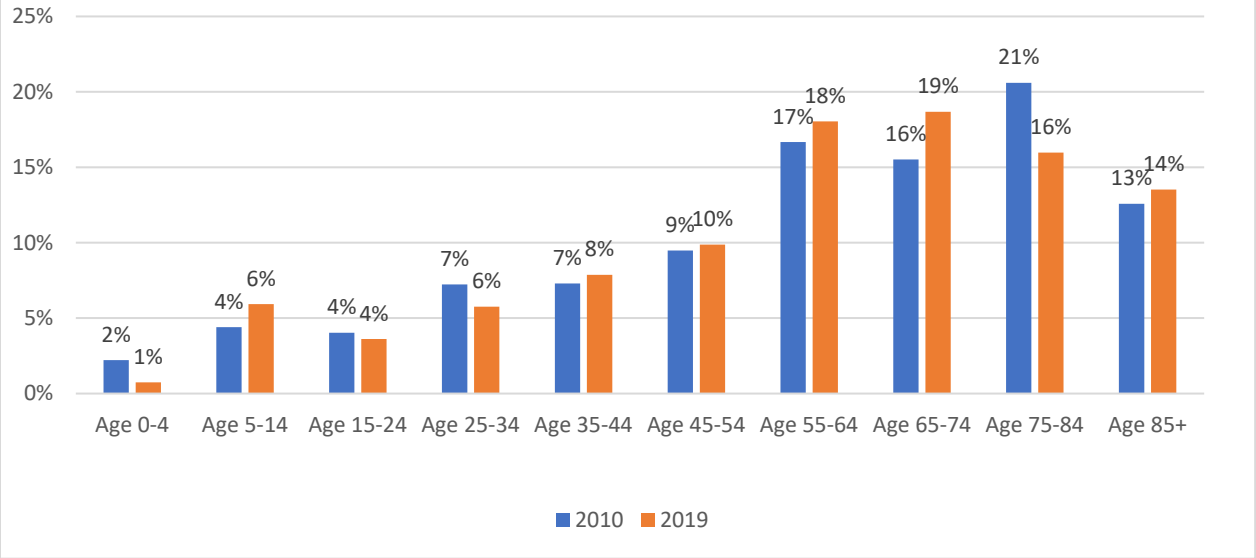
The median age of Yountville residents increased from 52.4 in 2010 to 64.4 in 2019, which is significantly older than the Napa countywide median of 41.3 and the statewide median of 36.5. As shown in **Table C-3, Population Age Distribution, 2010 and 2019**, and **Figure C-1, Population Age Distribution, 2010 and 2019,** approximately 23.0 percent were aged 25 to 54 and only 10.3 percent were children or young adults aged 24 or younger. **Table C-3** also shows that approximately 49 percent of Yountville residents were 65 years of age or older as of 2019, just slightly down from 50.0 percent in 2010. Overall, the senior population in Yountville has remained consistent over the past decade.

Table C-3. Population Age Distribution, 2010 and 2019

Age	2010		2019	
	Number	Percentage	Number	Percentage
0-4	65	2%	22	1%
5-14	129	4%	177	6%
15-24	118	4%	108	4%
25-34	212	7%	172	6%
35-44	214	7%	235	8%
45-54	278	9%	295	10%
55-64	489	17%	539	18%
65-74	455	16%	558	19%
75-84	604	21%	477	16%
85+	369	13%	404	14%
Total	**2,933**	**100%**	**2,987**	**100%**
Median Age	**52.4**		**64.4**	

Sources: ABAG Pre-approved Data Package 2021; ACS 5-year (2015-2019) (ABAG Housing Element Data Package, 2021).

Figure C-1. Population Age Distribution, 2010 and 2019



Sources: ABAG Pre-approved Data Package 2021; ACS 5-year (2015-2019) (ABAG Housing Element Data Package, 2021).

Racial and Ethnic Demographics

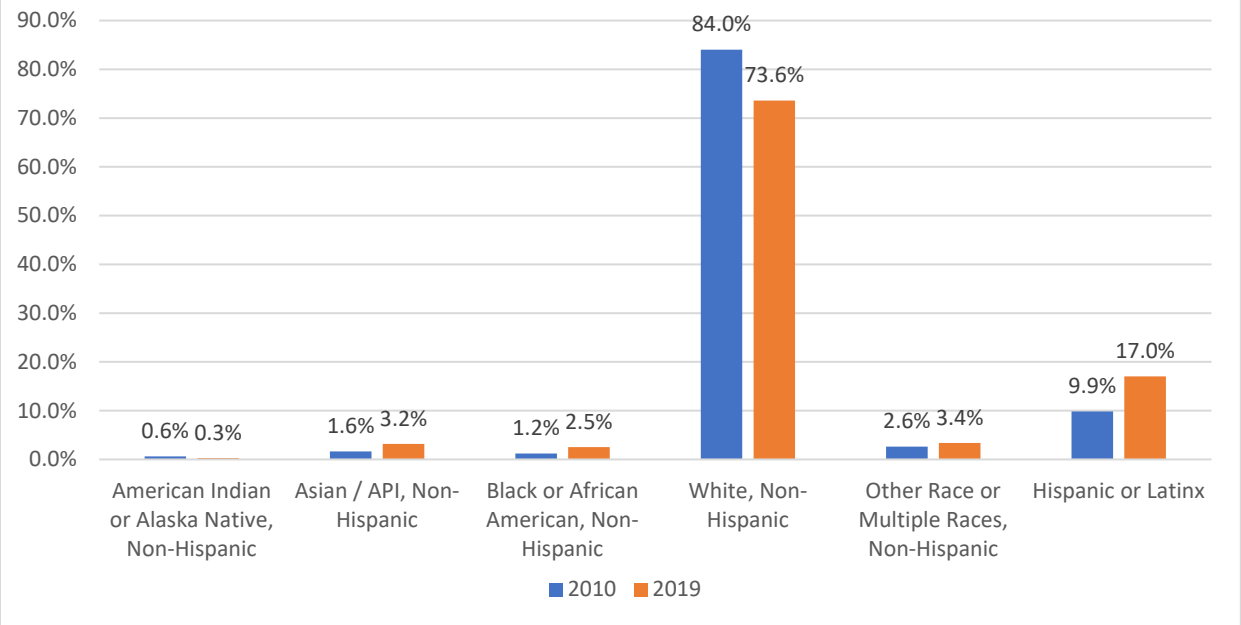
According to the 2015-2019 ACS, approximately 74 percent of the Yountville population was white, a decrease of about 10 percent from 2010. **Table C-4, Race and Ethnicity 2010 and 2019,** and **Figure C-2, Race and Ethnicity, 2010 and 2019,** summarize the dispersion of the population in Yountville according to race and ethnicity.

Table C-4. Race and Ethnicity, 2010 and 2019

Race/Ethnicity	2010		2019	
	Number	Percentage	Number	Percentage
One Race				
American Indian or Alaska Native, Non-Hispanic	18	1%	9	0%
Asian / API, Non-Hispanic	48	2%	95	3%
Black or African American, Non-Hispanic	36	1%	75	3%
White, Non-Hispanic	2,465	84%	2198	74%
Other Race or Multiple Races, Non-Hispanic	77	3%	101	3%
Hispanic or Latinx	289	10%	509	17%
Total	**2,933**	**100%**	**2,987**	**100%**

Sources: ABAG Pre-approved Data Package 2021; ACS 5-year (2015-2019) (ABAG Housing Element Data Package, 2021).

Figure C-2. Race and Ethnicity, 2010 and 2019



Sources: ABAG Pre-approved Data Package 2021; ACS 5-year (2015-2019) (ABAG Housing Element Data Package, 2021).

Definitions of Household Types

The US Census defines a household as consisting of all the people who occupy a housing unit. A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit or a group of unrelated people sharing a housing unit, such as partners or roomers, is also counted as a household. Data on households does not include people living in group homes. The US Census defines group quarters as places where people live or stay in a group living arrangement that is owned or managed by an organization providing housing and/or services for the residents. Group quarters include such places as college residence halls, residential treatment centers, skilled nursing facilities, group homes, military barracks, prisons, and worker dormitories.

The US Census defines a family as a group of two or more people (one of whom is the householder) related by birth, marriage, or adoption and residing together. However, to facilitate fair housing and remove constraints (for example for housing for people with disabilities) under State Housing Element law, local jurisdictions are required to define "family" in a manner that does not distinguish between related and unrelated persons and does not impose limitations on the number of people that may constitute a family.

The US Census defines a family household as a household maintained by a householder who is in a family (as defined above) and includes any unrelated people (unrelated subfamily members and/or secondary individuals) who may be residing there. In US Census data, the number of family households is equal to the number of families. However, the count of family household members differs from the count of family members in that the family household members include all people living in the household, whereas family members include only the householder and his/her relatives. In US Census data, a nonfamily household consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related.

Families often prefer single-family homes to accommodate children, while single persons often occupy smaller apartments or condominiums. Single-person households often include seniors living alone or young adults.

Household Type and Size

Table C-5, Household Type 2019, shows the number of households by type according to the 2015-2019 ACS, as included in the ABAG data packet. Yountville, Napa County, and the Bay Area communities have about the same rates of single-parent family households (approximately 14 percent). Yountville differs from Napa County and the Bay Area communities in the rates of single-person households. About 46.0 percent of households in Yountville were single persons (627 households) who lived alone, a much higher incidence than in Napa County (26 percent) and the Bay Area communities (25 percent).

The average household size, which excludes persons living in group quarters, was 1.88 persons in Yountville in 2021, up slightly from 1.85 in 2010 (US Census). The average household size in Yountville was the smallest in Napa County, which has an average household size of 2.73 persons. ABAG projects that the average household size in Yountville will remain small but increase steadily to 1.95 in 2040.

Table C-5. Household Type 2019

	Yountville		Napa County		Bay Area	
	Number	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Female-Headed Family Households (no spouse present)	138	10%	4,813	10%	283,770	10%
Male-Headed Family Households (no spouse present)	32	2%	2,478	5%	131,105	5%
Married-Couple Family Households	517	38%	25,822	53%	1,399,714	51%
Other Non-family Households	58	4%	2,993	6%	242,258	9%
Single-Person Households	627	46%	12,599	26%	674,587	25%
Total	**1,372**	**100%**	**48,705**	**100%**	**2,731,434**	**100%**

Source: ABAG Pre-approved Data Package 2021, ACS 5-year (2015-2019).

Overcrowding

According to the State definition, a housing unit that is occupied by more than one person per room (excluding bathrooms and kitchens) is considered overcrowded. According to the CHAS 2017, zero percent of Yountville housing units were overcrowded, much lower than in Napa County, where approximately 5.0 percent of housing units were overcrowded. As shown in **Table C-6, Overcrowding 2017**, there were no renter-occupied or owner-occupied overcrowded units in Yountville. The problem of overcrowding is often related to household size. As shown in **Table C-29, Tenure by Household Size, 2019,** in the "Large Families" analysis in the **Special Housing Needs subsection of Section C.1, Existing Need**, only 1.7 percent of Yountville households included five or more persons as of 2019. Given the small number of large households in the Town and the lack of overcrowding, it can be assumed that larger households do not contribute to overcrowding.

Table C-6~~7~~. Overcrowding, 2017

	Yountville		Napa County	
	Number	**Percent**	**Number**	**Percent**
1.00 occupants per room or less	1,372	0%	45,693	93.8%
1.01 to 1.50 occupants per room	0	0%	2,203	4.5%
1.50 occupants per room or more	0	0%	809	1.7%
Total Overcrowded	**0**	**0%**	**48,705**	**100%**

Source: ABAG Pre-Approved Data Package 2021, CHAS (2013-2017).

Household Income

HCD Income Limits

According to the California Department of Housing and Community Development (HCD), the area median income (AMI) in Napa County for a household of four was $119,400 as of 2022. According to the 2015-2019 ACS Five Year Estimates, the median family income in Yountville was $69,300 in 2019, slightly higher than $68,370 in 2010.

In addition to publishing annual area median incomes, HCD publishes income amounts by income category (extremely low, very low, low, and moderate). Categories and associated income amounts are used to assess affordability levels for purposes of analysis and program qualification. **Table C-7, State Income Limits, Napa County 2022,** shows income levels by category for various household sizes in Napa County.

Table C-7. State Income Limits, Napa County, 2022

Income Category	Income Level (% of Area Median Income (AMI))	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Acutely low	15% or less	$12,550	$14,300	$16,100	$17,900	$19,350	$20,750	$22,200	$23,650
Extremely low	30% or less	$26,500	$30,300	$34,100	$37,850	$40,900	$43,950	$46,950	$50,000
Very low	31-50%	$44,150	$50,450	$56,750	$63,050	$68,100	$73,150	$78,200	$83,250
Low	51-80%	$70,550	$80,600	$90,700	$100,750	$108,850	$116,900	$124,950	$133,000
Median	**100%**	**$83,600**	**$95,500**	**$107,450**	**$119,400**	**$128,400**	**$113,850**	**$148,050**	**$157,600**
Moderate	81-120%	$100,300	$114,650	$128,950	$143,300	$154,750	$166,250	$177,700	$189,150

Source: California Department of Housing and Community Development Income Limits 2022.

Income Distribution

Table C-8, Household Income Distribution in Yountville by Tenure, 2017, shows the distribution of Yountville households by the income categories described above. Note that due to variations in data sources and the timing of information publication, the distribution in **Table C-8** is based on the median household income from HUD's most recent CHAS dataset, based on the 2014–2018 ACS, and does not align directly with the 2015–2019 median household income or 2021 area median incomes described above. In addition, ACS data has a high margin of error for small communities such as Yountville; thus, it is appropriate to focus on percentages and trends rather than specific numbers for analysis.

Approximately 55.5 percent of Yountville households earned moderate- or above-moderate incomes according to the 2014-2018 CHAS data, with 27.0 percent earning less than 50 percent of the AMI. The percentage of extremely low- and very low-income households was higher among renters at 33.7 percent, than among homeowners at 24.1 percent. However, within the individual income classifications, the percentage of extremely low-income homeowners was numerically and proportionately higher than the renter households, at 19.3 percent homeowners compared to 11.6 percent renters. As well, numerically, homeowners in the low-income category were more than double the number of low-income renters, but proportionally they were fairly equivalent within their tenure classifications, at 17.6 percent, and 16.3 percent, respectively. The very low-income category had the most distinct differential in overall representation between tenures; while 4.8 percent of homeowners fell within this income category, 22.1 percent of the renters earned less than 50 percent of the area median income.

Table C-8. Household Income Distribution in Yountville by Tenure, 2017

Income Category	Owner Occupied		Renter Occupied		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Extremely Low <30% of AMI	180	19.3%	50	11.6%	230	16.8%
Very Low 31-50% of AMI	45	4.8%	95	22.1%	140	10.2%
Low 51-80% of AMI	165	17.6%	70	16.3%	235	17.2%
Moderate[1] 81-100% of AMI	80	8.6%	25	5.8%	105	7.7%
Above Moderate[1] >100% of AMI	465	49.7%	190	44.2%	655	47.8%
Total	935	100%	430	100%	1,370	100%

Source: HUD User (CHAS 2014-2018).

Note: Residents of the Veterans Home and Napa Valley Adventist Retirement Estate are not included in the household population.

[1]CHAS data uses different income limit ranges for the Moderate and Above Moderate categories than ABAG Regional Housing Needs Allocation, HUD Fair Market Income Limits, ACS, and HCD.

Overpayment

Definitions of housing affordability can vary; however, according to HUD standards, a household should spend no more than 30 percent of its monthly income on housing costs. Households that pay more than 30 percent are considered to be overpaying for housing, and households that pay more than 50 percent are considered to be severely overpaying. HUD's CHAS database reports information on overpayment by tenure. It should be noted, as discussed in the previous analysis, that the CHAS data and HCD income limits categorize income groups differently, and therefore the data is not directly comparable. As illustrated in **Table C-9, Households Overpaying by Income Category, 2017**, approximately 38.2 percent of households paid 30 percent or more of their income to housing. Approximately 28.5 percent of Yountville households had a cost burden of 50 percent or more. Overall, 14.5 percent of Yountville's households fall within the extremely low-income category and experience some level of overpayment, the majority of which are homeowners—82.8 percent of homeowners in the extremely low-income category overpay and over 97 percent of these severely overpay. Similarly, 98.0 percent of extremely low-income and 93.7 percent of very low-income renter households overpay for housing, also almost all severely overpaying. This data suggests that households in the lower income categories are more heavily impacted by housing prices based on high market costs, regardless of tenure, while overpayment in the above moderate-income classification may be reflective of choice in the current housing market.

Table C-9. Households Overpaying by Income Category, 2017

Tenure/Income Category	Overpaying 30%–50%	Severely Overpaying 50% or more	Total Overpaying	Total in Income Category	Percentage Overpaying in Income Category	% of Total Occupied Units
Total Owner Occupied	84	200	284	935	30.4%	20.8%
Extremely Low <30% of AMI	4	145	149	180	82.8%	10.9%
Very Low 31-50% of AMI	15	15	30	45	66.7%	2.2%
Low 51-80% of AMI	15	15	30	165	18.2%	2.2%
Moderate[1] 81-100% of AMI	0	10	10	80	12.5%	0.8%
Above Moderate >100% of AMI	50	15	65	465	14.0%	4.8%
Total Renter Occupied	**48**	**189**	**237**	**430**	**55.1%**	**17.4%**

Tenure/Income Category	Overpaying 30%–50%	Severely Overpaying 50% or more	Total Overpaying	Total in Income Category	Percentage Overpaying in Income Category	% of Total Occupied Units
Extremely Low <30% of AMI	4	45	49	50	98.0%	3.6%
Very Low 31-50% of AMI	4	85	89	95	93.7%	6.5%
Low 51-80% of AMI	0	55	55	70	78.6%	4.0%
Moderate[1] 81-100% of AMI	15	4	19	25	76.0%	1.4%
Above Moderate >100% of AMI	25	0	25	190	13.2%	1.8%
Total Overpaying Occupied Units	**132**	**389**	**521**	**--**	**--**	**38.2%**
Extremely Low <30% of AMI	8	190	198	230	86.0%	14.5%
Very Low 31-50% of AMI	19	100	119	140	85.0%	8.7%
Low 51-80% of AMI	15	70	85	235	36.2%	6.2%
Moderate[1] 81-100% of AMI	15	14	29	105	27.6%	2.1%
Above Moderate[1] >100% of AMI	75	15	90	655	13.7%	6.6%
Total Occupied Housing Units[2]				**1,365**		

Source: CHAS 2014-2018, based on 2013–2017 ACS 5-year estimates

Notes: The ACS has a large margin of error for small communities. Residents of the Veterans Home and Napa Valley Adventist Retirement Estate are not included in the household population.

E CHAS data uses different income limit ranges for the Moderate and Above Moderate categories than ABAG Regional Housing Needs Allocation, HUD Fair Market Income Limits, ACS, and HCD.

[2] The total number of occupied units varies between tables due to the different sources of data.

Employment Characteristics

Labor Force Trends

According to the EDD, there were approximately 1,200 persons in the workforce in Yountville in March 2022 and 70,100 in Napa County (see **Table C-10, Labor Force Trends, 2016-2022**). The Town of Yountville's unemployment rate decreased significantly from 2021 to March 2022, from 5.1 to 3.6 percent. The higher unemployment rates in 2020 are most likely due to the start of the COVID-19 pandemic, showing almost 100 residents were unemployed in Yountville and over 6,200 in Napa County.

Table C-10. Labor Force Trends, 2016-2022

Year	Labor Force	Employment	Unemployed	Unemployment Rate
2017	1,100	1,100	0	2.5%
2018	1,100	1,100	0	4.1%
2019	1,100	1,000	0	3.8%
2020	1,000	900	100	9.2%
2021	1,000	1,000	100	5.1%
2022[1]	1,200	1,200	0	3.6

Source: Employment Development Department, 2021.

[1] March 2022 Benchmark

As shown in **Table C-11, Employment by Industry, 2019**, 16.0 percent of employed residents work in "other services (except public administration)"; about 15.0 percent work in "educational, health, and social services"; 15.0 percent work in "manufacturing"; 12.0 percent work in "arts, entertainment, recreation, accommodation, and food services"; and 10.0 percent work in "professional, scientific, management, administrative, and waste management services."

Table C-11. Employment by Industry, 2019

Industry	2019		
	Number	Percentage	Median Earnings
Agriculture, forestry, fishing and hunting, and mining	23	2%	--[1]
Construction	18	2%	--[1]
Manufacturing	162	15%	101,250
Wholesale trade	73	7%	20,694
Retail trade	72	7%	82,083
Transportation and warehousing, and utilities	50	5%	31,458
Information	40	4%	51,429
Finance, insurance, real estate, and rental and leasing	46	4%	92,222

Industry	2019		
	Number	Percentage	Median Earnings
Professional, scientific, management, administrative, and waste management services	110	10%	91,071
Educational, health, and social services	164	15%	68,929
Arts, entertainment, recreation, accommodation, and food services	134	12%	60,429
Other services (except public administration)	177	16%	27,106
Public administration	7	1%	--[1]
Employed civilian population 16 years and over	**1,076**	**100.0%**	--[1]

Sources: US Census Bureau, American Community Survey 5-Year Data (2015-2019); (ABAG Housing Element Data Package, 2021).

[1] Either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both median estimates fall in the lowest interval or upper interval of an open-ended distribution, or the margin of error associated with a median was larger than the median itself.

As shown in **Table C-12, Napa County Major Employers 2022**, the top employers in the Town of Yountville include the Veteran's Home, Domaine Chandon, and the Pavilion-Vintage Estate.

Table C-12. Napa County Major Employers 2022

Employer Name	Location	Industry
1,000–4,999 Employees		
Napa State Hospital	Napa	Hospitals
Adventist Health St Helena	St Helena	Hospitals
Napa Valley College	Napa	Junior-Community College-Tech Institutes
Silverado Resort-Spa Dolce	Napa	Hotels & Motels
Veteran's Home of California	Yountville	Government-Specialty Hosp Ex Psychiatric
250–999 Employees		
Allied Universal	Napa	Security Guard & Patrol Service
Auberge Du Soleil	Rutherford	Resorts
California Odd Fellows	Napa	Retirement Communities & Homes
Domaine Chandon	Yountville	Wineries (mfrs)
Four Seasons Napa Valley	Calistoga	Hotels & Motels
Health & Human Svc	Napa	Health & Welfare Agencies
McCarthy Library	St Helena	Libraries-Public

Employer Name	Location	Industry
Meadows of Napa Valley Retire	Napa	Non-profit Organizations
Meritage Resort & Spa	Napa	Resorts
Pavilion-Vintage Estate	Yountville	Wedding Chapels
Sutter Home Winery	St Helena	Exporters (whls)
Syar Industries	Napa	Sand & Gravel (whls)
Trinchero Family Estates	St Helena	Wineries (mfrs)
Walmart Supercenter	American Canyon	Department Stores
Walmart Supercenter	Napa	Department Stores
100–249 Employees		
Westin Verasa Napa	Napa	Hotels & Motels
Calistoga Ranch an Auberge	Calistoga	Resorts
Duckhorn Portfolio Inc	St Helena	Wineries (mfrs)

Source: Employment Development Department, 2021.

Housing Stock Conditions

Housing Type

The HCD defines a housing unit as a house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building, and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible.

According to the DOF, there were an estimated 1,354 housing units in Yountville as of 2022. As shown in **Table C-13, Housing Units by Type, 2021**, approximately 62.0 percent of Yountville housing units were single-family homes (attached or detached). Mobile homes continued to account for 23 percent of the housing stock, and multifamily structures with two or more units comprised the remaining dwelling units in the town.

Table C-13. Housing Units by Type, 2021

Type	Number	Percentage
Single-family	835	62%
Multifamily, 2–4 units	107	8%
Multifamily, 5 or more units	102	8%
Mobile homes	310	23%
Total	**1,353**	**100%**

Source: California Department of Finance, E-5 series (2022).

Note: Unit count figures do not include beds at the Veterans Home or units in the Napa Valley Adventist Retirement Estate.

Housing Tenure

Table C-14, Household Tenure, shows the number of occupied housing units by type of occupant in 2019. According to the ABAG data packet, approximately 63.0 percent of households were homeowners, while 37.0 percent rented their homes in Yountville. In comparison to Napa County, the Town had a similar distribution of renters and homeowners, while tenure in the Bay area indicated a lower incidence of homeowners and a higher proportion of renter households.

Table C-14. Household Tenure

	Owner Occupied		Renter Occupied		Total
	Number	Percent	Number	Percent	
Yountville	865	63%	507	37%	1,372
Napa County	31,276	64%	17,429	36%	48,705
Bay Area	1,531,955	56%	1,199,479	44%	2,731,434

Source: ABAG Housing Element Data Package, 2021.

Vacancy Rates

HCD suggests that an overall vacancy rate of 5 to 6 percent indicates a market that is reasonably well balanced between supply and demand. As shown in **Table C-15, Vacant Units by Type, 2019**, as of 2019, Yountville had a vacancy rate of approximately 20.0 percent. While this would seem to indicate an abundance of supply and consumer options, it is important to note that 67.2 percent of the units described as vacant units were held for seasonal, recreational, or occasional use and were not available for rent or purchase, and an additional 18.8 percent were designated as "other vacant," which suggests they also were not actively available for rent or purchase. The effective vacancy rate of about 4.5 percent is close to the ideal vacancy rate of 5 to 6 percent. The percentage of vacant homes in Yountville that are held for seasonal, recreational, or occasional uses (such as vacation homes) increased from 63 percent in 2010 to 83 percent in 2019.

Table C-15. Vacant Units by Type, 2019

Occupancy Status	Number	Percentage
Total Occupied Units	1,372	80%
Total vacant housing units	348	20%
For rent	49	3%
For sale only	0	0%
Rented or sold, not occupied	0	0%
For seasonal, recreational, or occasional use	234	14%
All other vacant	65	4%
Total housing units	**1,720**	**100%**

Source: ABAG Pre-approved Data Package 2021, ACS 5-year (2015-2019).

Note: Unit count figures do not include beds at Veterans Home or units in the Napa Valley Adventist Retirement Estate.

Age and Condition

Housing Age

Housing condition can be an indicator of quality of life. Substandard conditions present a barrier to fair housing because occupants are susceptible to health and safety risks associated with poor housing conditions, and at risk of displacement if conditions make the unit unhabitable or if property owners must vacate the property to conduct repairs. As housing units age, they deteriorate without ongoing maintenance, which can present a fair housing issue for occupants, reduce property values, and discourage private reinvestment in neighborhoods dominated by substandard conditions. Typically, housing over 30 years old is more likely to need minor to major repairs or rehabilitation than newer units, such as paint, a new roof, siding or plumbing. In addition, older houses may not be built to current standards for fire and earthquake safety.

About 42.0 percent of Yountville homes have been built since 1990 (including approximately 156 mobile homes, which are in the two mobile home parks). Only 17.0 percent of Yountville homes were built before 1969, with 41.0 percent constructed between 1970 and 1989. Homes built prior to 1990 are within the age range that typically needs regular repairs, maintenance, or rehabilitation **Table C-16, Year Structure Built, 2019,** shows the age of Yountville's housing stock by the year built.

Table C-16. Year Structure Built, 2019

Year Constructed	Number	Percentage
Before 1940	62	4%
1940 to 1959	115	7%
1960 to 1969	99	6%
1970 to 1979	317	18%
1980 to 1989	404	23%
1990 to 1999	377	22%
2000 to 2009	230	13%
2010 or later	116	7%
Total	**1,720**	**100%**

Sources: ABAG Pre-approved Data Package 2021; ACS 5-year (2015-2019) US Census, ACS 2019, Table B25034.

Note: The number of housing units listed in this table varies from other tables in this Housing Element due to the data source. According to the California Department of Finance (2019), there were 1,295 housing units in Yountville. Unit count figures do not include beds at the Veterans Home or units in the Napa Valley Adventist Retirement Estate.

Housing Conditions

The condition of the housing stock reflects its ability to adequately shelter residents and contribute to neighborhood quality and community pride. The condition of the housing stock can be demonstrated by the activities of the Building and Development Division's Code Enforcement Unit. Code enforcement reported that during the planning period, only three units are in minor need of rehabilitation on Yount Street. A small number of mobile homes are also in need of repairs. The Town has allocated most of the home repair grants for the rehabilitation of mobile homes in the Bella Vista Park and Rancho de Napa Mobile Estates.

In the town of Yountville, the median sales price in March 2022 was $1,600,000, and the median income was estimated at approximately $65,519. The median income is too low for existing residents to afford a new home at the median sales price, with the potential exception of the senior-restricted mobile home stock, but it is assumed that current property owners are most likely completing ongoing maintenance and repairs to maintain the values of their homes. Therefore, while the ACS reported that 48.0 percent of the homes in Yountville are at the age where they may need minor repairs up to major rehabilitation such as new roofs, siding repair, paint, replacing cracked or inoperable windows, or plumbing systems, the Town estimates that a more accurate percentage of housing in need of rehabilitation is less than 1 percent of housing units (fewer than 13). No homes in Yountville are in need of replacement.

The Town of Yountville Home Repair Program, also referred to as the Owner-Occupied Rehabilitation Loan Program, is available to Yountville residents. The Home Repair Program is a deferred payment loan home improvement program administered by the Town to assist eligible homeowners with necessary home improvement projects. The projects eligible for these funds must be related to rehabilitation, such as improving the structural integrity of a dwelling unit to meet building codes, correcting health and safety issues, and correcting code violations. The program funds 30-year deferred payment loans up to $60,000 with zero percent interest rate for owners of single-family homes, townhomes, and condominiums; and $30,000 maximum at zero percent interest rate for owners of mobile or manufactured homes. To qualify for the loans, the applicant must be an income eligible homeowner and prove adequate financial need. The owner's total household income must be at or below 80 percent of the Napa AMI.

Programs 18, Rehabilitation, and **19, Yountville Home Repair Program,** are included to support housing rehabilitation efforts (see **Section 6.6 Goals, Policies and Programs**).

Housing Cost and Affordability

One of the major barriers to housing availability can be the cost of housing. To provide housing to all economic levels in the community, a wide variety of housing opportunities at various prices should be made available. Housing affordability is dependent on income and housing costs. It is based on the relationship between household income and housing expenses. According to HUD and HCD, housing is considered "affordable" if the monthly housing cost does not exceed more than 30 percent of a household's gross income.

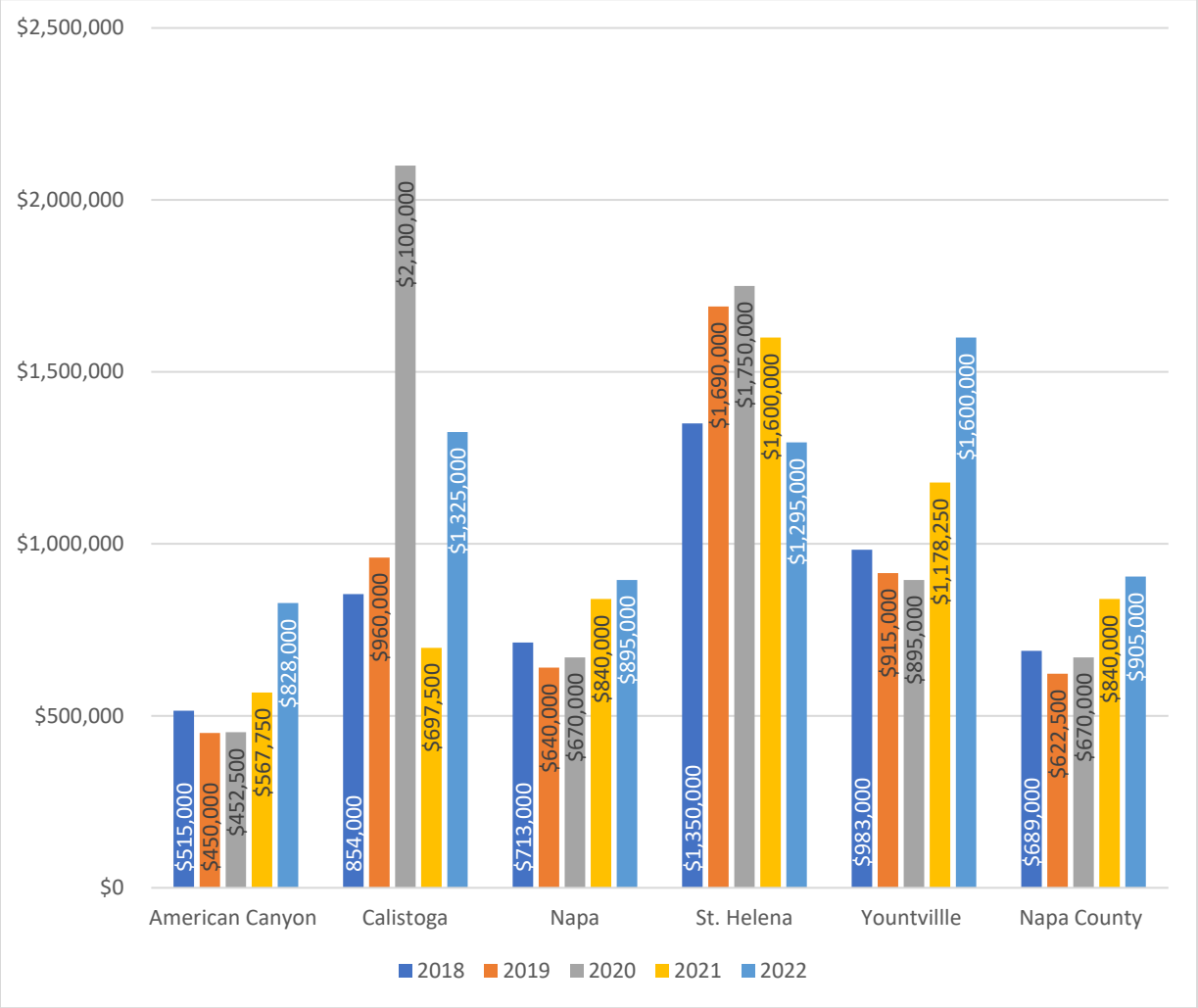
Sales Prices

The median home sales price in Yountville was $1,600,000 as of March 2022. **Figure C-3, Annual Median Sales Prices, Yountville and Surrounding Jurisdictions, 2018 to 2022,** and **Table C-17, Annual Median Sales Prices by Number of Bedrooms, Yountville, 2022,** show median home sales prices in Yountville and nearby jurisdictions from 2018 to 2022. The median price in Yountville is higher than in Napa County as a whole and the nearby cities of Napa and Calistoga.

According to Realtor.com, the median home sales price in Yountville was $1,600,000 in March 2022. As shown in **Figure C-3**, median home sales price in Yountville did not follow countywide trends, decreasing from 2019 through 2020 before increasing sharply in 2021. American Canyon shows a steady increase between 2019 and 2022 after seeing a slight decrease from 2018 to 2019. The City of Napa shows a steady increase between 2019 and 2022 after a slight decrease from 2018 to 2019. Saint Helena consistently had the highest median prices of any of the jurisdictions, with prices three years in a row above $1,600,000 before dropping in 2022 below the median price in Calistoga and Yountville. The Yountville sales price increased by approximately 63.0 percent from 2018 to 2022, which was the highest percentage increase among the jurisdictions surveyed. The countywide median increased approximately 31.0 percent for the same period, and the cities of American Canyon, Calistoga, Napa, and St. Helena saw overall increases of 61.0, 55.0, 26.0 and –4.0 percent, respectively.

Assuming a 5 percent down payment and a 2.88 interest rate on a 30-year fixed-rate mortgage, a household would need to earn approximately $435,200 per year to afford a home priced at the 2021 median. It is important to note, however, that while the median is high, home prices can vary widely. A survey was conducted in February 2022 to gather sale prices for different size homes. According to Redfin, homes with two bedrooms ranged from $98,000 to just over $1.9 million, and three-bedroom homes ranged from $418,000 to almost $2.2 million. Only two months later, in April 2022, a three-bedroom condo was listed for sale at $949,000. A two-bedroom manufactured home was listed for sale at $175,000, although listings in May 2022 (Zillow 2022) reflect higher priced mobile homes on the market above $250,000 (note that the manufactured home was listed in an age-restricted mobile home park and is also subject to monthly lot fees for common maintenance and amenities).

Figure C-3. Annual Median Sales Prices, Yountville and Surrounding Jurisdictions, 2018 to 2022



Sources: Redfin; Zillow; Realtor.com, 2022.

Table C-17. Annual Median Sales Prices by Number of Bedrooms, Yountville, 2022

Number of Bedrooms	Number of Units Surveyed	Lowest Advertised Sales Price	Highest Advertised Sales Price	Median Sales Price
1	No units available at time of survey			
2	7	$98,000	$1,950,000	$628,142
3	3	$418,000	$2,250,000	$1,205,666
4	No units available at time of survey			
Total	**10**	-	-	-

Source: Redfin, 2022 sales price survey.

Rental Rates

Table C-18, Rental Unit Price Survey, Yountville, 2022, reports the results of a point-in-time survey of available rental units conducted in February 2022. Asking rents range from $1,200 to $2,695 for one bedroom, $2,500 to $4,700 for two bedrooms, and $4,000 to $5,500 for three bedrooms. However, the rents at the lower end of the range may be some of the units with affordability covenants, as they are often advertised on public forums such as Zillow and Craigslist. Assuming that an affordable payment is equivalent to 30 percent of a household's monthly income (based on HUD standards), a family would need to earn $107,800 per year to afford rent for a market rate one-bedroom unit, $188,000 for a two-bedroom unit, and $220,000 for a three-bedroom unit. Based on the median income of $69,300, only those at the upper ranges of the income scale would be able to afford to rent an appropriately sized unit without overpaying.

Table C-18. Rental Unit Price Survey, Yountville, 2022

Number of Bedrooms	Rent Price Range	Number of Units Surveyed
1 bedroom	$1,200–$2,695	3
2 bedrooms	$2,500–$4,700	4
3 bedrooms	$4,000–$5,500	2
4+ bedrooms	$8,800	1

Source: Craigslist 2022; Zillow.com, 2022; Roomies.com.

Affordability

As previously noted, HUD and HCD established that households should spend no more than 30 percent of their monthly income on housing costs for their housing payment to be considered affordable. **Table C-19, Housing Affordability by Income Category,** shows the monthly income, maximum affordable monthly rent prices, and maximum home sale prices for households in a range of sizes by income category. The maximum sales price was calculated by determining the price affordable to households at different income levels based on 30 percent of gross income spent for mortgage payments, a 5 percent interest rate, and 5 percent down.

The annual income limit for an extremely low-income, two-person household was $27,300 (see **Table C-7, State Income Limits, Napa County 2022**), which is a monthly income of $2,275. Thirty percent of monthly income was calculated to determine the maximum monthly rent, which was $683 per month. Based on the rental costs shown in **Table C-18, Rental Unit Price Survey, Yountville, 2022**, an extremely low-income, two-person household cannot afford a typical one-bedroom rental in Yountville.

The ability of households to purchase a home and secure a mortgage with an affordable monthly payment in the current housing market may be difficult for households earning less than a moderate income unless a sizeable down payment has been accrued to offset a portion of the principal to be financed. For example, a four-person, very low-income household can afford to purchase a home with a maximum sales price of $360,588, which is much lower than the median sales price in Yountville of approximately $1.6 million, as observed in March 2022, although some of the mobile home units may fall within this price range. When

looking at for-sale homes with enough bedrooms for a four-person household to avoid severe overcrowding (i.e., three bedrooms), even the lowest sales price observed among units with this bedroom count was $418,000, still out of reach for households earning a very low income.

Similarly, a four-person household seeking a three-bedroom rental unit in Yountville will only be able to afford monthly rents in the town if they earn an above-moderate income. Moderate-income, four-person households can afford to spend a maximum of $3,276 on monthly rent, and the monthly rent for three-bedroom rentals in 2022 ranged between $4,000 to $5,000, far above this limit. Larger households with five members or more will likely have a very difficult time securing a rental unit with enough bedrooms at an affordable price, as the only rental unit observed with four bedrooms or more cost approximately $8,800 in monthly rent. However, data has indicated that households of this size comprise only a small proportion of total households, and that incidences of overcrowding have not been reported.

Several programs in **Section 6.6, Goals, Policies and Programs,** are included to address the issue of unaffordable rent and sales prices including: **Program 3, Inclusionary Housing Program; Program 8, Affordable Housing Overlay Zone; Program 9, Accessory Dwelling Units; Program 10, Create New Affordable Housing Opportunities; Program 11, Increase Access to Affordable Housing Programs; Program 15, Preserve Affordable Units; Program 16, Preserve Rental Units; Program 20, Veteran's Home; Program 21, Special Housing Needs;** and **Program 22, Planning Regulations Amendments.**

Table C-19. Housing Affordability by Income Category, 2021

Income Category	Household Affordability Levels			
	1-Person	2-Person	3-Person	4-Person
Extremely Low <30% AMI				
Annual income	$23,900	$27,300	$30,700	$34,100
Max. Monthly rent	$598	$683	$768	$853
Max. sales price	$151,719	$173,158	$194,724	$216,289
Very Low 31-50% AMI				
Annual income	$39,800	$45,500	$51,200	$56,850
Max. Monthly rent	$995	$1,138	$1,280	$1,421
Max. sales price	$252,443	$288,597	$324,751	$360,588
Low 51-80% AMI				
Annual income	$63,050	$87,350	$81,050	$90,050
Max. Monthly rent	$1,576	$2,184	$2,026	$2,251
Max. sales price	$399,913	$554,043	$623,497	$571,169
Moderate 81-80% AMI				
Annual income	$91,750	$104,850	$117,950	$131,050
Max. Monthly rent	$2,294	$2,621	$2,949	$3,276
Max. sales price	$581,952	$665,042	$748,133	$831,224

Source: 2021 Income Limits, Department of Housing and Community Development, February 2021.

Notes: Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility cost.

Affordable housing sales prices are based on the following assumed variables: 10% down payment, 30-year fixed-rate mortgage at 5% annual interest rate. 30% of household gross income used to calculate affordable monthly mortgage payment. Taxes, interest, hazard, and mortgage insurance are assumed in the total cost of ownership.

Subsidized Units at Risk

Federal, state, and local government programs have provided both low interest loans and rent subsidies to private developers of multifamily rental housing throughout the nation. In return, developers were required to build and operate their rental projects under agreements that established a schedule of below-market rents for lower-income households. The restrictions to low-income occupancy were set for a limited period of time, usually in accordance with the length of term of the government subsidies. When the low-income occupancy restrictions expire, the owner may convert the units to market-rate rentals. **Program 16, Preserve Rental Units,** is included to commit the Town to preventing the conversion of Yountville's affordable units to market-rate (see **Section 6.6, Goals, Policies and Programs**).

The Housing Element is required to identify the number of affordable units at risk of conversion to market rate for the next 10 years and to include programs to mitigate or preclude the loss of any at-risk units between 2022 and 2032. An inventory provided by California Housing Partnership Corporation shows that there are no federally subsidized units in Yountville at risk during this period; however, two housing complexes owned and managed by Napa Valley Community Housing have affordability restrictions that expire between 2027 and 2028, in the sixth cycle planning period. However, since they are owned by an affordable housing organization, the affordability restrictions are likely to be renewed. These two complexes are: (1) Mount Avenue Cottages and (2) Yount Street Apartments. Mount Avenue Cottages' restrictions expire in 2027 and the Yount Street Apartments' restrictions expire in 2028. In total, the California Housing Partnership Corporation identifies 10 units of affordable housing from the two complexes combined that are potentially at risk of conversion to market rate. **Table C-20, Affordable Units Subsidized by State Programs,** displays all the housing complexes identified by the California Housing Partnership Corporation as receiving State support in Yountville that have some degree of risk of converting to market-rate status.

Table C-20. Affordable Units Subsidized by State Programs, Yountville, 2021

Housing Development Name	Address	Affordable Units	Total Units	Funding Program	Estimated Affordability Restrictions Expiration	Risk Level
Arroyo Grande Villas	1911 Finnell Road	24	36	LIHTC; HCD	2064	Low*

Housing Development Name	Address	Affordable Units	Total Units	Funding Program	Estimated Affordability Restrictions Expiration	Risk Level
Mount Avenue Cottages	1940 Mount Avenue	3	5	HCD	2/21/2027	Low*
Yount Street Apartments	6776 Yount Street	7	8	HCD	9/28/2028	Moderate

Source: California Housing Partnership Corporation (CHPC), 2021.

*Owned and managed by Napa Valley Community Housing and affordable restrictions are likely to be renewed.

As shown in **Table C-21, Affordable Units Subsidized by Local Programs, Yountville, 2022,** in addition to the affordable units shown in **Table C-20**, an estimated 66 affordable units have been developed through Town programs and assistance. None of these 62 units are at risk of losing affordability restrictions during the sixth cycle planning period. For ownership units, homes must be sold to qualifying lower-income buyers at a price below the market rate until affordability restrictions expire. Rental units must be rented to households that meet income restrictions at rates that are affordable to these households. The Town contracts with the HACN to monitor and enforce the rent restriction and homeownership resale agreements for the developments in **Tables C-20 and C-21**. During the fifth cycle housing element period, four units were converted to market rate in 2018. The Town will continue to monitor affordability agreements and take appropriate steps to preserve the affordability of expiring affordability agreements (see **Program 15, Preserve Affordable Units, Section 6.6 Goals, Policies and Programs**).

In addition, 22 families in Yountville receive Section 8 rental assistance, which is administered by the HACN.

Table C-21. Affordable Units Subsidized by Local Programs, Yountville, 2022

Name	Address	50% AMI	60% AMI	80% AMI	120% AMI	Total Affordable Units	Program
Rentals							
Lande Way	27 Lande Way				1	1	Inclusionary
Oak Leaf Court	6572 and 6631 Oak Leaf Court				2	2	Other
Ghirardi Place	2 and 4 Ghirardi Place			1	1	2	Inclusionary
Hopper Creek Apartments	6462 Washington Street	8		8	9	25	Development Agreement or Plan

Name	Address	50% AMI	60% AMI	80% AMI	120% AMI	Total Affordable Units	Program
Hotel Luca North Block	6774 Washington Street				2	2	Development Agreement or Plan
Vineyard Oaks	1901 Yountville Crossroads	1		1	2	4	Inclusionary
Ownership							
Washington Park	Jasmine Lande Forrester				13	13	Inclusionary
Yountville Square	Yount Adams Lande				6	6	Inclusionary
Yountville Cross	1905 Yountville Cross road				1	1	Inclusionary
Oak Leaf Court	Oak Leaf Court				6	6	Other
Total		**9**	**0**	**10**	**43**	**62**	

Source: Town of Yountville 2022.

Preservation and Replacement Options

Some options to maintain the affordable housing in Yountville include constructing new affordable housing to replace the lost units, transferring ownership of the affordable housing to a new managing entity, providing direct rental assistance to tenants, or providing incentives for the current managers to maintain affordability.

The cost to construct new affordable units varies greatly due to land costs and availability. The Craftsman Book Company provides models that indicate that the cost to reconstruct 10 new multifamily housings units in a single-story structure, made of wood or light steel, of good construction quality, with forced air, in Yountville would cost approximately $143.76 per square foot, or approximately $1,725,157 total.

Generally, the cost of preserving assisted housing units is estimated to be less than replacing units through new construction. Preserving units entails covering the difference between market rate and assisted rental rates. This cost varies greatly based on the willingness and interest of the seller in keeping the units affordable, the condition of the units, and the market rate value of the property. Rental assistance and subsidization can function like the federal Housing Choice Voucher (Section 8) program where HUD pays off the gap between the fair market rents and what the tenants can afford to pay, that is, no more than 30 percent of their monthly income. The Small Area Fair Market Rent for zip code 94599 (Yountville) in 2022 ranges from as low as $1,840 to as much as $3,670, depending on the bedroom count. **Table C-22, Fair Market Rents by Bedroom Count/Unit Size, Yountville, 2022,** shows the fair market rents in Yountville by unit size and the potential costs to preserve affordability restrictions for households earning

a very low income (50 percent AMI). On a yearly basis, the costs to preserve rental housing for households earning 50 percent AMI could range from $13,035 to $31,170 per unit. For the 10 units with soon-expiring affordability restrictions in Yountville, this means that the annual costs of providing direct tenant rental assistance could total between $130,350 and $311,700 each year, depending on bedroom size.

Table C-22. Fair Market Rents by Bedroom Count/Unit Size, Yountville, 2022

Unit Size	Fair Market Rent	Household Size	Very Low Income (50% AMI)	Affordable Cost Without Utilities	Monthly per Unit Subsidy	Annual per Unit Subsidy
Efficiency	$1,840	1	$30,150	$753.75	$1,086.25	$13,035.00
One Bedroom	$2,110	2	$34,450	$861.25	$1,248.75	$14,985.00
Two Bedroom	$2,770	3	$38,750	$968.75	$1,801.25	$21,615.00
Three Bedroom	$3,740	4	$43,050	$1,076.25	$2,663.75	$31,965.00
Four Bedroom	$3,760	5	$46,500	$1,162.50	$2,597.50	$31,170.00

Source: US HUD, FY 2022 Advisory Small Area FMR Lookup System, Napa County (accessed April 20, 2022).

The Town may also transfer ownership of the expiring affordable housing units to qualified nonprofit housing organizations to ensure that the affordability restrictions remain in place for the longer term. This option is generally the least costly and opens the housing units to more governmental assistance programs and funding sources.

The current market rate for the projects was estimated using information from a multifamily sales listing in Napa County because Yountville multifamily sales listings were limited. As of April 20, 2022, the median price to purchase a multifamily property in Napa County was approximately $3.9 million.

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as affordable housing. Incentives could include writing down the interest rate on the remaining loan balance and/or supplementing the Section 8 subsidy received to market levels. The feasibility of this option depends on whether the complex is too highly leveraged. By providing lump sum financial incentives or ongoing subsidies in the form of rents or reduced mortgage interest rates to the owner, the Town can ensure that some or all the units remain affordable.

Cost Comparisons

To secure the 10 at-risk units from Mount Avenue Cottages and Yount Street Apartments, the Town has compared the costs of reconstruction, tenant rental assistance, ownership transferal, or providing incentives to the owners of the units. The cost to provide direct tenant rental assistance is the lowest immediate option, ranging from $130,350 to $311,700 total. Since this is an annual cost, however, it will accumulate over time. The next lowest option is the cost to reconstruct the 10 units elsewhere, which could be approximately $1.7 million. The highest-cost option would be to sell the units into the management of a qualified entity, which would be approximately $3.9 million.

Financial Resources to Assist in Preservation

Costs to preserve or replace housing units that rent at levels significantly below market rates are substantial. The Town must consider what resources are available to help preserve or replace at-risk units so that lower-income tenants are not displaced if the projects are converted to market rates. The Town has access to a range of different funds that could potentially assist in a preservation effort:

- CDBG
- HOME
- Mortgage revenue bonds
- State grant programs
- Federal grant programs
- Low-Income Housing Tax Credits
- HUD Housing Choice Vouchers
- Measure S
- Housing Opportunity Fund

In addition, **Program 3, Inclusionary Housing Program,** directs the Town to consider revising the Town's inclusionary housing program to allow greater flexibility in the payment of in-lieu fees. This would allow the Town to accumulate funds in the Housing Opportunity Fund to assist in the preservation of at-risk units (**Section 6.6 Goals, Policies, and Programs)**.

Qualified Entities Interested in Preservation Projects

HCD maintains a list of affordable housing developers and property managers who have expressed an interest in working with local communities on preservation of affordable housing projects. At this time, there is only one qualified entity working within Napa County as well as neighboring Sonoma County and nearby Sacramento County that may be able to purchase the expiring affordable housing units. Apart from this organization, there is only one other qualified entity in the region that may also be able to purchase the housing. These two entities are:

- Volunteers of America National Services: 1108 34th Avenue, Sacramento, CA (serving Napa, Sacramento, and Sonoma counties)
- SWJ Housing: PO Box 815, Sebastopol, CA (serving Sonoma County)

In many cases, the Town will find it advantageous to collaborate with private affordable housing developers or managers to develop and implement a viable plan to preserve affordable housing units. Private developers can often bring additional expertise and access to funding, such as tax credits. Additional organizations that may be able to assist with preserving affordable units include: Affordable Housing Foundation, Bridge Housing Corporation, Christian Church Homes of Northern California Inc., Housing Corporation of America, Napa Valley Community Housing, Nehemiah Progressive Housing Dev. Corp., Petaluma Ecumenical Properties Inc., Rural California Housing Corp., Senior Housing Foundation, Solano Affordable Housing Foundation, and Vallejo Neighborhood Housing Services Inc.

Special Housing Needs

Demographic information on household characteristics helps define the changing needs of a community over time. Section 65583 of the Government Code specifically requires that the Housing Element include an analysis of special housing needs such as those of seniors, persons with disabilities (including developmental disabilities), large families, farmworkers, families with female heads of household, households with extremely low incomes, and families and persons experiencing homelessness. State law encourages local jurisdictions to identify other, locally significant groups with special housing needs. For example, in Yountville, veterans, particularly those living at and/or receiving services from the Veteran's Home on the east side of the town are considered a group with special housing needs.

Special needs housing warrants additional consideration, because these households are more likely to have trouble obtaining decent, safe, and affordable housing due to their unique housing requirements. The discussion below evaluates existing needs for these groups and identifies resources available to meet these unique housing needs. In addition, several programs from **Section 6.6 Goals, Policies and Programs,** address special housing needs. The two programs that address special housing needs most directly are **Program 21, Special Housing Needs and Program**, and **Program 22, Planning Regulations Amendments.** The following programs also address special housing needs: **Program 3, Inclusionary Housing Program; Program 8, Affordable Housing Overlay Zone; Program 9, Accessory Dwelling Units; Program 10, Create New Affordable Housing Opportunities; Program 11, Increase Access to Affordable Housing Programs; Program 15, Preserve Affordable Units; Program 16, Preserve Rental Units; Program 18, Rehabilitation; Program 19, Yountville Home Repair Program; Program 20, Veteran's Home; Program 21, Special Housing Needs; and Program 22, Planning Regulations Amendments.**

Seniors

Senior households are defined as households in which one or more persons is over 65 years of age. According to the ACS 2015-2019, nearly 39.0 percent of all households in Yountville included one or more seniors. As of 2019, those aged 65 and over made up approximately 48.1 percent of Yountville's population. This is a slight decrease from 2010 when approximately 49.0 percent of the population were seniors. As shown in **Table C-23, Senior Population, 2010 and 2019,** the senior population grew by 11 persons, an increase of approximately 0.8 percent. As mentioned in the discussion regarding age characteristics, the large population of seniors is chiefly attributable to the number of residents in the Veterans Home and Seventh-Day Adventist Retirement Estates. In addition, a portion of the mobile homes in the Town's two mobile home parks are reserved for persons aged 55 or older.

Table C-23. Senior Population, 2010 and 2019

Age	2010		2019	
	Number	% of Total Population	Number	% of Total Population
65 to 69	230	7.8%	309	10.3%
70 to 74	225	7.7%	249	8.3%
75 to 79	286	9.8%	190	6.4%
80 to 84	318	10.8%	287	9.6%
85 to 89	369	12.6%	404	13.5%
Total Population 65+	**1,428**	**48.7%**	**1,439**	**48.1%**
Total Population	**2,933**	**100%**	**2,987**	**100%**

Source: American Community Survey, 2015-2019.

Note: Population data include persons residing in the Veterans Home and the Napa Valley Adventist Retirement Estate.

As presented in **Table C-24, Senior Households by Income and Tenure, 2013-2017**, almost one-half of senior households falls within the moderate and above-moderate income categories, and just over one-half is lower-income. The majority (78.6 percent) of senior households own their homes. Of the 531 owner-occupied households, 54.9 percent fall within the moderate- to above moderate-income categories, and 18.3 percent are low income, 10.2 percent are very low income, and 16.6 percent are extremely low income. Homeownership can be beneficial because costs are generally stable, which is important because many seniors live on fixed incomes, but it can become difficult for seniors to maintain their homes and yards due to financial and physical constraints.

Approximately 21.4 percent (145) of senior households are renters. Just over 25.5 percent of senior renters fall within the moderate- to above moderate-income group, with 37.9 percent in the low-income category, 16,6 percent in the very low-income category, and 20.0 percent in the extremely low-income category, indicating that overall, senior renters are more cost challenged and at greater risk of overpayment or displacement.

Table C-24. Senior Households by Income and Tenure, 2013-2017

Income Category	Owner Occupied	Renter Occupied	Total Senior Households	Percentage of Senior Households
Extremely Low (<30% of AMI)	88	29	117	17%
Very Low (31-50% of AMI	54	24	78	12%
Low (51-80% of AMI	97	55	152	22%
Moderate[1] (81-100% of AMI	54	14	68	10%

Income Category	Owner Occupied	Renter Occupied	Total Senior Households	Percentage of Senior Households
Above Moderate[1] (>100% of AMI	238	23	261	39%
Totals	**531**	**145**	**676**	**100%**

Source: ABAG Pre-approved Data Package 2021; CHAS 2013-2017.

Note: Residents of the Veterans Home and Napa Valley Adventist Retirement Estate are not included in the household population.

[1] CHAS data uses different income limit ranges for the Moderate and Above Moderate categories than ABAG Regional Housing Needs Allocation, HUD Fair Market Income Limits, ACS, and HCD.

In general, seniors have lower earning capacity than middle-aged persons, although senior income estimates may be misleading because many elderly persons have access to capital outside the earned income measured by the US Census. As shown in **Table C-25, Senior Households Income and Overpayment, 2017**, CHAS data shows that 38 percent of all senior households are either overpaying or severely overpaying for housing across all income categories. Severely overpaying is particularly common among senior households earning less than 80 percent of AMI. Because seniors are typically living on fixed incomes, increases in housing costs (or other costs of living) pose a risk for displacement, especially for senior households already overpaying or severely overpaying.

Table C-25. Senior Households Income and Overpayment, 2017

Income Category	Overpaying		Severely Overpaying		Total Senior Households
	Number	Percentage of Senior Households	Number	Percentage of Senior Households	
Extremely Low<30% of AMI	8	7%	89	76%	117
Very Low 31-50% of AMI	14	18%	40	51%	78
Low 51-80% of AMI	14	9%	63	41%	152
Moderate[1] 81-100% of AMI	10	15%	8	12%	68
Above Moderate[1] >100% of AMI	4	2%	8	3%	261
Total	**50**	**7%**	**208**	**31%**	**676**

Sources: ABAG Pre-Approved Data Package 2021; CHAS (2013-2017).

Note: Residents of the Veterans Home and Napa Valley Adventist Retirement Estate are not included in the household population.

E CHAS data uses different income limit ranges for the Moderate and Above Moderate categories than ABAG Regional Housing Needs Allocation, HUD Fair Market Income Limits, ACS, and HCD.

The Town funds a transit operation by Napa Valley Transportation Authority of the Yountville "Bee" Line bus, a local bus service that, while serving all residents, is of special importance to senior residents who do not own cars or who have mobility limitations. The bus provides free door-to-door service through residential and commercial areas of the Town, with bus stops along the Up-Valley Connector bus route (#10) and connects the Town with the Veterans Home.

Many senior housing opportunities are available in the Town. The Veterans Home, the Seventh-Day Adventist Retirement Estates, and the 55 and older mobile home parks provide a range of housing choices limited primarily to seniors. **Program 9, Accessory Dwelling Units; Program 12, Local Preference; Program 18, Rehabilitation; Program 19, Yountville Home Repair Program; Program 20, Veteran's Home;** and **Program 21, Special Housing Needs,** commit the Town to maintaining and improving these resources (**Section 6.6 Goals, Policies and Programs**).

Persons with a Disability

The US Census collects data for several categories of disability. The ACS defines six aspects of disability: hearing, vision, cognitive, ambulatory, self-care, and independent living.

- **Hearing difficulty:** deafness or serious difficulty hearing
- **Vision difficulty**: blindness or serious difficulty seeing even when wearing glasses
- **Cognitive difficulty**: serious difficulty concentrating, remembering, or making decisions due to a physical, mental, or emotional condition
- **Ambulatory difficulty**: serious difficulty walking or climbing stairs
- **Self-care difficulty**: difficulty dressing or bathing (activities of daily living)

Residents with disabilities have specific housing needs depending on the nature and severity of the disability. Physically disabled persons generally require modifications to housing, such as wheelchair ramps, elevators or lifts, wide doorways, accessible cabinetry, modified fixtures and appliances, etc. If the disability prevents the person from operating a vehicle, then proximity to services and access to public transportation are also important. People with severe physical or mental disabilities may also require supportive housing, nursing facilities, or care facilities. If the physical disability prevents individuals from working or limits their income, then cost of housing and related modifications can increase.

According to the 2015-2019 ACS, as shown in **Table C-26, Persons with Disabilities, 2019**, 24.5 percent of Yountville's noninstitutionalized population (Veterans Home and Seventh Day Adventist Facility were not counted) reported having one or more type of disability. Of persons reporting a disability, 22.3 percent were aged 18 to 64, and 77.7 percent were aged 65 and older. **Table C-27, Disability by Type,** indicates that the most common type of disability is hearing difficulty (10.4 percent of total noninstitutionalized population over 18), followed by independent living difficulty (8.0 percent), ambulatory difficulty at 7.3 percent, cognitive difficulty at 7.2 percent, self-care at 3.9 percent, and vision difficulty at 3.3 percent. An individual may experience multiple types of disabilities.

Table C-26. Persons with Disabilities, Yountville, 2019

Disability Status	Number	Percentage
No Disability	2,042	80.3%
With a Disability	500	19.7%
Total	**2,542**	**100%**

Source: US Census Bureau, American Community Survey 5-Year Data (2015-2019) (ABAG Housing Element Data Package, 2021).

Table C-27. Disability by Type, Yountville, 2019

Disabilities[1]	Percentage
With a hearing difficulty	10.4%
With an ambulatory difficulty	8.0%
With an independent living difficulty	7.3%
With a cognitive difficulty	7.2%
With a self-care difficulty	3.9%
With a vision difficulty	3.3%

Source: US Census Bureau, American Community Survey 5-Year Data (2015-2019) (ABAG Housing Element Data Package, 2021).

[1]Among civilian noninstitutionalized population 18 years and over. Disabilities are counted separately and are not mutually exclusive because an individual may report more than one disability.

Persons with disabilities may have unique housing needs, such as affordability issues due to limited incomes or a need for accessibility features. The Town complies fully with the standards of the Americans with Disabilities Act (ADA), as well as all building code provisions, to improve access for disabled persons. The Yountville "Bee" Line bus transit system (described above) meets ADA requirements for accessibility.

The Town will continue to provide transit services for those with mobility impairments and contribute to regional efforts to provide housing and services for persons with special needs, including disabled persons. (See **Program 21, Special Housing Needs; Program 22, Planning Regulations Amendments;** and **Program 23, Fair Housing, in Section 6.6 Goals, Policies and Programs**).

Developmental Disabilities

According to Section 4512 of the Welfare and Institutions Code, "developmental disability" means a disability that originates before an individual attains 18 years of age, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual. It includes intellectual disabilities, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to intellectual disability or to require similar treatment, but does not include other conditions that are solely physical in nature. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a

group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services currently provides community-based services to approximately 360,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, 4 developmental centers, and 2 community-based facilities. The North Bay Regional Center (NBRC) is one of 21 regional centers in California that provide point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

According to the California Department of Developmental Services, there 10 developmentally disabled residents in Yountville. As shown in **Table C-28, Developmentally Disabled Residents by Age, 2019**, one-half of these residents are aged 18 or younger and thus are likely to live at home with family and receive services through public schools. The NBRC serves 7 developmentally disabled persons who are between the ages of 2 and 34, and all live with family in and around Yountville (94559 zip code).

Table C-28. Developmentally Disabled Residents by Age, 2019

Age Group	Number of Persons
Age 18+	5
Age Under 18	5
Total	**10**

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2020).

Several housing types are appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities are some of the considerations that are important to this need group. Incorporating "barrier-free" design in all new multifamily housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, because people with disabilities may be living on a fixed income.

To improve access to housing for those with developmental disabilities, this Housing Element includes **Program 21, Special Housing Needs** (in **Section 6.6 Goals, Policies and Programs**), which directs the Town to contribute to agencies providing housing and assistance to persons with development disabilities.

Though the NBRC and its service partners typically promote and work toward a "scattered-site" housing model—that is, persons with developmental disabilities reside in housing units that are incorporated into the community—group facilities remain an option for some clients with more severe medical needs. In late 2018, the State closed the Sonoma Developmental Center. The County placed a request for Specific Plan proposals for the site. The Specific Plan proposals are an opportunity for economic development and conservation for the former Sonoma Developmental Center. The Specific Plan project kicked off in June 2021 and will be finalized in September 2022. **Program 21, Special Housing Needs** (in **Section 6.6 Goals, Policies and Programs**), directs the Town to continue to partner with the NBRC and other relevant agencies, local jurisdictions, and housing and service providers to provide support and assistance for persons with disabilities to fill any service gaps created with the closing of the Sonoma Developmental Center

Large Families

According to the 2015-2019 ACS, there were 1,372 households in Yountville. Only 23 (1.7 percent) of those were composed of five or more persons (see **Figure C-4, Tenure by Household Size,** and **Table C-29, Tenure by Household Size, 2019**). Of the 23 large households, 16 lived in owner-occupied homes, (approximately 70.0 percent of all large households), and 7 lived in renter-occupied homes (approximately 30.0 percent of all large households). As shown in **Table C-30, Homes by Number of Bedrooms, 2019,** approximately 36.0 percent of all dwelling units in Yountville have three or four bedrooms, and approximately 1 percent of total dwelling units have five or more bedrooms. It appears that the quantity of large homes exceeds the estimated needs for large families. Additionally, based on data discussed under "Overcrowding" in **Section C.1, Existing Need**, none of the Town's households (large or otherwise) were estimated to be living in overcrowded conditions (i.e., more than one person per room). Therefore, it appears that large families living in the Town are adequately housed.

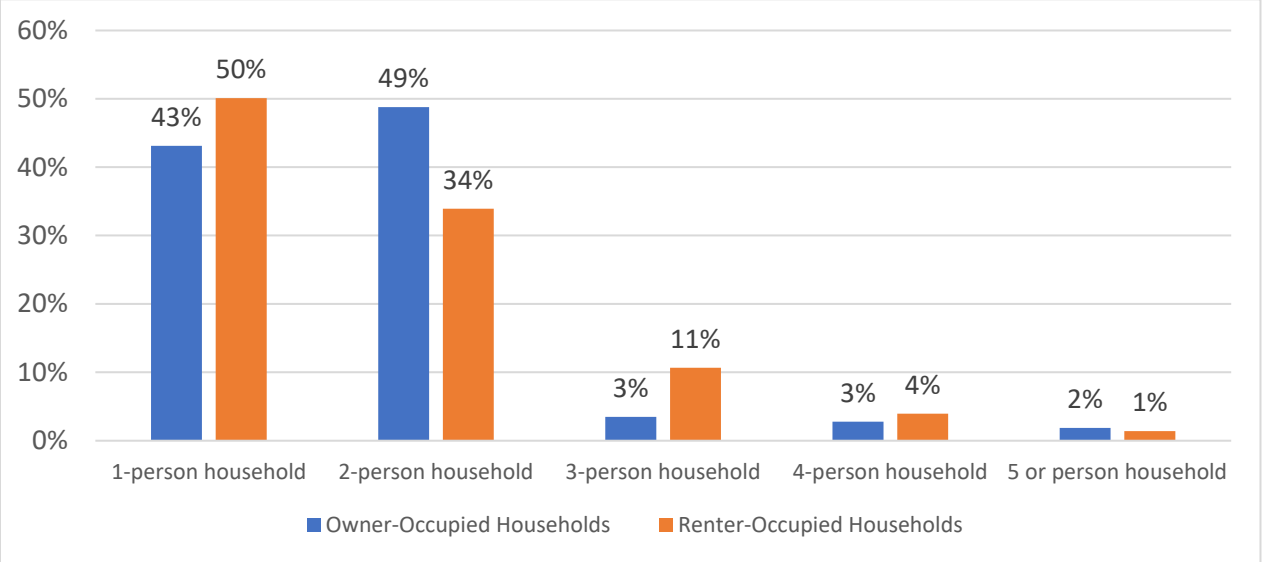
Most of the Town's rental housing stock consists of individual single-family homes for rent rather than apartment buildings. About 16 percent of the town's housing stock consists of multifamily units, suggesting that Yountville's large families, including both renter and owner households, generally reside in single-family homes.

Table C-29. Tenure by Household Size, 2019

Household Size (Number of People)	Owner-Occupied Households		Renter-Occupied Households		Total Households	
	Number	Percentage	Number	Percentage	Number	Percentage
1	373	43.1%	254	50%	627	46%
2	422	48.8%	172	34%	594	43%
3	30	3.5%	54	11%	84	6%
4	24	2.8%	20	4%	44	3%
5	16	1.8%	7	1%	23	1.7%
Total	**865**	**100.0%**	**507**	**100%**	**1,372**	**100%**

Source: US Census Bureau, American Community Survey 5-Year Data (2015-2019) (ABAG Housing Element Data Package, 2021).

Figure C-4. Tenure by Household Size



Source: US Census Bureau, American Community Survey 5-Year Data (2015-2019) (ABAG Housing Element Data Package, 2021).

Table C-30. Homes by Number of Bedrooms, Yountville, 2019

Number of Bedrooms	Number	Percentage
Studio	70	5%
1 bedroom	136	10%
2 bedrooms	655	48%
3 to 4 bedrooms	496	36%
5 or more bedrooms	15	1%
Total	**1,372**	**100%**

Source: American Community Survey, 2015-2019.

Farmworkers

Estimating the size of the agricultural labor force can be difficult—farmworkers are historically undercounted by the census and other data sources. For example, government agencies that track farm labor do not consistently define farm labor such as field laborers versus workers in processing plants or the location of the business or field.

Farmworkers are typically categorized into three groups: 1) permanent, 2) seasonal, and 3) migrant. Permanent farmworkers are typically employed year-round by the same employer. A seasonal farmworker works, on average, less than 150 days per year and earns at least half of his/her earned income from farm work. Migrant farmworkers are seasonal workers who must travel to the farm work, so are unable to return to their permanent residence the same day. According to the 2017 USDA Agricultural Census and **Table C-31, Farm Operations and Farm Labor in Napa County, 2002-2017,** there are 4,290

permanent farmworkers, 5,734 seasonal workers, and 976 farms. The number of total farmworkers in Napa County has increased by 28.0 percent in the last 10 years. Of that increase, 63.0 percent are permanent farmworkers.

The 2015–2019 ACS five-year estimate indicates that, as of 2019, 23 Yountville residents were employed in the "agriculture, forestry, fishing and hunting, and mining" sector. This number was higher than the 2010 US Census count of 17. This increase may be attributable to the growing wine industry in Yountville and the need for more labor, but it could also potentially reflect persons in the wine production business who are not active field workers. Though a limited number of farmworkers currently live in Yountville, there may be additional demand for housing in the Town from farmworkers employed in other areas of Napa County.

Unaccompanied men have the option of residing in one of the three Napa County farmworker centers (owned and operated by the Napa County Housing Authority). The centers, located in Calistoga, Saint Helena, and Napa (this facility is approximately two miles from Yountville), provide dormitory beds and subsidized meals for 180 farmworkers. In addition, licensed private farmworker housing facilities can house up to 130 farmworkers. One such facility, Yount Mill Vineyards, is near Yountville (outside of town limits) and can accommodate up to 32 persons. Napa County Ordinance 108.104.305 allows each center to remain open for no more than 330 days in a calendar year. The centers run between 95 to 100 percent full most months of the year. There are 43 farmworkers on the waitlist currently.

Most farmworkers seek and find housing situations that are not specifically designated for farmworkers. Permanent rental housing, such as Yountville's Arroyo Grande Villas, is an important housing option for farmworkers, particularly for farmworker families.

The Town will continue to support regional efforts through funding and assistance (**Program 21, Special Housing Needs,** in **Section 6.6 Goals, Policies and Programs**). In addition, the Town amended its Zoning Ordinance to allow agricultural employee housing in residential and agricultural zoning districts.

Table C-31. Farm Operations and Farm Labor in Napa County, 2002-2017

Status	2002	2007	2012	2017	10 year-change
Permanent	2,916	2,631	3,732	4,290	63%
Seasonal	7,855	5,202	6,125	5,734	10%
Totals	**10,771**	**7,833**	**9,857**	**10,024**	**28%**

Sources: ABAG Pre-Approved Data Package 2021; US Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017).

Single Parent, Female-Headed Households

Refer to the subsection "Definitions of Household Types" in **Section C.1, Existing Need,** for more information about the terms used herein. Single-parent households may experience a variety of housing problems, including affordability, overcrowding, insufficient housing choices, and discrimination. Often with only one source of income, single-parent households, particularly female-headed households, have

more difficulties finding adequate, affordable housing than households with two income-earning adults. These special needs group benefit generally from expanded affordable housing and support opportunities. More specifically, the need for dependent care also makes it important that housing for single-parent households be located near childcare facilities, schools, youth services, and medical facilities.

As shown in **Table C-32, Female-Headed Families (No Spouse Present), 2010 and 2019**, as of 2019, approximately 47.1 percent of Yountville households were classified as family units, of which 21.5 percent were headed by a female with no spouse present. Approximately 59.4 percent of female-headed families included a child or children under 18 years of age. According to the 2015–2019 ACS (ABAG Housing Element Data Profiles), 461 female residents live alone in Yountville.

Table C-32. Female-Headed Families (No Spouse Present), 2010 and 2019

	2010		2019	
	Number	**% of Total Families**	**Number**	**% of Total Families**
Total Female-Headed Families	**64**	**13%**	**138**	**20%**
With children under 18	26	5%	82	12%
No children under 18	38	8%	56	8%
Total Families	**498**	**100%**	**657**	**100%**

Source: ABAG Pre-Approved Data Package 2021; ACS 5-year (2015-2019).

As shown in **Table C-33, Male- and Female Headed Households, 2019 (**and in **Table C-5, Household Type, 2019,** which shows additional household types), according to the 2015-2019 ACS, Yountville, Napa County, and the Bay Area as a whole have about the same rates of female-headed (no spouse present) family households as a percentage of all households, with 10.1 percent in Yountville, 9.9 percent in Napa County, and 10.4 percent in the Bay Area. Yountville differs from Napa County and the Bay Area in the rates of male-headed (no spouse present) family households, with 2.3 percent in Yountville, 5.1 percent in Napa County, and 4.8 percent in the Bay Area.

Table C-33. Male- and Female Headed Households, 2019

	Yountville		Napa County		Bay Area	
	Number	**Percentage**	**Number**	**Percentage**	**Number**	**Percentage**
Female Headed Family Households (no spouse present)	138	10.1%	4,813	9.9%	283,770	10.4%
Male Headed Family Households (no spouse present)	32	2.3%	2,478	5.1	131,105	4.8%
Total Households	**1,372**	**100%**	**48,705**	**100%**	**2,731,434**	**100%**

Source: US Census Bureau, American Community Survey 5-Year Data (2015-2019) (ABAG Housing Element Data Package, 2021).

Extremely Low-Income Households

Extremely low-income (ELI) households are those with an income of 30 percent or less of the AMI, adjusted for family size. In 2021, a family of four making $34,100 or less would be classified as ELI. This income equates to a wage of about $17.49 per hour for a single wage earner. As described previously, an ELI family of four could afford a monthly housing cost of approximately $852 a month.

As shown in **Table C-34, Extremely Low-Income Households**, 15.7 percent of Yountville's households are ELI. This is about the same rate as the Bay Area as a whole, but higher than Napa County, where 10.4 percent of the households are ELI.

Nearly all ELI households are expected to need aid, including housing cost subsidies and social services. ELI households may also have other disabilities and special needs, or are seniors, making it even harder to secure housing. Resources to meet ELI needs include:

- Beds at shelters throughout the region: see **Table C-36, Napa County Homeless Resources**, for the numbers of beds available.
- Large units: see **Table C-13, Housing Units by Type, 2021**, for number of large units in the town.
- Deed-restricted units: see **Table C-20, Affordable Units Subsidized by State Programs, Yountville, 2021**, and **Table C-21, Affordable Units Subsidized by Local Programs, Yountville, 2022**, for the number of deed-restricted units in the town. Napa Valley Community Housing (NVCH), a nonprofit housing developer, manages five of the deed-restricted housing resources in Yountville.
- 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. The City will administer the grant award for the period of 2020 through 2024. The PLHA provides a permanent source of funding to cities and counties to help meet the need for affordable housing and increase the supply of affordable housing units. It is anticipated that the Town will be eligible for an estimated $486,000 in funding for the five year period. The Town intends to utilize the funds for the following activities:

    1. 60 percent of the initial funds will be allocated to support grants to assist in the construction of deed-restricted affordable ADUs. This funding would expand upon the initial $100,000 funding placeholder in the current budget, and the Town would utilize the City of Napa's existing Affordable ADU Forgivable Loan Program as the model for the Town's program.

    2. 35 percent of the initial funds will be allocated to the fund to support an income-eligible, owner-occupied home rehabilitation program that the Town currently has in place and which would increase potential funding to support increased projects.

    3. 5 percent administrative cost recovery share to the City of Napa to compensate for the costs in administering the Town's PLHA program.

- Napa Valley Community Foundation (NVCF) is a platform for local people and organizations who want to pay it forward. NVCF collects and distributes resources to a breadth of organizations of all sizes serving Napa County's needs.

- Since 2001, Napa County has dedicated millions of dollars in Tobacco Master Settlement Agreement (MSA) grant funding to projects from community providers to help support critical safety net services through a competitive grant program. In March 2022, Napa County's Board of Supervisors committed $3 million of American Rescue Plan Act (ARPA) funds to make $3 million in General Funds available to continue funding an "Enhanced MSA Grant" process. Funded projects include eviction and homelessness prevention, food bank, meals on wheels, emergency shelter, permanent supportive housing, community-based home health, and several other safety net programs.
- *Eviction and homelessness prevention*: Bay Area Legal Aid (LEAD), On the Move, UpValley Family Centers, and Fair Housing Napa Valley. Fair Housing Napa Valley provides free, objective, and confidential services to both tenants and landlords with information, investigation, mediation, referral, and training to help them understand their rights and responsibilities under State and local laws and ordinances that affect the rental relationship.
- *Services for persons with intellectual-development disabilities*: North Bay Housing Coalition takes referrals from NBRC specifically for persons with intellectual developmental disabilities to provide individualized housing plans, including daily subscription to housing leads, roommate matching, and tenant education curriculum. It also helps with mediation, planning a budget, evaluation of Social Security benefits, and eligibility for IHSS support services.
- *Services to assist seniors*: Napa County MSA funding for Collabria Care, which provides information and assistance for older adults, and Molly's Angels, senior services transport and care calls. The Commission on Aging acts as a coordinating body and clearinghouse for projects and activities that concern older citizens in all jurisdictions in Napa County, coordinate with other appointed commissions or advisory committees to assess existing data to identify unmet needs, and disseminate information to older adults.
- *Farmworker assistance services*: California Human Development operates farm labor centers in Napa, St. Helena, and Calistoga and farmworker services offices, training centers, and day labor centers that help people of extremely low income obtain employment and greater financial stability.
- *Social services information dissemination*: Community Action of Napa Valley provides a food bank, childcare, and Meals on Wheels. Napa Housing Coalition is a group of residents and organizations collaborating to create housing and posts information on Facebook about fair housing and housing assistance providers, events, and resources
- *Permanent supportive housing*: Abode Services has 44 affordable permanent supportive housing units in the city of Napa two projects that are in the pipeline, with anticipated occupancy in December 2023.

Gaps in resources for ELI households include availability of appropriate housing. Programs included in this Housing Element to assist ELI households include:

- **Program 1. Large Site/High-Density Development:** The Town will facilitate high-density development with a streamlined process to encourage construction of housing for all income levels, including ELI.

- **Program 10. Create New Affordable Housing Opportunities:** The Town will seek opportunities to provide additional affordable units in Yountville by collaborating with Napa Valley Community Housing (NVCH) and other nonprofit housing developers and contribute funding from the Town's Housing Opportunity Fund and/or the Measure S Fund to create or assist with affordable housing.
- **Program 13. Fees:** The Town will annually review and revise permit fees, as needed, to minimize costs to construct affordable housing units, reduce the per-unit cost of multifamily development, and reduce or eliminate fees for affordable housing units on a project-by-project basis.
- **Program 15. Preserve Affordable Units:** The Town will continue to coordinate with the Housing Authority of the City of Napa (HACN) and Napa Valley Community Housing (NVCH) to administer and monitor affordable housing in the town and take appropriate action if units are at-risk of converting to market rate.
- **Program 18. Rehabilitation:** The town will work with the Housing Authority of the City of Napa (HACN) to use Community Development Block Grant (CDBG) funds and Housing Opportunity Funds to support housing rehabilitation efforts.
- **Program 21. Special Housing Needs:** 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. These actions include providing information to the public and providing support and collaboration to local and regional agencies and service providers that serve special needs populations, including ELI households.
- **Program 22. Planning Regulations Amendments:** The Town will review and revise the Zoning Ordinance to ensure compliance with State law, including allowing Single Room Occupancy (SRO) and/or congregate residences in at least one zoning district in the town.

Table C-34. Extremely Low-Income Households

Income Category	Yountville[2]		Napa County		Bay Area	
	Number	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Extremely Low <30% of AMI	209	15.7%	5,094	10.4%	396,952	14.7%
Very Low 31-50% of AMI	154	11.6%	5,838	11.9%	294,189	10.9%
Low 51-80% of AMI	178	13.4%	7,192	14.7%	350,599	13.0%
Moderate[1] 81-100% of AMI	104	7.8%	4,849	9.9%	245,810	9.1%
Above Moderate[1] >100% of AMI	688	51.6%	26,059	53.1%	1,413,483	52.3%
Total	**1,333**	**100%**	**49,032**	**100%**	**2,701,033**	**100%**

Source: ABAG Pre-Approved Data Package 2021, CHAS (2013-2017)

[1] CHAS data uses different income limit ranges for the Moderate and Above Moderate categories than ABAG Regional Housing Needs Allocation, HUD Fair Market Income Limits, ACS and HCD.

[2]Residents of the Veterans Home and Napa Valley Adventist Retirement Estate are not included in the household population.

Homelessness

Homeless individuals and families have perhaps the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet due to both the diversity and the complexity of factors that lead to homelessness and to community opposition to the siting of facilities that serve homeless clients. California law requires that Housing Elements estimate the need for emergency shelter for homeless people.

The Napa County Point-in-Time Count identified a homeless population of 385 persons in Napa County in 2019 (see **Table C-35, Homeless Population and Sub-Populations, Napa County, 2019**). Among these, approximately 50 percent were sheltered in an emergency or transitional housing facility. In a phone interview, the Napa County Sheriff's Office in Yountville indicated that there were no homeless individuals in town. Occasionally, other transient persons or families will pass through.

The South napa Shelter Project, formerly known as the Hope Center, moved from its downtown location in the City of Napa to the southeast part of the City, near Soscol Avenue and West Imola Avenue in 2018. Services available there during the day include showers, mail delivery, laundry, lunch, medical clinic, social services, and housing navigation. Additionally, the Winter Shelter is a 59-bed facility at the Napa Valley Expo. From mid-November to mid-April, individuals can access an overnight stay with a bed at the Winter Shelter by signing up at South Napa Shelter the same day, each day they want to stay. First round of check-ins is from 5 p.m. to 5:30 p.m. Second round is from 7 p.m. to 7:30 p.m. Winter Shelter residents are required to leave the following morning.

Table C-35. Homeless Population and Subpopulations, Napa County, 2019

Type	Number
Sheltered	192
Unsheltered	193
Total	**385**
Chronic Homeless	--
Veterans	14
Persons in Families with Children	52

Source: ABAG Pre-Approved Data Package 2021, HUD 2019.

Table C-36, Napa County Homeless Resources, provides a list of homeless resources in Napa County. There were over 145 year-round beds in emergency shelters in Napa County as of February 2022. Approximately 49 beds are available in transitional and supportive housing settings.

Table C-36. Napa County Homeless Resources

Resource Name	Operator	Service Provided	Number of Beds
Shelters			
South Napa Shelter	Community Action Napa Valley	Year-round	66
Winter Shelter	Community Action Napa Valley	Seasonal homeless shelter (November 15–April 15)	59
Napa Emergency Women's Services	Napa Emergency Women's Services	Domestic violence shelter for women and children	20
Transitional and Supportive Housing			
Supportive Living Program	Buckelew Programs	Supportive mental health rehabilitation services	11
Supported Community Living (Rainbow House)	Catholic Charities	Housing and support for homeless or formerly homeless women aged 18 to 24	5
Permanent Housing Program	Family Service of Napa Valley	Permanent housing and support services for homeless individuals with disabilities	8 adults
Satellite Housing Program	Family Service of Napa Valley	Transitional housing for adults with mental disabilities	--
Hartle Court	Catholic Charities	Transitional housing	12
Stoddard West Apartment	Burbank Housing	Transitional Housing	1 bed with supportive services
Whistletop Townhomes	Napa Valley Community Housing	Transitional housing	12
Heritage House and Valle Verde Apartments	Adobe Services	Permanent Supportive Housing – 2023	44 apartment units

Source: City of Napa 2020-2025 Consolidated Plan and Program Year 2020/21 Action Plan.

The Town will continue to fund and support regional efforts to address homelessness, as described in **Program 21, Special Housing Needs**. In addition, **Program 22, Planning Regulations Amendments,** addresses emergency shelters and low barrier navigation centers. (See **Section 6.6 Goals, Policies and Programs.**)

Veterans Home

The Yountville Veterans Home is an important source of housing and services for approximately 1,000 veterans. Veterans Home residents are accounted for in the population figures shown in tables and analysis throughout **Appendix C, Housing Needs Assessment,** but are excluded from the household figures. The U.S. Census divides the population between those living in households and those living in group quarters, and residents of the Veterans Home are counted as part of the population in group quarters. Thus, in tables and analyses that analyze the Yountville population according to households, Veterans Home residents and residents in other group living facilities are not included.

There are 1,021 beds in units that offer a range of assistance levels—skilled nursing (231 beds), assisted living (153 beds), and independent living (637 beds). In addition, the Veterans Home has 25 housing units for staff members.

The Veterans Home features a wide range of amenities and historic structures on approximately 615 acres of State-owned land. In December 2012, the California Department of Veterans Affairs (CalVet) released a Facilities Master Plan Evaluation that describes the condition of existing facilities and identifies opportunities for improvements. The plan calls for substantial improvements to housing units, clinics, community spaces, and employee housing over a 20- to 30-year period. The Town is supportive of upgrades to the Veterans Home and will work closely with the Veterans Home, CalVet, and other relevant parties to discuss and refine planned improvements (**Program 20, Veteran's Home, Section 6.6 Goals, Policies and Programs**).

C.2 Regional Housing Needs Allocation

State law (Government Code Section 65580 et seq.) requires HCD to project statewide housing needs and allocate the anticipated need to each region. For the greater Bay Area, including Napa County, HCD provides the regional need to ABAG, which then distributes the Regional Housing Needs Allocation (RHNA) to the towns, cities, and counties in the ABAG region. ABAG allocates these housing production goals to member jurisdictions based on their projected share of the region's household growth, the state of the local housing market and vacancies, and the jurisdiction's housing replacement needs.

ABAG adopted the 2023–2031 RHNA in May 2021. Projected housing needs for the planning period are described by income categories established by HCD: very low, low, moderate, and above moderate incomes. Housing needs for extremely low-income households are assumed to be half of the number allocated for very low-income households.

Yountville's share of the 2023 to 2031 RHNA is 72 units, shown by income category in **Table C-37, Regional Housing Needs Allocation, 2023–2031.**

Table C-37. Regional Housing Needs Allocation, 2023–2031

Income Category	Number	Percentage
Very Low <50% AMI	19	26%
Low 50-80% AMI	11	15%
Moderate[1] 80-120% AMI	12	17%
Above Moderate[1] >120%AMI	30	42%
Total	**72**	**100%**

Source: ABAG, Regional Housing Needs Allocation, December 2021.

[1]The ABAG Regional Housing Needs Allocation uses different income limit ranges for the Moderate and Above Moderate categories than CHAS data.

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D. Fair Housing Assessment

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under state law, AFFH means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics." AB 686 requires the Town of Yountville and all jurisdictions in the state to complete three major requirements as part of the housing element update:

1. Conduct an AFH that includes a summary of fair housing issues; an analysis of available federal, state, and local data knowledge to identify patterns of segregation or other barriers to fair housing; and prioritization of contributing factors to fair housing issues.

2. Prepare the Housing Element Land Inventory and identification of sites through the lens of AFFH.

3. Include a program in the Housing Element that affirmatively furthers fair housing and promotes housing opportunities throughout the community for protected classes and addresses contributing factors identified in the AFH (applies to housing elements beginning January 1, 2019).

D.1 Outreach

The Town hosted two evening community workshops, one virtual and one in-person, in the months of February and March of 2022. Both meetings were advertised in the town's newsletter, the water utility bills, on the town's website, through physical copies posted around town, published in the local newspaper, social media, the Town's email communications, shared on a popular social email blog, and had its own press release. Translation services were available upon request. However, none of the participants requested translation services. The first workshop was held via Zoom and had approximately 10 attendees. Throughout this workshop, participants were asked to provide responses to various questions. Participants identified service or retail workers as the population most in need of more housing and supportive services, and ranked community opposition to increased density as the greatest barrier to providing more housing. Throughout the meeting, participants also suggested that the Town add retirees as a special population. The second workshop was in person, hosted at the Yountville Community Center, and provided different stations participants could interact with, including an Affirmatively Further Fair Housing station.

The one-on-one interviews with stakeholders raised a number of observations and conditions related to housing issues facing the town, with two common themes emerging. First was the demand for a range of affordable and accessible housing types for the medium- to low-income households. According to service providers for developmentally disabled residents, there is a need for accessible and affordable housing. Many times, developmentally disabled individuals are on Social Security, have fixed incomes, and cannot afford market-rate units. Stakeholders also mentioned a need for accessible units that are in proximity to services. According to Fair Housing Napa Valley, disability discrimination is the first and foremost fair

housing issue among residents of the town. Barriers can be attributed to the overall age of the population. Approximately one out of every three cases that Fair Housing Napa Valley handles involves a client or community member with a disability. Additionally, services providers noted that the Town has an expiring affordability restriction with covenants that do not allow the Town to ensure the units remain affordable beyond their expiration date. This coupled with the lack of affordable units for low- and moderate-income households and lack of inventory and sites can lead to the displacement of already struggling low-income households in the town. After disability discrimination, race-based discrimination based on national origin was the most common fair housing issue, specifically toward the Latinx population. One of local fair housing providers mentioned the lack of awareness housing providers have on fair housing rights and responsibilities.

In response to this feedback, the Town has included the following programs to address stakeholder concerns:

- Coordinate with Fair Housing Napa Valley, or other fair housing providers, to enforce fair housing laws, including educating housing providers on discriminatory behaviors and actions (**Program 23, Fair Housing**).
- Encourage developers to construct accessible units to meet the needs of seniors and persons with disabilities (**Program 21, Special Housing Needs**).
- Facilitate development of affordable housing to increase the supply (**Program 10, Create New Affordable Housing**), including preserving or replacing units that may be lost due to expiration of affordability covenants, conversion, or new construction (**Programs 15, 16, and17**)

D.2 Assessment of Fair Housing Issues

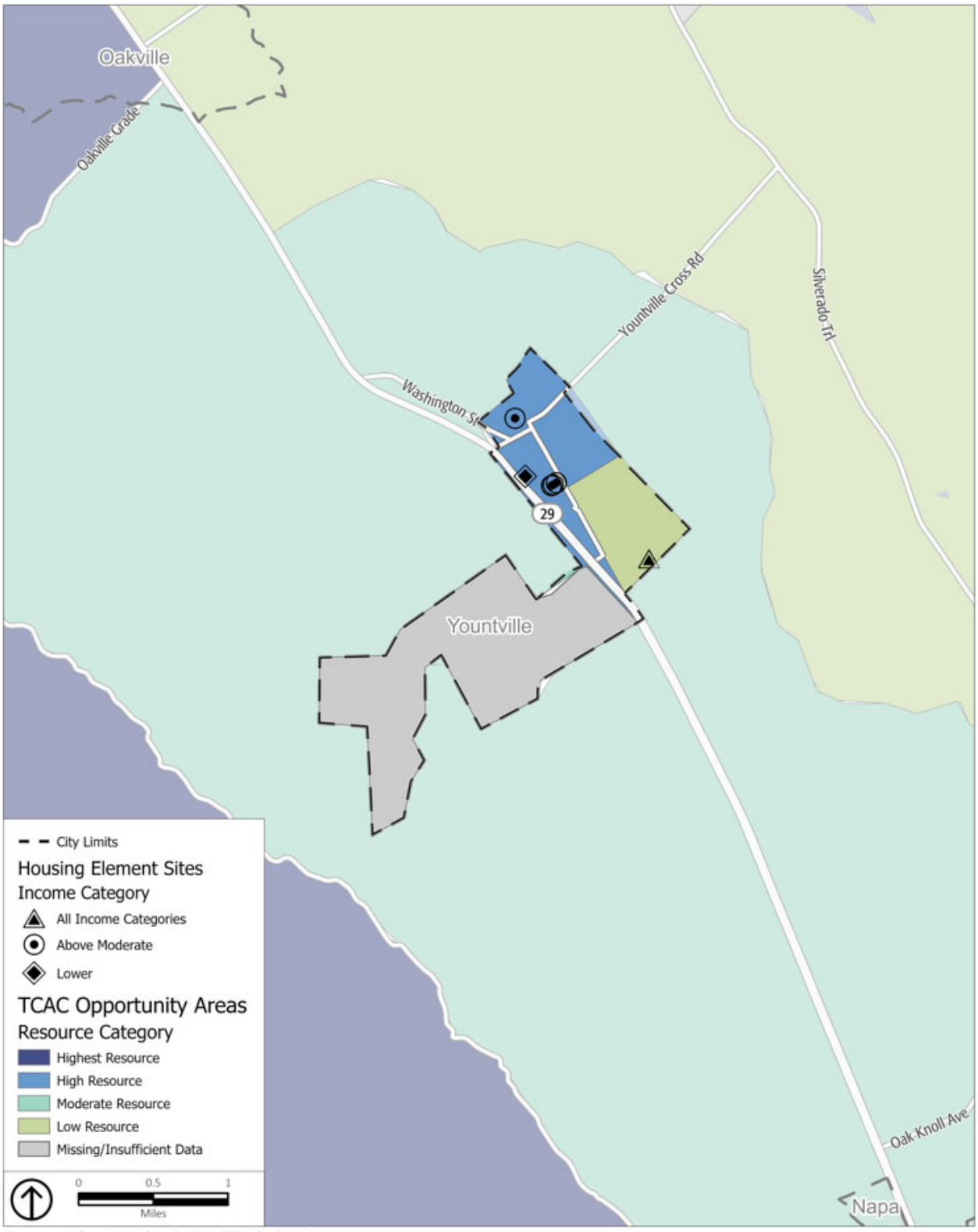
California Government Code Section 65583 (10)(A)(ii) requires every jurisdiction to analyze patterns of integration and segregation, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. Since 2017, the California Tax Credit Allocation Committee (TCAC) and HCD have developed annual maps of access to resources such as high-paying job opportunities; proficient schools; safe and clean neighborhoods; and other healthy economic, social, and environmental indicators to provide evidence-based research for policy recommendations. This effort has been dubbed "opportunity mapping" and is available to all jurisdictions to assess access to opportunities in their community.

The TCAC/HCD Opportunity Maps can help to identify areas that provide strong access to opportunity for residents or, conversely, provide low access to opportunity. The information from the opportunity mapping can help to highlight the need for housing element policies and programs that would help to remediate conditions in low-resource areas and areas of high segregation and poverty and to encourage better access for lower-income households and communities of color to housing in high-resource areas. TCAC/HCD categorized census tracts into high, moderate, or low resource areas based on a composite score of economic, educational, and environmental factors that can perpetuate poverty and segregation, such as school proficiency, median income, and median housing prices. The TCAC/HCD Opportunity Maps use a regional index score to determine categorization as high, moderate, and low resource.

Areas designated as “highest resource” are the top 20 percent highest-scoring census tracts in the county. It is expected that residents in these census tracts have access to the best outcomes in terms of health, economic opportunities, and education attainment. Census tracts designated “high resource” score in the 21st to 40th percentile compared to the county. Residents of these census tracts are also expected to have access to highly positive outcomes for health, economic, and education attainment. “Moderate resource” areas are in the top 30 percent of the remaining census tracts in the region, and those designated as “moderate resource (rapidly changing)” have experienced rapid increases in key indicators of opportunity, such as increasing median income, home values, and an increase in job opportunities. Residents in these census tracts have access to either somewhat positive outcomes in terms of health, economic attainment, and education; or positive outcomes in a certain area (e.g., score high for health, education) but not all areas (e.g., may score poorly for economic attainment). Low resource areas are those that score in the bottom 30 percent of census tracts and indicate a lack of access to positive outcomes and poor access to opportunities. The final designation are areas identified as having “high segregation and poverty”; these are census tracts that have an overrepresentation of people of color compared to the county as a whole, and at least 30 percent of the population in these areas is below the federal poverty line ($26,500 annually for a family of four in 2021; $27,750 for family of four in 2022).

As seen in **Figure D-1, TCAC/HCD Opportunity Area Designations**, most of Yountville east of Washington Street and south of Finnell Road is designated as low resource, and the area west of Washington Street to SR-29 and north of Finnell Road is designated as high resource. The portion of the town west of SR-29 encompassing the Vintner’s Golf Course and Presidents Circle neighborhood has not been allocated a designation because it contains the Veterans Home of California facilities and campus.

Figure D-1 TCAC/HCD Opportunity Area Designations



Source: PlaceWorks, 2021; TCAC, 2021.

Patterns of Integration and Segregation

Segregation exists when there are concentrations of a population, usually a protected class, located in a certain area. It can be as a result of local policies, access to housing that meets the needs of that population, or a community culture or amenity that attracts that population. In the context of fair housing, segregation may indicate an issue where it creates disparities in access to opportunity, is a result of negative experiences such as discrimination or disproportionate housing need, or other concerns. Integration, in contrast, usually indicates a more balanced representation of a variety of population characteristics and is often considered to reflect fair housing opportunities and mobility. This analysis assesses four characteristics that may indicate patterns of integration or segregation throughout the region, local Napa County jurisdictions, and the Town of Yountville: income distribution, racial and ethnic characteristics, familial status, and disability rates.

Income Distribution

According to the 2015-2019 ACS, the median household income in Yountville is $69,300, below the statewide median of $87,100 and the Napa County median of $109,200 reported in HCD's 2021 State Income Limits (**Figure D-2, Median Income**). Yountville's high resource area, which encompasses the Historic Residential District, has a household median income of $81,944. The low-resource block group includes the majority of commercial uses and the two age-restricted mobile home complexes—Rancho de Napa Mobile Estates and Bella Vista Mobile Home Park—and has a median income of $60,658. The household income in Yountville increased 6.0 percent between 2014 and 2019, from $65,658 to $69,604, compared to a 4.5 percent increase in income in the adjacent City of Napa from $80,418 to $84,043 during the same time period, and a 12.7 percent increase in Napa County overall from $95,327 in 2014 to $107,419 in 2019.

The section of the town west of SR-29 is the site of the Veterans Home of California-Yountville (VHC-Yountville). Founded in 1884, VHC-Yountville is the largest veterans' home in the United States and consists of residential accommodations supported by recreational, social, and therapeutic activities for independent living. The residents in the VHC-Yountville are classified by the California Department of Finance 2021 as "Population Living in Group Quarters" and make up 26.0 percent of the Yountville population, well above the countywide group quarters population of 3.0 percent, and the highest of all Napa County jurisdictions. This population is not included in the data presented in the following analyses, although the facility has had a strong influence on the growth of the town.

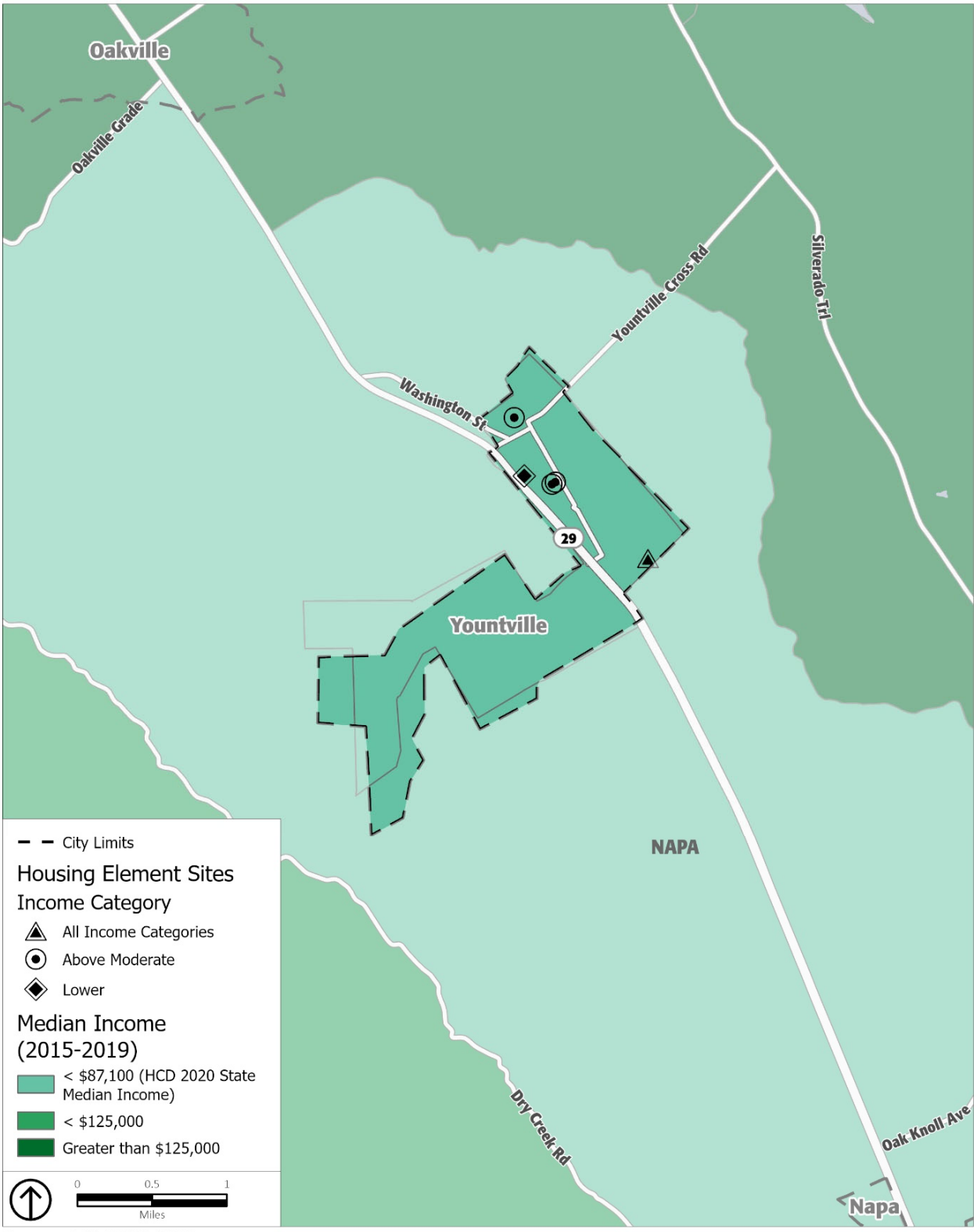
As discussed in **Section C, Housing Needs Assessment**, 13.5 percent of households in Yountville make less than 30 percent AMI, which is considered extremely low-income,[1] an increase from 9.0 percent in 2010 (see **Table C-8, Household Income Distribution in Yountville by Tenure, 2019**). The UC Merced Urban Policy Lab's and Association of Bay Area Government/Metropolitan Transportation Council's (ABAG/MTC) AFFH Segregation Report provides insight into the change in income characteristics in Yountville between 2010 and 2015, from which a trend can be inferred. The proportion of very low-income households increased from 15.2 percent in 2010 to 24.0 percent in 2015, and the proportion of low-income

[1] ABAG/MTC Housing Needs Data Report, 2020.

households decreased from 31.2 percent in 2010 to 20.7 percent in 2015. Further, the proportion of moderate-income households decreased from 14.4 percent in 2010 to 9.5 percent in 2015, with an increase in above moderate households from 39.2 percent in 2010 to 45.8 percent in 2015. The increases in the proportions of very low- and above moderate-income households indicates a growing income gap in Yountville that may be influenced by housing availability and access to opportunities.

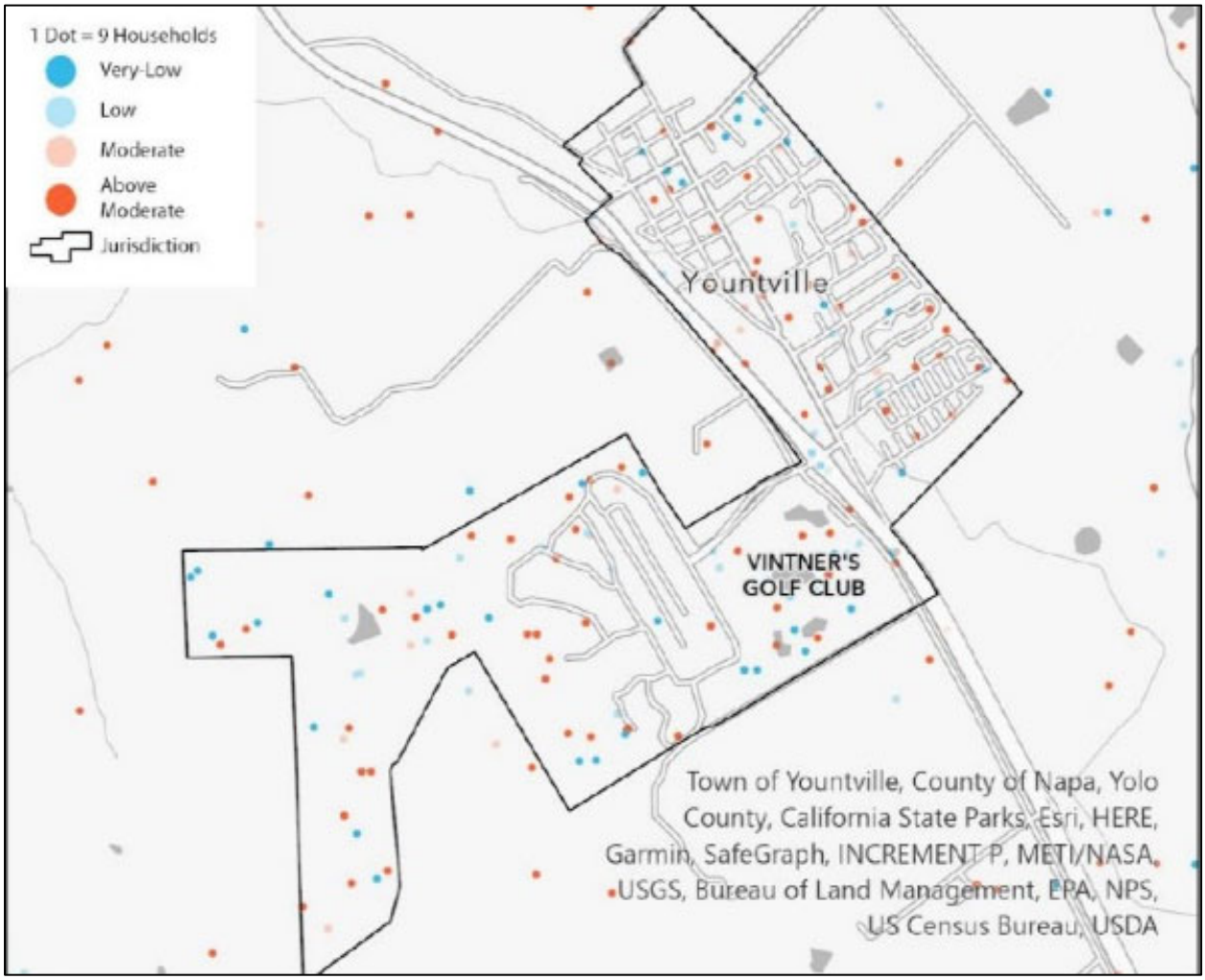
The ABAG/MTC AFFH Segregation Report indicates Yountville has a lower share of very low-income residents than other jurisdictions in the Bay Area as a whole, a higher share of low-income residents, a lower share of moderate-income residents, and a higher share of above moderate-income residents. Although the income classifications are not directly comparable between the 2015-2019 ACS data and the HUD 2021 Income Limits for Napa County, approximately 28.6 percent of the households residing in the southern block group fall in the extremely low-income category, compared to 15.2 percent in the northern block group, which confirms the variation in median income between areas north and south of Finnell Road.

Figure D-2. Median Income



Source: ACS, 2015-2019.

Figure D-3. Neighborhood Level Income Segregation Map of Yountville



Source: ABAG MTC AFFH Segregation Report: Yountville, 2022.

The segregation in Yountville between lower-income residents and other residents was lower than the average value for Bay Area jurisdictions and has decreased since 2010. This means that the lower-income residents are less segregated from other residents in Yountville compared to other jurisdictions in the region. Looking at the Neighborhood Level Income Segregation Map over the neighborhoods in the town, it is possible to visualize the spatial distribution of lower-income households. In Yountville, the incidence of lower-income dots, particularly the very low-income dots, correlates with the location of apartments, mobile homes, scattered residential in the vicinity of SR 29, enclaves with assisted affordable single-family and multifamily units, and older mixed-residential areas. Above moderate-income residents are the most segregated compared to other income groups in Yountville, residing in neighborhoods where they are less likely to encounter residents of other income groups. Among all income groups, the low-income population's segregation measure has changed the most over time, becoming less segregated from other income groups between 2010 and 2015.

Racial and Ethnic Characteristics

As discussed in **Section C, Housing Needs Assessment** (see **Table C-4, Race and Ethnicity 2010 and 2019**), Yountville is becoming more diverse. However, as of 2020, Yountville has a higher share of White residents than the Bay Area as a whole, a lower share of Latinx residents, a lower share of Black residents, and a lower share of Asian/Pacific Islander residents. Out of 109 jurisdictions in the ABAG region, Yountville had the third highest representation of White non-Hispanic population. Residents that identify as White comprised the largest racial group in Yountville in 2019 at 74.0 percent of the total population, although the proportion has decreased from 84.0 percent over the past decade. The proportion of residents that identify as Hispanic or Latinx almost doubled, from 10.0 percent in 2010 to 17.0 percent in 2019. Those that identify as Asian, Black and African American, and Other or Multiple Race each represent 3.0 percent of the population, each a slight increase from 2010. Similarly, in Napa County, a majority of the residents are White, with Hispanic residents the next largest group. The eastern portion of the county has the most diversity among racial and ethnic groups, and the northern portion of the county is predominantly White and is the least diverse. There are large Asian majority tracts in the southeast portion of the county and Hispanic majority tracts near the City of Napa.

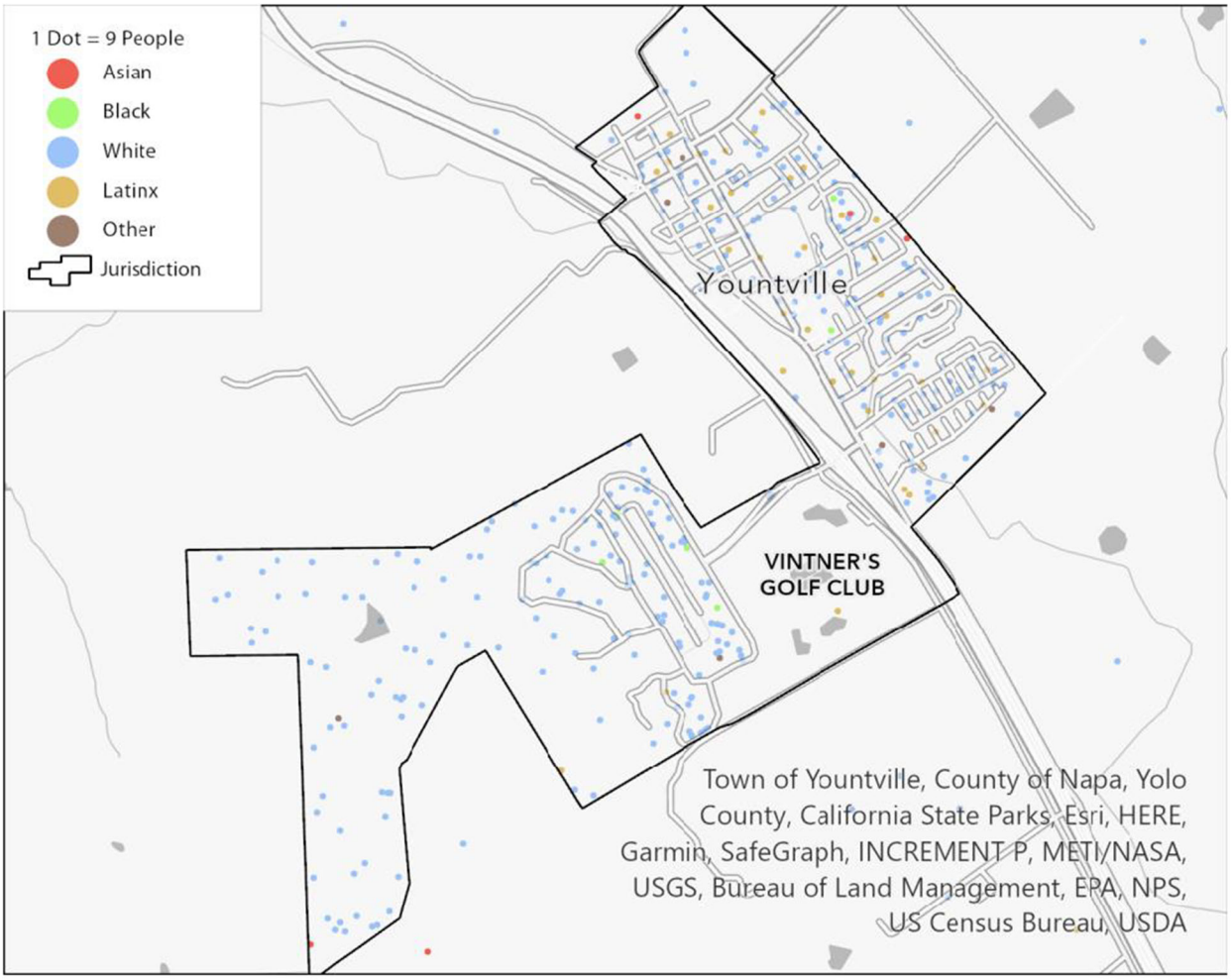
The mix of racial and ethnic groups in Yountville is reflected by the diversity index, shown in **Figure D-4, Diversity Index**. The Diversity Index from Esri represents the likelihood that two persons chosen at random from the same area belong to different race or ethnic groups. In the block group north of Finnell Road, the concentration of communities of color is slightly higher, at 27.7 percent non-White (19.2 percent Hispanic, 2.8 percent Asian, 3.6 percent Other or Multiple, and 1.5 percent Black), and with a Diversity Index of 53.3. In comparison, in the block group south of Finnell Road, 85.7 percent of the population is White non-Hispanic, with a 14.6 percent concentration of communities of color (8.8 percent Hispanic, 2.1 percent Asian, 2.9 percent Other or Multiple, and 0.5 percent Black), and the Diversity Index is 31.6. It is possible that this distribution strongly reflects characteristics of the senior population. There are no areas in Yountville that are predominantly African American or Black, Asian, Other and Multiple Race, or Hispanic or Latinx. Overlaying median income with racial and ethnic patterns shows that the more diverse northern section of the town has a higher median income at $81,944 in comparison to the section south of Finnell Road at $60,658, which encompasses some of the town's older housing stock, including 299 units in Rancho de Napa and Bella Vista Mobile Home Parks, built out primarily between 1971 and 2010. In addition, tenure in the northern section of the town is almost an equal mix of homeowners at 50.8 percent and renters at 49.2 percent, while 85.2 percent of occupied units in the southern portion are homeowners and 14.8 percent renter households.

Figure D-4. Diversity Index

Source: PlaceWorks, 2021; Esri, 2018, U.S. Census.

According to **Figure D-5, Racial Isolation Index Values for Segregation Dot Map (2020),** within Yountville in the ABAG/MTC AFFH Segregation Report and mapped on Figure D-5, communities of color were fairly evenly dispersed throughout the town, with no apparent concentrations in individual neighborhoods. The only area that indicates any clustering of persons of color is at the southwestern corner of southern block group in the Bella Vista Mobile Home Park adjacent to the juncture of SR-29 and Washington Street. According to the ABAG/MTC AFFH Segregation Report released in March 2022, the most isolated racial group is White non-Hispanic with an isolation index score of 0.842 in 2020, in comparison to 0.504 for the Bay Area average, although this group became slightly less segregated from other communities of color between 2000 and 2020. Generally, communities of color are considered less isolated in Yountville, meaning they are more likely to encounter other racial groups in their neighborhoods.

Figure D-5. Racial Isolation Index Values for Segregation Dot Map (2020)



Source: ABAG MTC AFFH Segregation Report, UC Merced Urban Policy Lab and ABAG/MTC, 2022

Another indicator of integration and segregation, the Dissimilarity Index measures the percentage of a certain racial or ethnic groups population that would have to move to a different census tract in order to be evenly distributed within a jurisdiction or region and thus achieve balanced integration between all racial and ethnic groups in that jurisdiction. The higher the Dissimilarity Index score, the higher the level of segregation. For example, if a jurisdiction's Black/White Dissimilarity Index is 60, then 60 percent of Black residents would need to move to a different neighborhood in order for Black and White residents to be evenly distributed across the jurisdiction. According to HUD, Dissimilarity Indices of less than 39 are considered to indicate low segregation; indices between 50 and 54 indicate moderate segregation, and indices greater than 55 indicate high segregation.

Napa County has relatively low dissimilarity indices among the White/non-White and Hispanic/White communities compared to the region and surrounding counties, but the population is predominantly White in most areas, with the exception of specific localities in the cities of Napa, St. Helena, Calistoga, and American Canyon. Overall, Napa County has higher segregation across the Black/White and Asian/White communities of color than all but one county in the ABAG and surrounding regions. White/non-White and Hispanic/White communities in Napa County are more integrated. This pattern is comparable to what is seen in the City of Napa, where the Dissimilarity Index for Latinx and White populations actually decreased from 2010, indicating increased integration levels.

In Yountville, according to **Table D-1, Racial Dissimilarity Index Values for Segregation in Yountville,** as presented in the ABAG/MTC AFFH Segregation Report, the highest level of segregation is between Latinx and White residents. Yountville's Latinx/White dissimilarity index of 0.416 means that 41.6 percent of Latinx residents would need to move to a different neighborhood to create perfect integration between Latinx and White residents. The index between Black/White groups has actually decreased in Yountville, but the Asian/White Index has increased between 2010 and 2020. However, both of these racial groups represent a very small proportion of the overall population in Yountville and may not be statistically significant. Overall, 32.7 percent of the non-White residents would have to relocate to different neighborhoods within Yountville to create perfect integration, which, when below a Dissimilarity Index of 40, is considered a low rate of segregation.

Table D-1. Racial Dissimilarity Index Values for Segregation in Yountville

Race	Yountville			Bay Area
	2000	2010	2020	2020
Asian/Pacific Islander vs. White	0.105*	0.131*	0.328*	0.226
Black/African American vs. White	0.419*	0.205*	0.164*	0.312
Latinx vs. White	0.301	0.281	0.416	0.246
People of Color vs. White	0.234	0.209	0.327	0.198

Source: ABAG MTC AFFH Segregation Report, UC Merced Urban Policy Lab and ABAG/MTC, March 2022.

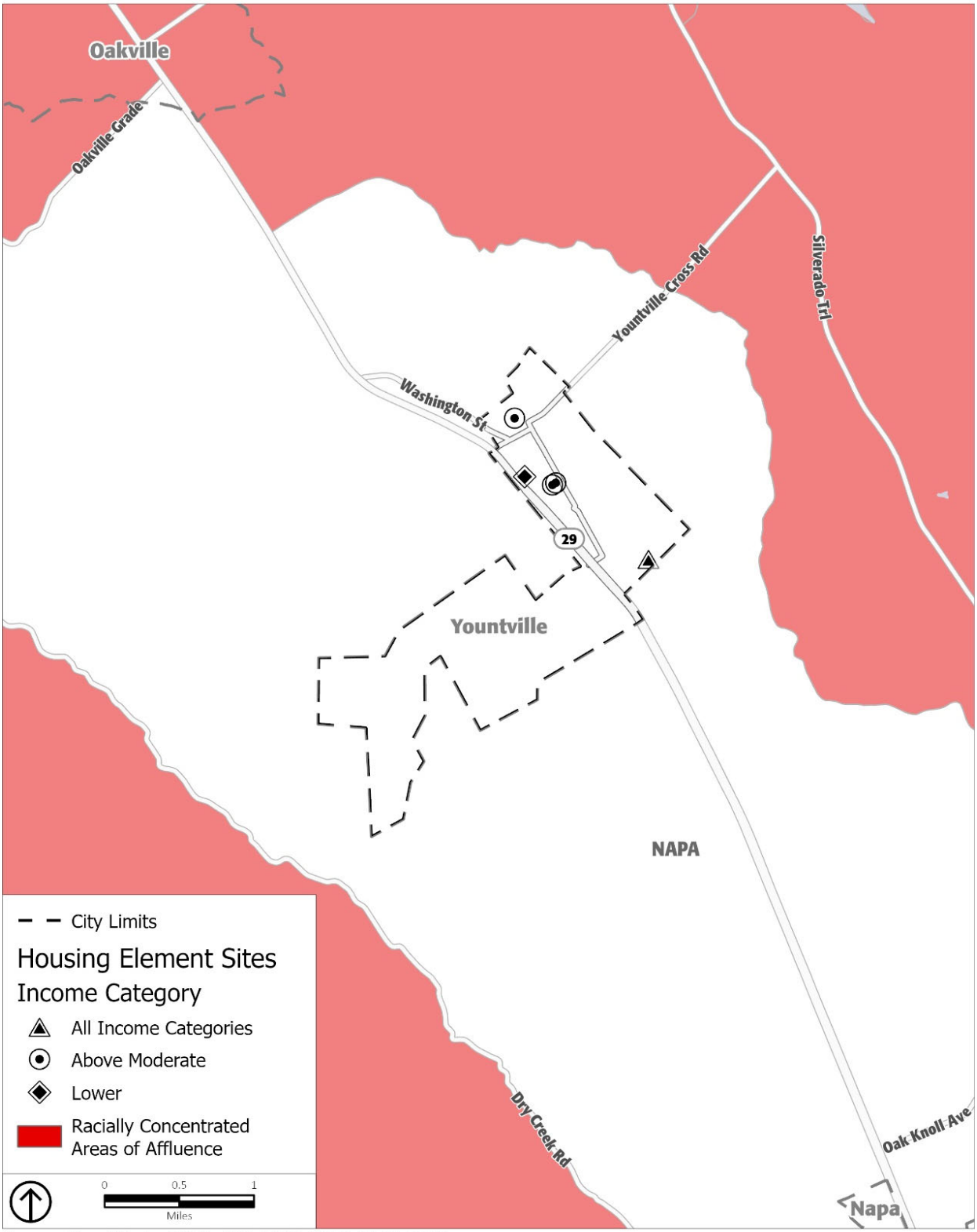
Note: If a number is marked with an asterisk (*), it indicates that the index is based on a racial group making up less than 5 percent of the jurisdiction population, leading to unreliable numbers.

Where a person lives has a substantial effect on their mental and physical health, education, exposure to crime, and economic opportunity. Overall, identifying Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) facilitates understanding of entrenched patterns of segregation and poverty. A R/ECAP, as defined by HUD, is an area in which 50 percent or more of the population identifies as non-White and 40 percent or more of individuals live below the poverty line. While there are concentrations of minority populations throughout other cities and unincorporated areas in Napa County, no areas in Yountville qualify as R/ECAPs, because the poverty rate is 8.4 percent. Almost all of Napa County has a poverty rate of less than 10.0 percent, although a few areas with higher rates of poverty, primarily between 10.0 and 20.0 percent, are in and around the City of Napa.

In contrast to R/ECAPs, Racially Concentrated Areas of Affluence (RCAA) have persisted due to decades of appreciated value of real estate, investment patterns, and wealth generation resulting from redlining practices and racially restrictive covenants. While RCAAs have not been officially defined by HUD, for the purposes of this analysis, if the percentage of a population in a census tract that identifies as White is 1.5 times greater than the percentage in ABAG as a whole, and the median income is at least 1.5 times greater than the State AMI ($90,100), or $112,625, the tract is considered an RCAA. As shown by **Figure D-6, Racially Concentrated Areas of Affluence**, although the town is surrounded by RCAAs, no areas of Yountville are in an RCAA.

While there are no RCAAs in Yountville under this definition, much of Napa County is considered a RCAA. This may have indirect effects on Yountville because high housing costs throughout the Napa Valley influence populations and distributions of income, particularly for service industry and agricultural workers in the region who may be seeking housing in Yountville near their jobs.

Figure D-6. Racially Concentrated Areas of Affluence



Source: PlaceWorks, 2021; ACS, 2015-2019; HUD, 2020.

Familial Status

Patterns of familial status present a potential indicator of fair housing issues related to availability of appropriately sized or priced housing when certain family types are concentrated. As a protected characteristic, concentrations of family types may also occur as a result of discrimination by housing providers, such as against families with children or unmarried partners. Furthermore, single-parent, female-headed households are considered at greater risk of experiencing poverty than single-parent male-headed households due to factors including the gender wage gap and difficulty in securing higher-wage jobs.

In 2021, HUD's Office of Fair Housing and Equal Opportunity reported the number of housing discrimination cases filed with HUD since January 2013. Of the 28 cases in Napa County that were not dismissed or withdrawn, approximately 42.9 percent (12 cases) alleged familial status discrimination (**Table D-2, Familial Status Discrimination**). While it is important to note that some cases may go unreported, this suggests that familial status discrimination is a fairly significant issue in Napa County compared to other fair housing issues. Further, the incidence of discrimination against familial status in Napa County is high compared to the region, with only San Mateo County having higher rates.

Table D-2. Cases Alleging Familial Status Discrimination, 2013–2021

County	Total Cases*	Cases Alleging Familial Status Discrimination	
		Number	Percentage of Total Cases
Alameda County	125	21	16.8%
Contra Costa County	94	12	12.8%
Marin County	52	10	19.2%
Napa County	28	12	42.9%
Sacramento County	158	15	9.5%
San Francisco County	133	13	9.8%
San Joaquin County	30	4	13.3%
San Mateo County	64	29	45.3%
Santa Clara County	139	44	31.7%
Solano County	41	5	12.2%
Sonoma County	44	3	6.8%
Yolo County	25	4	16.0%

Source: HUD, 2021

*Cases that were withdrawn by the complainant without resolution, resulted in a no cause determination, or were not pursued as a result of failure of the complainant to respond to follow-up by HUD are not included in this total.

According to the 2015-2019 ACS, there is a lower percentage of families with children in Yountville as a whole compared to other family types, but the overall proportion of households with children has

decreased slightly from 13.1 percent in 2010 to 11.7 percent in 2019. Countywide, approximately 39.0 percent of families have children under 18. This percentage is comparable to the other jurisdictions in the Bay Area region. According to the 2015-2019 ACS, 46.0 percent of Yountville residents live in single-person households; comparatively, 26.0 percent of Napa County residents and 25.0 percent of Bay Area residents live in single-person households. Approximately 46.0 percent of households in Yountville consist of married couples. The proportion of female-headed households in both Yountville and Napa County is comparable at 10.0 percent, and male-headed households in Yountville are lower at 2.0 percent compared to 5.0 percent in Napa County and the Bay Area. Of the town's female-headed households, 59.4 percent had children under age 18. Despite the high cost of housing in Yountville, there is a higher percentage of single-person households in the town compared to Napa County or the Bay Area. The proportion of households with one or more persons over the age of 60 is 64.2 percent, suggesting that there may be many long-term residents in the community, or Yountville is an attractive location for persons of retirement age. Within the southern block group of the town, the median age is 64.7, and the northern block group has a median age of 51.3, possibly correlating with the types of dwelling units available, including 299 age-restricted mobile home units at the southern edge of the town.

Given the rising home values, which result in increased housing cost burdens, it is possible that housing in Yountville may be expensive for young families, perhaps accounting for the relatively high rates of dual-person households without children rather than families with children. To facilitate housing mobility opportunities for all familial types, Yountville will continue to work with the HACN to participate in assistance programs, advertise programs through the Town's bi-monthly newsletter to increase awareness of assistance programs, and provide information on local free homebuyer assistance workshops at least annually (see **Program 11, Increase Access to Affordable Housing Programs**). Additionally, the Town will continue to implement the local preference policy to give town residents and employees first access to affordable housing opportunities (see **Program 12, Local Preferences**).

Disability

Approximately 19.7 percent of Yountville residents are living with a disability, according to the 2015-2019 ACS. In 2019, approximately 17.3 percent of males and 21.5 percent of females reported some kind of disability, an increase from 14.3 percent males and 21.2 percent of females in the 2010-2014 ACS. In comparison, nearly 11.8 percent of Napa County's population and nearly 9.6 percent of Bay Area residents reported a disability. As shown in **Table D-3, Persons Over Age 18: Disability by Type**, the most commonly reported disability in Yountville for persons over the age of 18 is hearing problems at 10.4 percent, followed by 8.0 percent with an independent living difficulty, and almost equivalent proportions of ambulatory and cognitive difficulty at 7.3 and 7.2 percent, respectively. In Napa County, residents report a different pattern of Disability incidence—ambulatory difficulties (6.0 percent), independent living difficulties (5.7 percent), cognitive difficulties (4.9 percent), hearing difficulties (4.0 percent), self-care difficulties (2.7 percent), and vision difficulties (2.2 percent).

Table D-3. Persons Over Age 18: Disability by Type, 2019

Disability Type	Value
With a hearing difficulty	10.4 %
With an independent living difficulty	8.0%
With an ambulatory difficulty	7.3%
With a cognitive difficulty	7.2%
With a self-care difficulty	3.9%
With a vision difficulty	3.3%

Source: American Community Survey (ACS, 2015-2019).

Note: Includes only noninstitutionalized civilian population 18 years or over.

Senior residents typically make up a substantial share of residents living with disabilities. The average incidence of a senior experiencing a disability for seniors aged 65 and older in Yountville is approximately 34.4 percent, down from 36.6 percent in 2010, which is similar to rates found in most of the Bay Area, yet higher than the 31.0 percent reported in Napa County overall. Yountville has no specific areas with a significantly high rate of persons with a disability. For the single census tract in Yountville, it is only possible to determine that persons with disabilities account for 19.7 percent of the census tract's population. However, HUD AFFH incidence dot mapping does provide additional insight into the distribution of the types of disabilities experienced. There is a small cluster of population with independent care difficulty at the southwestern corner of the lower block group in the vicinity of the entrance to the Bella Vista Mobile Home Park, as well as a linear trend of self-care difficulty along Mulberry Street and ambulatory issues in the Oak Leaf Court enclave. These areas tend to correspond with affordable housing resources. The northern block group shows a more dispersed pattern of disability difficulties.

During the consultation process, stakeholders expressed a need for more permanent and supportive housing for persons with disabilities as well as greater enforcement of meeting reasonable accommodation requests in multifamily housing. Stakeholders reported that, in some circumstances, reasonable accommodation requests are not met because of the costs associated with making these changes. The cost is even more concentrated in smaller complexes, where the landlord or property manager receives a more limited funding stream from fewer units, as opposed to a large development, thus increasing the cost burden of specific accommodations. To improve access to housing for those with developmental disabilities, this Housing Element includes **Program 21, Special Housing Needs**, which directs the Town to contribute to agencies providing housing and assistance to persons with development disabilities.

Access to Opportunity

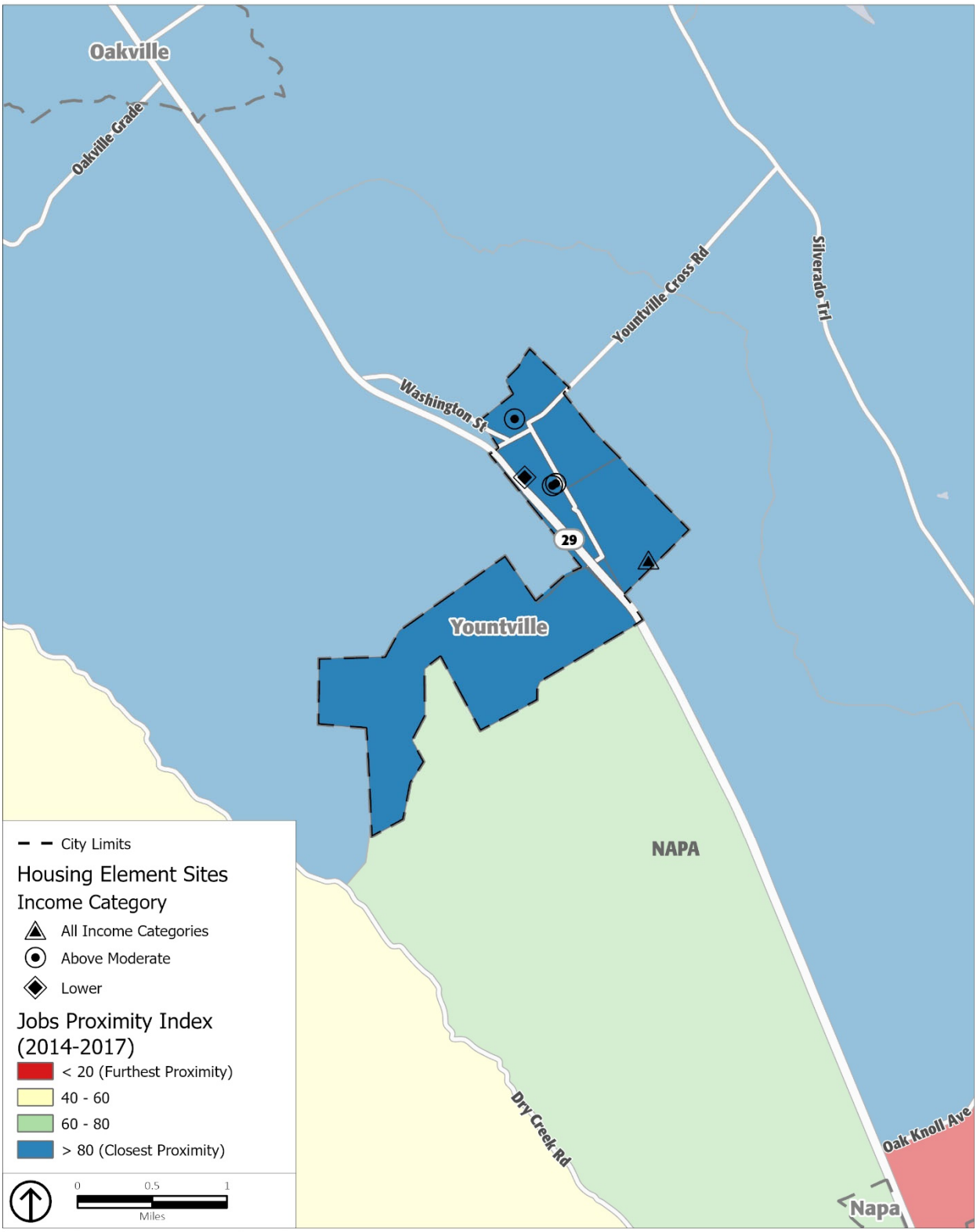
Employment Opportunities

HUD developed two indices to analyze access to employment opportunities: the jobs proximity index and the labor market engagement index. The jobs proximity index identifies census tracts based on their proximity to employment opportunities, and the labor market engagement index scores labor force participation and human capital in each tract, with consideration of unemployment rates and educational attainment. For both indices, a higher score indicates stronger job proximity or labor force participation.

According to these indices, the area of Napa County in which Yountville is located has a high proximity to jobs index score, ranging from the 83rd percentile in western Yountville to the 87th percentile in eastern Yountville, and has a labor force engagement index in the 70th percentile range comparable to most of the areas in Napa County (**Figure D-7, Jobs Proximity Index**). The only areas that have a higher index include a few census tracts in the City of Napa and unincorporated county areas to the east of Yountville, although populations in the eastern unincorporated areas are low and may not be a reliable source for comparison. The immediate Napa Valley area surrounding Yountville has a lower labor market index of 61, as does the area of the county south of the City of Napa, inclusive of American Canyon.

As compiled by California Employment Development Department (EDD) Local Area Unemployment Statistics 2010 to 2021, the unemployment rate of 9.9 percent in Napa County in January 2021 is well above the unemployment rate of 3.6 percent in Yountville and 6.6 percent in the ABAG region. March 2022 benchmark data from the EDD, presented in **Table D-4, Unemployment Rate 2022,** presents slightly different baseline statistics, but it is clear that the labor force in Yountville has recovered to pre-pandemic unemployment levels, at 3.6 percent. In contrast, although Yountville is also largely a tourism-based economy, the top employer in the town is the VHA, with approximately 1,000 employees, which remained in operation during the pandemic as well as Domaine Chandon, the second largest employer, which continued the production side of the business during the pandemic.

Figure D-7. Jobs Proximity Index



Source: PlaceWorks, 2021; HUD, 2020.

Table D-4. Unemployment Rate: Yountville and Napa County, 2022

Jurisdiction	Yountville		Napa County	
Yountville	Number	Rate	Number	Rate
Unemployment	43	3.6%	2300	3.2%

Source: EDD State of California Labor Market Information, March 2022.

In Yountville, the U.S. Census's 2019 Longitudinal Employer-Household Dynamics (LEHD) data indicates that 48.2 percent of the town's resident labor force worked in the Napa County region, 9.8 percent worked in Sonoma County, 5.4 percent worked in San Francisco County, 5.3 percent in Contra Costa County, 4.5 percent in Alameda County, and 3.3 percent in Solano County. Remaining destinations include Marin, Santa Clara, Sacramento, and San Mateo counties and other scattered locations. According to Longitudinal Origin Destination Employment Statistics (LODES) data, approximately 82.2 percent of Yountville residents commute outside of the town for their jobs, and 17.8 percent remain in Yountville. The greatest concentration of outbound commuters from Yountville is to the City of Napa (14.0 percent), with 5.4 percent working in San Francisco, 2.1 percent in Santa Rosa, 2.0 percent in St. Helena, 1.6 percent in the Deer Park community just north of St. Helena, 1.5 percent in Vallejo, and 1.5 percent in Oakland. The remaining 51.4 percent work in other unspecified jurisdictions or unincorporated communities. As shown in **Table D-5, Job Counts by Place: Where Yountville Workers Live**, the majority of workers, 46.8 percent, travel into Yountville from elsewhere in Napa County (32.0 percent from City of Napa, 5.3 percent from American Canyon, 1.5 percent from St. Helena, and the remainder from unincorporated areas). Approximately 18.4 percent of workers commute from locations in Solano County (7.7 percent from Vallejo, 4.9 percent from Fairfield, 2.1 percent from Vacaville, 1.4 from Suisan City, 1.2 percent from Benicia, and remainder from unincorporated areas); 6.7 percent from Sonoma County; 2.7 percent from Alameda County; 2.6 percent from Sacramento County; and 2.3 percent from Contra Costa County. Less than 2.0 percent travel in from San Francisco, Yolo, Santa Clara, and Marin Counties, and 7.8 percent from other locations.

Table D-5. Job Counts by Places: Where Yountville Workers Live, 2019

Jurisdiction	Number	Percentage
City of Napa	920	32.0%
City of Vallejo	222	7.7%
Town of Yountville	216	7.5%
City of American Canyon	151	5.3%
City of Fairfield	142	4.9%
City of Vacaville	61	2.1%
City of San Francisco	46	1.6%
City of St. Helena	43	1.5%
City of Suisun City	40	1.4%
City of Benicia	35	1.2%
All Other Locations	995	34.7%

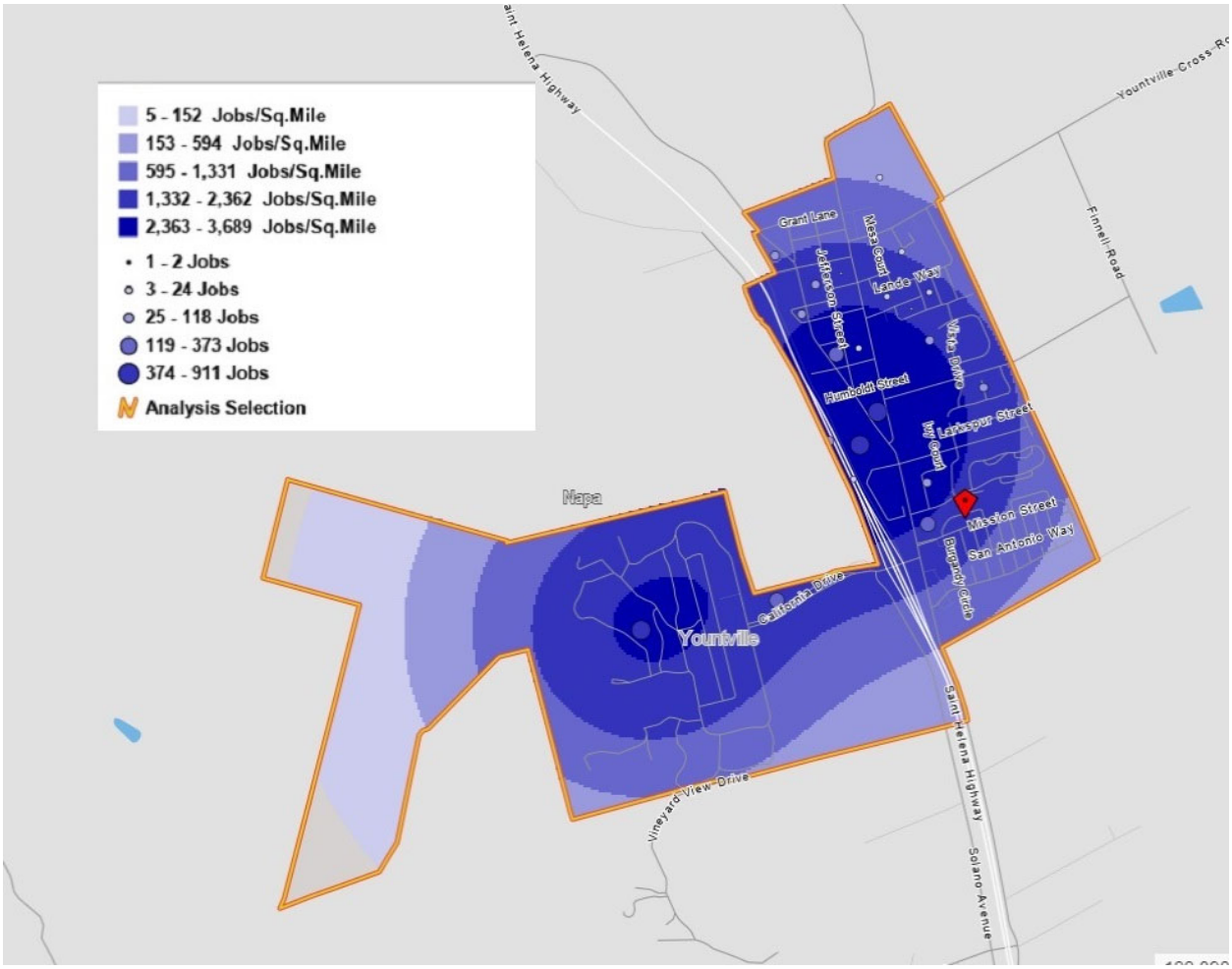
Source: U.S. Census, Center for Economic Studies, LEHD 2019.

The primary means of transportation by residents of Yountville, at 68.1 percent, was by car, truck, or van, either alone or in a carpool. Approximately 16.5 percent walked to work, indicating that this portion of the population resides and works in the town. An additional 12.6 percent of the residents worked from home. Only 2.5 percent utilized the public transit options available, and the remaining 0.3 percent either took a taxi, Uber/Lyft, or bicycled to work. Approximately 37.7 percent of the employed workforce reported traveling less than 10 minutes to work, 11.8 percent commute 10 to 20 minutes, 22.0 percent commute 20 to 30 minutes, 16.9 percent commute between 30 and 60 minutes, and 11.6 percent commute an hour or more.

The LEHD reports the distance and direction between home and work for residents of each jurisdiction and the ratio between jobs and households. In Yountville, 40.5 percent of employed residents work within 10 miles of their residence. Approximately 18.9 percent commute between 10 and 24 miles—most trips head northwest along SR-29 to St. Helena, a portion head south to American Canyon, and the remainder travel southeast to Vallejo, the closest city in Solano County. Approximately 20.0 percent of Yountville residents report commuting more than 50 miles to their job, with the greatest proportion of these residents commuting into Solano County, followed by locations in the East Bay and San Francisco.

Approximately 82.2 percent of the individuals that work in Yountville commute in, and the majority live within 24 miles of Yountville—48.3 percent reside within a 10-mile radius of the town, and 24.3 percent reside between 10 and 24 miles. However, 21.9 percent commute over 25 miles each way, suggesting that they may not be able to find affordable housing in the Napa County area and, as indicated by the LODES data, therefore commute in from surrounding jurisdictions in Solano County and beyond, where more affordable housing opportunities may exist. This is a fair housing issue that was also noted by stakeholder organizations.

Figure D-8. Jobs Location Index



Source: U.S. Census, Longitudinal Employer Household Dynamics, LODES Data, Work Area Profile Analysis 2019.

As shown in **Figure D-8, Jobs Location Index**, jobs in Yountville are concentrated in the southwestern block group of the town where the VHA is located, and LODES data indicate that 850 or more people work at the VHA facility, of which approximately 10.0 percent reside in Yountville. The second largest concentration is west of SR-29 at the Domain Chandon Winery, which provides 10 to 26 jobs for local residents. Employment clusters are also found along the Washington Street downtown corridor, where restaurants, tourism attractions, shopping, and lodging provide 25 to 73 employment opportunities. Additionally, the Seventh-Day Adventist Retirement Home is a source of employment for town residents.

In Yountville, the jobs-household ratio, which is an indicator of whether there is a balance between the number of jobs and the number of households, was 2.41 in 2018 according to ABAG projections. This ratio suggests that there is a surplus of job opportunities in Yountville to support the number of households with labor-force-aged individuals, which may partially contribute to the number of commuters from outside of the town for work. Generally, Yountville appears to physically have sufficient housing units for those jobs in the town, but more people commute into town for work than concurrently reside and work

in the town. This imbalance may be partially attributed to the high concentration of jobs associated with the VHA, a large share of which may be related to the medical field, as well as service/residence/facility and program support. As presented in **Table C-11, Employment by Industry 2019,** in **Section C, Housing Needs Assessment,** 15.0 percent of the town's work force are engaged in Educational, Health and Social Services occupations, 16.0 percent are employed in Other Services, and 10.0 percent in Professional, Scientific, Management, Administrative and Waste Management Services. However, even under the extremely unlikely scenario that all residents of Yountville falling into these occupation fields were employed at the VHA, there still would be a shortfall of qualified residents to meet the labor force needs of this employer. A similar circumstance exists relative to Domaine Chandon, where there are more jobs available to fill in the Arts, Recreation, Accommodation and Food Services fields than residents to fill them.

There are two additional prevailing factors that influence this trend. In contrast to all of the jurisdictions in Napa County and much of the greater region, and as discussed in **Section C, Housing Needs Assessment**, the population in Yountville has a median age of 63.1 years, and 66.2 percent of the population are aged 55 or older (**Figure C-3, Population by Age, 2019**). The potential labor force is defined in the ACS as the civilian, noninstitutional population aged 16 and older. The 2015-2019 ACS estimates that almost 60.0 percent of the potential labor force population of Yountville does not participate in the labor force, likely partially due to the concentration of retirement-age individuals. The 2015-2019 ACS reports that, although persons aged 55 and above comprise almost two-thirds of the population, 72.2 percent of the population age 55 to 59 participate in the labor force, 30.0 percent of the population age 60 to 64 are employed, and 36.0 percent of the population age 65 to 74 are employed. Second, and associated with the age discrepancy in the town, is a lack of affordable housing for workers in the service, health care, maintenance, food preparation, and related jobs in Yountville. This is a common theme identified during public outreach—that workers in the town cannot afford to live in Yountville unless there is availability at one of the 126 subsidized affordable units, or the residents have secured an HCV to use at one of the market rate rentals or found a unit in one of the mobile home parks where the average market rate price is approximately $250,000. However, as discussed previously, according to the Mobile Home Park Overlay Zone, 80 percent of the units in the Rancho de Napa Mobile Estates and Bella Vista Mobile Home Park are reserved for persons age 55 and above, therefore removing the primary source of affordable ownership stock from the largest percentage of the town's employment base. Additionally, waiting lists for HCVs in Napa County are approximately five years, and market rate rents and homeownership opportunities are well above the affordability levels of all but above median income households.

The shortage of housing opportunities affordable to workers in Yountville presents a barrier to the majority of workforce age households from residing in the town. This was the most common sentiment expressed during the public outreach and presents an impediment to fair housing in Yountville. Therefore, the Town has identified the following programs:

- Landlord education and outreach on source of income discrimination and voucher programs to expand the location of participating voucher properties (**Program 11, Increase Access to Affordable Housing Programs**).
- Streamline development of multifamily housing opportunities (**Program 2, Streamlining Multifamily Development**).

- Target investment and programs, including sweat equity and expanded down payment assistance (**Programs 10, 11, and 21**).

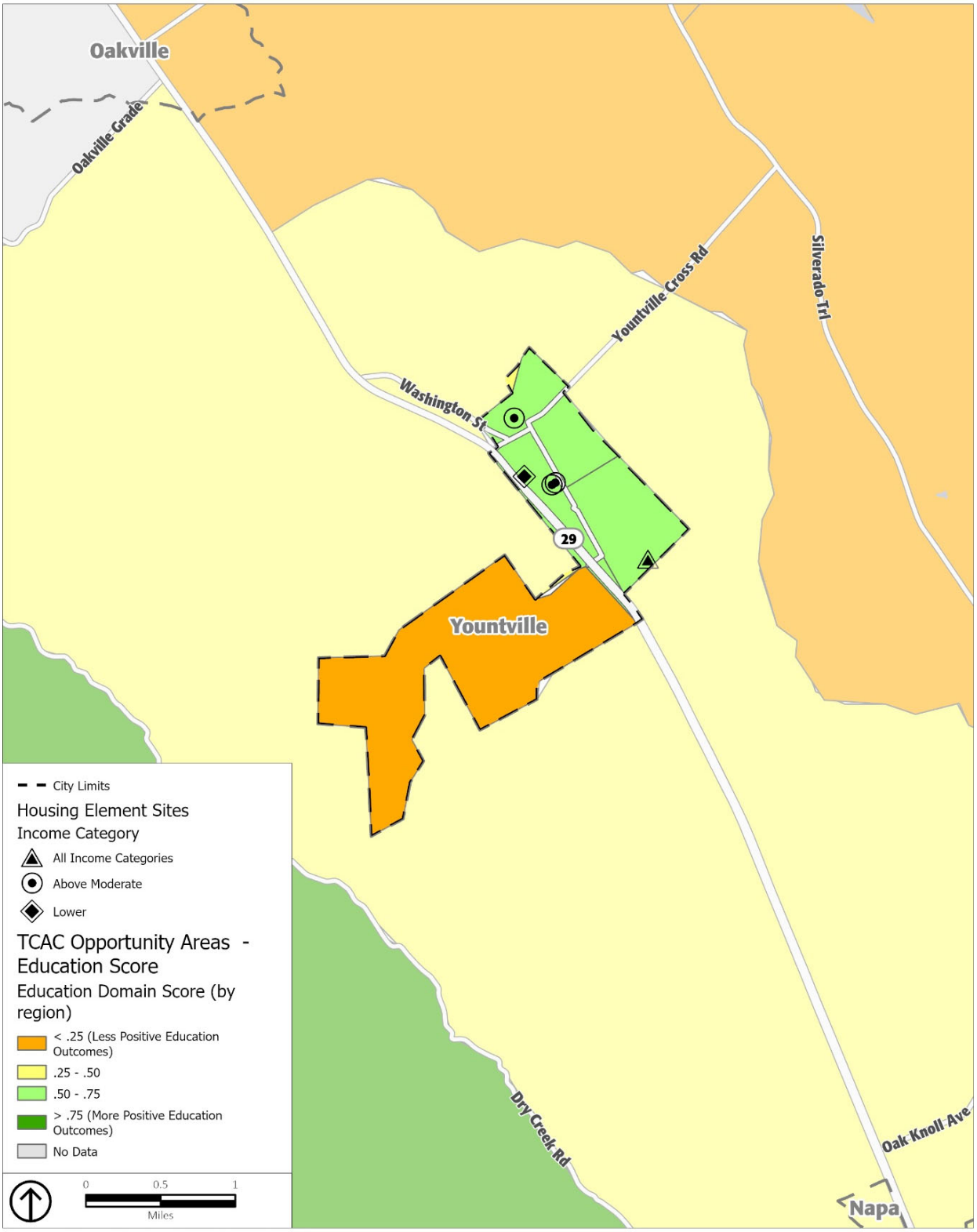
Educational Opportunities

School quality is often tied to housing, with neighborhoods or communities with higher median incomes and home values often having access to higher performing schools than residents of lower-income neighborhoods. Income distribution influences home values and property taxes, and therefore funding for public schools. As such, school districts with higher concentrations of affordable housing typically have lower test scores in schools, creating a cyclical problem of not offering these students equal educational opportunities. Therefore, disparities in access to strong school opportunities serve as an indicator of issues related to fair housing and equal access to opportunities.

Each year, the California Department of Education (DOE) publishes performance metrics for public schools in the state, including student assessment results for English language arts (ELA) and mathematics as they compare to the state grade-level standards and demographic characteristics of each school's student population. The characteristics reported on include rates of chronic absenteeism and suspension, percentages of students that are socioeconomically disadvantaged, percentages of students that are in foster care, percentages of students learning the English language, and the percentages of high school students that are prepared for college. Chronic absenteeism refers to the percentage of students who are absent for 10 percent or more of instructional days that they were enrolled at the school, with the state average being 10.1 percent of students. Students who are eligible for free or reduced priced meals, or who have parents or guardians who did not receive a diploma, are considered socioeconomically disadvantaged. The TCAC and HCD rely on this data from DOE to determine the expected educational outcome in each census tract and block group within the state. TCAC and HCD's educational domain score reflects mathematics proficiency, reading proficiency, high school graduation rates, and student poverty rates of all schools for which this data is available, culminating in a score ranging from 0 to 1, with higher values being the most positive expected educational outcome.

In 2021, TCAC/HCD reported the strongest projected educational outcomes for students in the jurisdictions of St. Helena and Yountville as well as a portion of Calistoga, the western edge of the City of Napa, and western portions of the county (see **Figure D-9, TCAC/HCD Educational Domain Score**). Yountville's educational outcome score is 0.51, with 1.0 being the highest. However, the western portions of the unincorporated county, with the highest educational scores according to TCAC/HCD, also have the lowest population density in the county and attend schools in the Napa Valley Unified School District. As such, for a regional analysis, the TCAC/HCD map may not accurately compare educational opportunity in Napa County. At the local level, data based on school performance are more readily available and likely more accurate.

Figure D-9. TCAC/HCD Educational Domain Score



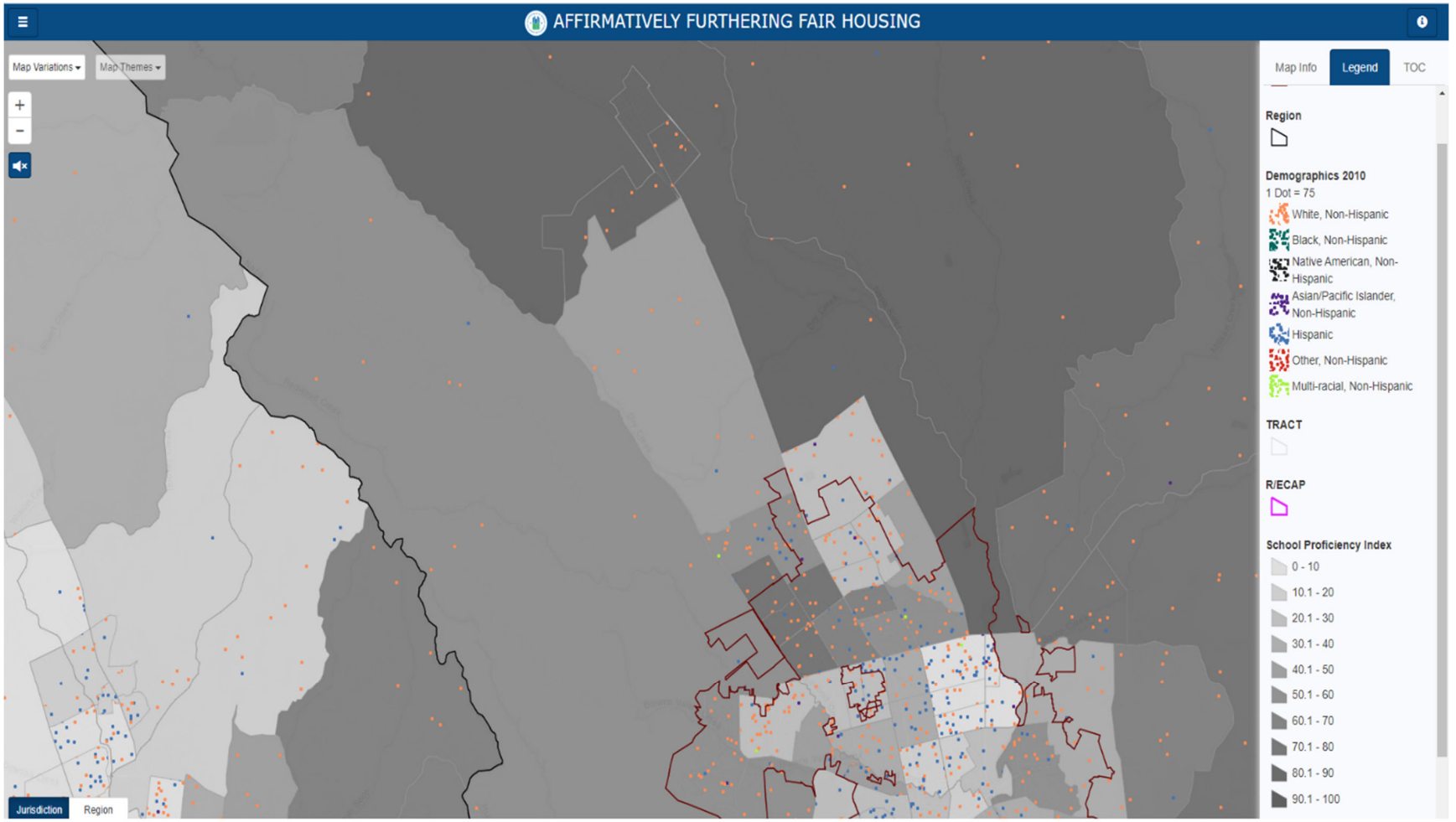
Source: PlaceWorks, 2021; TCAC, 2021.

The HUD School Proficiency Index more accurately reflects school performance by residential living patterns in the region. The HUD School Performance Index ranges from 0 to 100, with higher values indicating better school performance. Though demographic patterns have changed throughout the region since 2010, typically schools in Napa County and throughout the region are more proficient in areas of lower population density, lower diversity, and greater affluence (see **Figure D-10, HUD School Proficiency Index**). Residents of central Napa County, in jurisdictions along SR-29, appear to have access to higher performing schools than the surrounding unincorporated rural areas, as well as most of the City of Napa. Despite slight variations in school performance, the anticipated educational outcome is consistent throughout Yountville. The expected educational outcome for the town is in the 86th percentile, which indicates that students in Yountville are predicted to have better educational outcomes than more than 86 percent of the state. This percentile score range indicates that regardless of where students reside in the town, they have equal access to proficient schools.

Yountville no longer administers its own school district, and there currently are no operational public school facilities in the town. Originally, there were two separate school districts in Yountville—Yountville Union Elementary School District and Yount Elementary (serving the east valley side near Silverado Trail). In 1949 they were combined into one. The first Yountville Elementary School was constructed in the 1920s and now serves as the present Town Hall building. Following the merger of the two school districts, in 1951 the Yountville Elementary School moved to an adjacent location just north of the Town Hall. In 2020, the Yountville Union Elementary School District system ceased operation, and the Yountville Elementary School in town was closed due to districtwide declining enrollment. Currently, students from Yountville are served by three schools in the City of Napa operated by the Napa Valley Unified School District (NVUSD). Overall, NVUSD administers 29 schools and serves the cities of Napa, American Canyon, and Yountville. The schools serving Yountville students include one magnet elementary school (Willow Elementary), one middle school (Redwood Middle School), and one high school (Vintage High School).

NVUSD school bus transportation is available once daily to each of the three schools to and from the prior Yountville Elementary School site, in accordance with specified distance criteria. General education students who live beyond a certain walking distance, calculated “as the crow flies,” and attend their school of residence may apply for transportation—grades K-5, 1.25 miles; Grades 6-8, 3 miles; and Grades 9-12, 4.25 miles.

Figure D-10. HUD School Proficiency Index, 2020



Source: egis.hud.ga.afft, July, 2020

Table D-6. Performance Scores for Napa Valley Unified School District Schools Serving Yountville

School Name	ELA Score	Math Score	Chronic Absenteeism Rate	Suspension Rate	Socio-economically Disadvantaged	Foster Youth	English Learners
Willow Elementary School	36.4%	33.3%	13.4%	0.2%	47.8%	0 %	26.9%
Redwood Middle School	43.9%	27.9%	11.9%	8.6%	59.9%	0.7%	23.6%
Vintage High School	50.1%	28.3%	12.1%	5.6%	46.0%	0.2%	8.0%

Source: California Department of Education, 2019.

Overall, DOE reports that 65.14 percent of students in Napa County met or exceeded the standard for the ELA while 33.56 percent met or exceeded the standard for math. Of the three schools serving Yountville for which ELA and mathematics performance scores were available in 2019, DOE reported that all were above the state grade-level standards for both ELA and mathematics, although below the overall Napa County performance (see **Table D-6, Performance Scores for Napa Valley Unified School District Schools Serving Yountville**). In the 2019 school year, 45 percent or more of the student population at the three schools serving Yountville were considered socioeconomically disadvantaged, with Vintage High School reporting the lowest rate of socioeconomically disadvantaged students the three schools, and all had chronic absenteeism rates ranging from 11.9 to 13.4 percent of the student population. Despite having the highest rate of socioeconomically disadvantaged students of the three levels of education available to students in Yountville, Redwood Middle School's ELA scores are fairly close to the Napa County performance standards compared to other schools, indicating positive educational opportunities for these students.

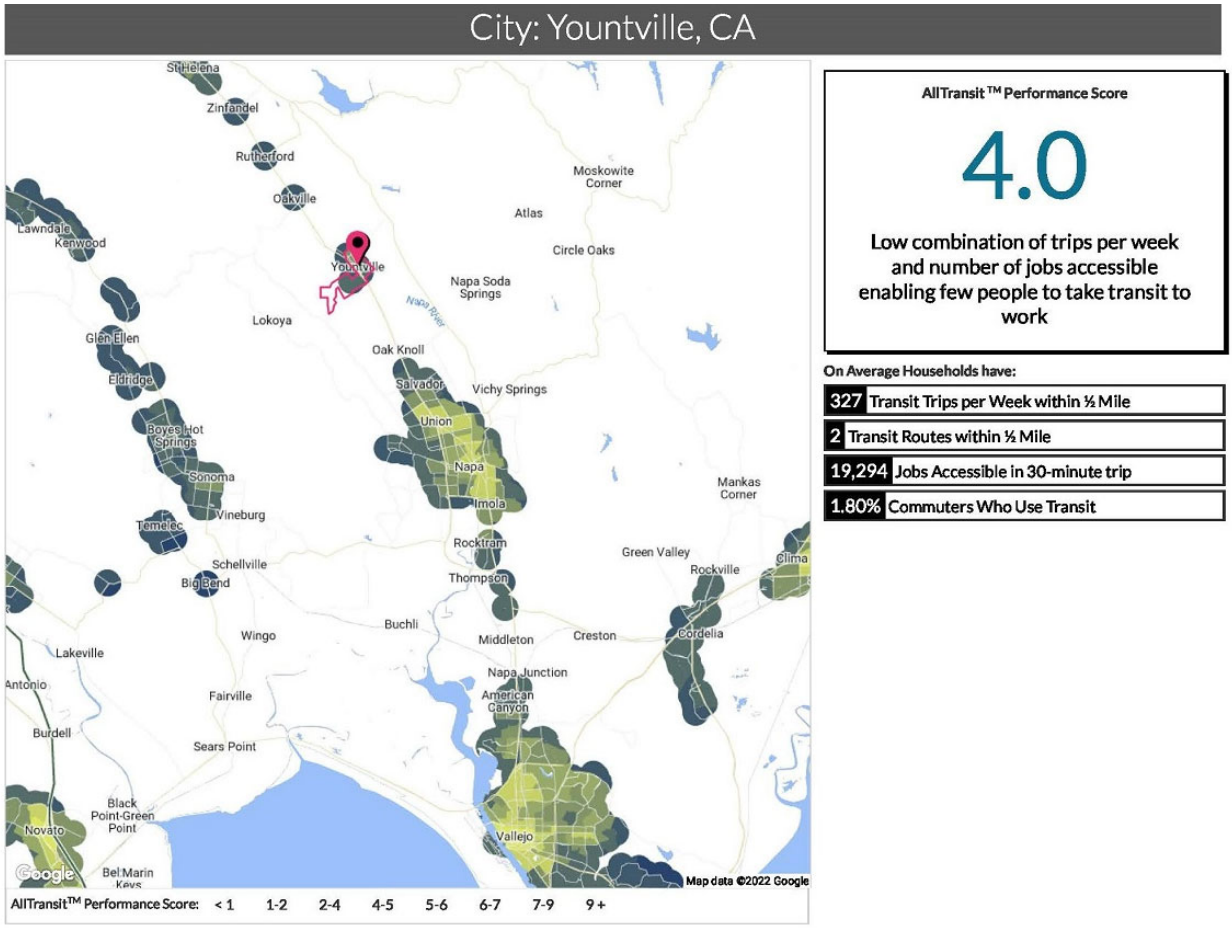
Transit Mobility

Transit mobility refers to an individual's ability to navigate the town and region on a daily basis to access services, employment, schools, and other resources. Indicators of transit mobility include the extent of transit routes, proximity of transit stops to affordable housing, and frequency of transit.

AllTransit is a transit and connectivity analytic tool developed by the Center for Neighborhood Technology for the advancement of equitable communities and urban sustainability. The tool analyzes transit frequency, routes, and access to determine an overall transit score at the town/city, county, and regional levels. **Figure D-11, AllTransit Transit Connectivity Score,** depicts where in Napa County transit is available and areas with higher connectivity scores. As shown, public transit in Napa County is largely isolated within incorporated jurisdictions, with limited available transit between cities or in unincorporated areas. While Amtrak and Amtrack Thruway Bus Service offer connections from Bakersfield along the San Joaquin route through San Francisco and Sacramento to the Martinez Station, and Amtrak California Thruway bus

service (Amtrak Thruway Bus Route 7) to the Soscol Gateway Transit Center in the heart of downtown Napa, this route would not typically be used as a transit opportunity for daily activities.

Figure D-11. AllTransit Transit Connectivity Score



Source: AllTransit, 2021.

The Town of Yountville and the Napa Valley Transportation Authority (NVTA) are partners in providing transportation and parking opportunities to residents and visitors. NVTA, formerly known as Napa County Transportation & Parking Authority was formed in 1998 as a joint effort by the cities of American Canyon, Calistoga, Napa, and St. Helena; the town of Yountville; and the county of Napa, and serves as the countywide transportation planning agency. All residents of Napa County have access to the Vine operated by NVTA. There is an express daily route (VINE 29 Commuter Express) from the East Bay, originating at the El Cerrito Del Norte BART Station, following I-80 to SR-29 to the Soscol Gateway Transit Center in the City of Napa, connecting to Bus Line #10. From Yountville to the East Bay, the VINE 29 Commuter Express in Yountville is available at the existing VINE bus stop on California Drive next to the Veterans Home Guard Building. All day free parking is available at the Park and Ride Lot at the southeast corner of California Drive and Solano Avenue. The Park and Ride Lot gives Yountville residents and visitors a convenient place to park when using the VINE 29 Commuter Express bus or carpooling and for bicyclists

to park and ride their bikes on the "Yountville Mile" Bicycle Path, which is the first segment of the Vine Trail Project.

The Up Valley Connector route (Bus Line 10) also provides access from bus lines running from Sacramento through the cities in Solano County to the Soscol Gateway Transit Center in Napa. Additionally, the Napa-Vallejo Express Route 11X offers a 45-minute commuter express route between the Vallejo Ferry Terminal and the Soscol Gateway Transit Center, with connection to Bus Line #10, which runs twice in the morning and three times in the afternoon. Bus Line #10 travels north along SR-29 with five stops in main Yountville: Washington Street at Mission Street, Washington Street at Mulberry Street South, Washington Street at Mulberry Street North, Washington Street at Madison Street South, and Washington Street at Madison Street North, continuing north to serve the cities of Rutherford, St. Helena, and Calistoga. The bus also makes two stops in the southwest block group of the town at the Community Center and the VHA. The bus runs hourly in each direction from Napa to Calistoga. Although the Up Valley Connector route is a viable option for traveling within Napa County, traveling from cities in Solano County and beyond to Sacramento would normally take too long for a daily commute, with the possible exception of the Napa-Vallejo Express Route 11X.

There is a wheelchair accessible service that connects with Vine Transit route 10 via the VineGo system. VineGo operates as a shared ride service and provides transportation curb-to-curb within ¾ of a mile from the fixed route system. In order to use VineGo one must be certified as eligible, which is determined on a case-by-case basis. According to ADA regulations, eligibility is strictly for individuals with physical and/or cognitive limitations that prevent them from riding the Vine bus. The Yountville "Bee" Line bus is a zero-emissions electric vehicle that provides on-demand transit service in Yountville for the general public. No advanced reservations required. It operates on a fixed route but will deviate off route on request for door-to-door service. The Yountville "Bee" Line bus operates within the town limits and serves the Veterans Home of California. Service operates on 30-minute headways seven days per week.

Public transit is available throughout most of the town, with concentrations of routes and stops on Washington Street and California Drive. However, some areas on the eastern side of the town still have limited access to public transportation, and residents would have to walk several blocks to reach the bus stops unless the VineGo or Yountville "Bee" Line bus service is utilized, as available. Therefore, despite these transit options, Yountville has an overall transit score of 4.0 according to AllTransit, as shown on **Figure 11**. AllTransit scores geographic regions (i.e. cities, counties, MSAs, etc.) on a scale of 0 to 10. Overall, Napa County ranks the lowest in the Bay Area region at 3.3, followed by Sonoma County at 3.4, Solano County at 3.9, Yolo County at 4.6, and Marin County at 4.8, compared to San Francisco County at 9.6. This low transit score indicates a low combination of trips per week and the number of jobs accessible, which enables few people to use public transit options for their work commute—only 1.5 percent of commuters in Napa County take transit. The Town of Yountville ranks second in terms of transit mobility in the county, with a 4.0 performance score, reporting that although there are 19,294 jobs accessible within a 30-minute trip, only 1.8 percent of commuters use transit because there are only two transit routes available within one-half mile. The City of Napa ranks slightly higher with more options, at 4.6. As shown in **Table D-7, Regional AllTransit Performance Scores,** transit accessibility in Napa County reflects

the scores of ABAG area counties and is far more limited than more urban jurisdictions in the Bay Area and even Sacramento regions.

Table D-7. Regional AllTransit Performance Scores, 2022

Jurisdiction/Region	Score
Napa County	**3.3**
Napa	4.6
Yountville	**4.0**
Calistoga	2.5
St. Helena	2.4
Solano County	3.9
Sonoma County	3.4

Source: AllTransit.cnt.org, 2022.

Housing Mobility

Housing mobility refers to an individual's or household's ability to secure affordable housing in the area of their choosing, move between neighborhoods, and purchase a home if they so choose. Indicators of housing mobility include distribution of Housing Choice Vouchers (HCV), availability of rental and ownership opportunities throughout the town, and vacancy rates. A "healthy" vacancy rate is considered approximately 5.0 percent, indicating that there are available housing units for those seeking housing, but not an oversaturated market that results in homes left unused. In Napa County, the vacancy rate in 2021 was approximately 11.5 percent, the highest in the region, indicating that the cost for housing could be a barrier to purchasing or renting a home. However, when looking at the vacancy rate for only "for sale" or "for rent" properties, the number of vacant units on the housing market available for purchase or rental to home seekers is significantly lower. According to the 2015-19 ACS, the rental vacancy rate in Yountville is 2.8 percent, and the vacancy rate for seasonal, recreational, occasional use, and other vacant units is 17.4 percent. The ACS also estimates that there were no homeownership units available. A Zillow.com survey in May 2022 found limited ownership units available for sale, but the number of vacant for-sale units is less than 0.4 percent of total housing stock. This suggests that residents living in Napa County or seeking to live in Napa County have more constrained mobility options overall compared to most of the region. The higher rental vacancy rate and low homeownership vacancy rate indicates that renters have access to more housing opportunities compared to limited ownership opportunities. However, a rental vacancy rate of 2.8 percent is still considered low, and therefore a barrier to mobility.

The Napa County 2021 Affordable Housing Needs Report, prepared by the California Housing Partnership, found that 3,110 low-income renter households in Napa County do not have access to an affordable home and that renters in Napa County need to earn $37.46 per hour—2.7 times the state minimum wage—to afford the average monthly asking rent of $1,968. As shown in **Table C-18, Rental Unit Price Survey 2022,** in **Section C, Housing Needs Assessment**, based on the survey, rents for one-bedroom units in Yountville were $1,200 to $2,694; two-bedroom units ranged from $2,500 to $4,700; three-bedroom units were

offered at $4,000 to $5,500; and the single four-bedroom unit was asking $8,800 per month. The 2021 HUD Fair Market Rates for Yountville were $1,645 for a studio; $2,164 for a one-bedroom; $2,924 for a two-bedroom; and $2,935 for a three-bedroom. Therefore, a limited percentage of units in Yountville might be considered affordable at fair market price, which most likely includes the affordable housing units spread throughout the town and a portion of the mobile home stock.

HCVs, or Section 8 vouchers, are funded by HUD and provide assistance to lower-income households to secure housing that might otherwise be unattainable. The HACN administers rental assistance programs throughout Napa County for low-income seniors, families, and persons with disabilities. Section 8 participants can use their voucher to find the housing unit of their choice that meets health and safety standards established by the local housing authority. The housing authority will then subsidize an amount up to the fair market rent established by HUD toward the contract rent, with any remainder to be paid by the participant. The subsidy increases housing mobility opportunities for Section 8 participants and ensures that they have safe housing options. Napa County, and therefore Yountville, falls within the Napa Metropolitan Statistical Area (MSA), for which HUD establishes fair market rents annually to be used as the baseline for Section 8 subsidies. Payment standards are set between 90 percent and 110 percent of the fair market rents and are used to calculate the housing assistance payment that the HACN pays to the owner on behalf of the family leasing the unit. Both the City of Napa and Housing Authority ensure that assisted housing units meet housing quality standards and local codes.

Home ownership is the prevailing housing tenure in the town, and 37.0 percent of households in Yountville are renters. The southern block group contains a lower proportion of renters, 14.8 percent of occupied housing units, than the northern block group at 49.2 percent. HCV usage among renters is approximately 5.3 percent across Yountville, which numerically is 19 HVCs; however, the Town of Yountville is captured by only one census tract, which makes it difficult to spatially depict if there are concentrations of HCV use. However, given the predominance of rental households in the northern block group, it is possible that the majority of HCVs are applied to rental units in the northern portion of the town where most of the rental units exist.

As discussed in the "Cost of Housing" section of **Section C, Housing Needs Assessment**, the median home sales price in Yountville was $1,600,000 as of March 2022. **Figure C-3, Population Age Distribution, 2010 and 2019,** and **Table C-17, Annual Median Sales Prices by Number of Bedrooms, Yountville, 2022**, show median home sales prices in Yountville and nearby jurisdictions from 2018 to 2022. The median price in Yountville is higher than in Napa County as a whole and in the nearby jurisdictions of the City of Napa and Calistoga. However, while the median home price is above the affordability range of lower- and moderate-income households, the mobile home stock in the town is generally listed between $175,000 and $250,000, up to a high of $350,000. The Napa County Proximity Housing Loan Program provides down payment assistance of up to 16.5 percent in the form of a homebuyers' assistance loan for qualified buyers toward an eligible property. The purpose of the program is to promote affordable workforce housing for those living in or commuting to Napa County. Total household income cannot exceed 120 percent of Napa County's median income for the individual applicant's household size.

Most of the homeownership and the market-rate rental opportunities, with the exception of limited mobile home opportunities, are out of the affordability range for lower-income and some moderate-income households. Additionally, the low vacancy rates for both rental and homeownership units present a barrier to housing mobility for current and potential residents of Yountville. Therefore, the Town has included the following programs to facilitate housing mobility opportunities:

- Preserve the rental units and affordable units. (**Programs 15 and 16**)
- Support affordable development. (**Program 10, Create New Affordable Housing Opportunities**)
- Increase awareness of financial assistance programs such as the first-time homebuyer and Mortgage Credit Certificate programs. (**Program 11, Increase Access to Affordable Housing Programs**)

Environmental Health

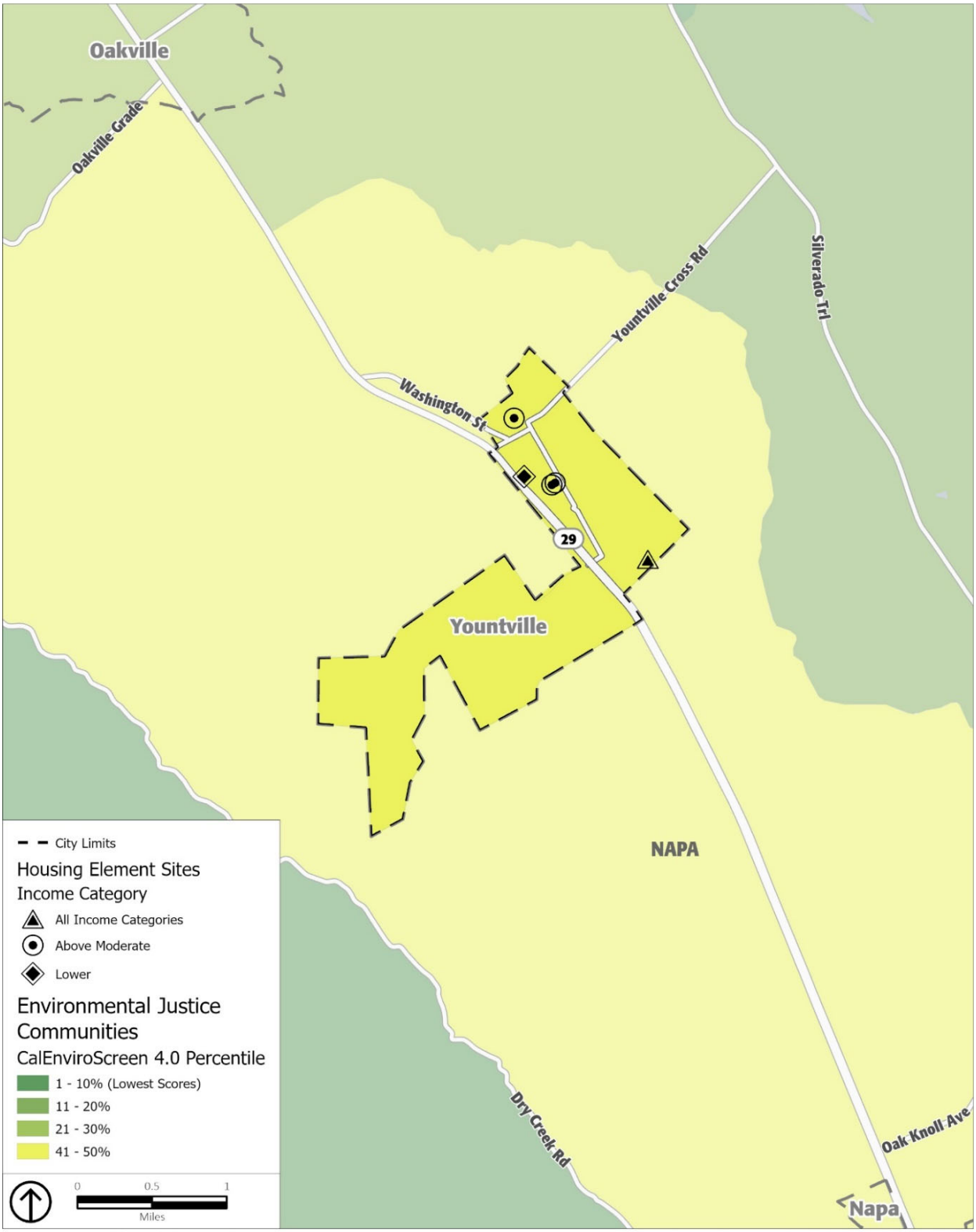
A disadvantaged community or environmental justice (EJ) community is identified by CalEPA as "areas that are disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation," and may or may not have a concentration of low-income households, high unemployment rates, low homeownership rates, overpayment for housing, or other indicators of disproportionate housing need. In February 2021, the California Office for Environmental Health Hazard Assessment released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare communities' environmental scores. In the CalEnviroScreen tool, communities that have a cumulative score in the 75th percentile or above (25 percent highest score census tracts) have been designated as "disadvantaged communities" under SB 535. The cumulative score that can result in a disadvantaged community designation is calculated based on individual scores from two groups of indicators: Pollution Burden and Population Characteristics. Pollution burden scores exposure to negative environmental hazards, such as ozone concentrations, $PM_{2.5}$ concentrations, drinking water contaminants, lead risk from housing, traffic impacts, and more. Population characteristics scores the rate of negative health conditions and access to opportunities, including asthma, cardiovascular disease, poverty, unemployment, and housing cost burden. For each indicator, as with the cumulative impact, a low score reflects positive conditions.

Much of Napa County, particularly the eastern, western, and northern agricultural and undeveloped areas, have low cumulative scores, as shown in **Figure D-12, CalEnviroScreen Percentile**. However, the pollution burden indicator percentile scores are higher in Yountville than in the surrounding Napa Valley census tracts, particularly for the pesticide and drinking water factors. Although these areas are primarily agricultural land with limited residential development, the data suggest that these scores may be a result of agricultural industry practices. In the ABAG region, high percentiles are mostly concentrated in highly urbanized communities along the San Francisco Bay, such as in the cities of Emeryville, Alameda, Oakland, and San Jose. It is unlikely that the factors that contribute to environmental scores in Napa County reflect the factors in urbanized ABAG jurisdictions, even in some of the adjacent Solano County jurisdictions.

As shown in **Figure D-12, CalEnviroScreen Percentile**, all of Yountville has a relatively low environmental burden score, especially compared to adjacent Solano County jurisdictions and other jurisdictions in the East Bay and San Francisco areas. Yountville scores in the 37th percentile for the entire tract, similar to the Napa Valley census tract that surrounds the town, which scores in the 36th percentile. In comparison, the City of Napa, comprising multiple census tracts, includes scores ranging from the 12th percentile to the 69th percentile. Upon closer inspection, CalEnviroScreen has identified the greatest pollution burden in Yountville resulting from exposure to impaired water (68th percentile), pesticides (70th percentile), and traffic (60th percentile). The higher percentile for traffic is associated with SR-29, which forms the western boundary of the main portion of the town. A high percentile for pesticides and related impaired drinking water impacts is not unique to agricultural areas, and although the town itself is predominantly built out, the surrounding Napa Valley is mainly agricultural, vineyard, and winery related uses, and it is likely that the town may experience some air- or waterborne spillover effects. In addition, the sensitive populations factors identify relatively high scores for residents with asthma (53rd percentile) and cardiovascular disease (59th percentile). These rankings correlate to the town's age distribution, with almost 50.0 percent of the population being over age 65, and the increased health-related issues that are associated with aging, which may contribute to the higher score rankings for these factors. However, the scores are generally indicative of healthy living conditions throughout Yountville, with an associated Healthy Places Index of 76.16, and the socioeconomic indicators do not indicate that particular communities or locations within the town are more vulnerable to environmental burdens.

As a part of **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 to drinking water and air quality for Yountville residents due to agricultural, vineyard, and winery operations in the areas of Napa County near the town. Also, as a part of Program 24, the Town will explore approaches for mitigating exposure to airborne pollutants due to SR-29. Options may include adding landscaping adjacent to the highway, providing air filters to lower-income households, and/or other approaches.

Figure D-12. CalEnviroScreen Percentile



Source: OEHHA, CalEPA, 2022.

Disability Services

A number of housing types are appropriate for people living with a development disability. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this needs group. Incorporating "barrier-free" design in all new multifamily housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as there may be circumstances where a portion of the population of people with disabilities may be seniors living on a fixed income or may be unable to work. According to service providers for developmentally disabled residents, there is a need for accessible and affordable housing. It was indicated that developmentally disabled individuals in Yountville, particularly in association with the prevalence of older residents in comparison to other jurisdictions in Napa County, are often on Social Security with a fixed income and cannot afford the market-rate units. Stakeholders also mentioned a need for accessible units that are in proximity to services. According to Fair Housing Napa Valley, disability discrimination is the first and foremost fair housing issue among residents of the town.

According to the California Department of Social Services (CDSS), Yountville has one adult residential care facility. The Pathway Home, a social rehabilitation facility, is at 100 California Drive and provides 34 licensed beds. One elderly assisted living facility is available nearby in Napa. The Wine Country Senior's Villa is at 3552 Jefferson Street in Napa, with 6 licensed beds. Additionally, the Veterans Home of California Truman Hall is a licensed residential elderly care facility in the VHA campus, with 48 licensed beds, although this facility is not available to nonveterans. The Napa Valley Adventist Retirement Estates in Yountville is owned and operated by the Northern California Conference. It is an 81-unit, independent-living retirement center that supports the Seventh-Day Adventist lifestyle and practices. Additionally, Rancho de Napa Mobile Estates and Bella Vista Mobile Home Park are age-restricted, 55+ mobile home communities with 299 total units. There are also multiple assisted living facilities for the elderly in the cities of Napa, Sonoma, and St. Helena.

Napa County administers the disability services programs in the town and throughout the county. These programs are described here.

Yountville "Bee" Line bus **and VineGo Service.** The Yountville "Bee" Line bus provides residents and tourists a no-cost transportation option. The service is on a fixed route but will deviate to provide door-to-door service. VineGo is operated by the NVTA. It provides a shared-ride service and provides transportation curb to curb within ¾ of a mile from the fixed route system. VineGo can pick up disabled passengers from their homes and take them to their destination. It provides round-trip service between Calistoga, St. Helena, Yountville, Napa, American Canyon, and Kaiser Vallejo. According to ADA regulations, eligibility is strictly for individuals with physical and/or cognitive limitations that prevent them from riding the Vine bus. Eligibility is determined on a case-by-case basis. In order to use VineGo one must be certified as eligible and undergo a paratransit eligibility evaluation, which consists of a transit-focused interview and functional activity testing that simulates the process of using a public bus. The functional activity testing involves walking/wheeling, sitting/standing activity and transfers, using curbs and ramps, and negotiating uneven surfaces. Public transit passengers with disabilities may also request reasonable

modifications to accommodate their use of public transit. Fares range from $3.20 to $6.40 and are based on distance traveled. Passes are also available at a discounted price. Enrollees can schedule trips up to seven days in advance, but same day reservations are also accommodated if space is available.

Adult Protective Services (APS). Napa County operates this program for protective services to dependent adults who are at risk for abuse, neglect, or exploitation by themselves or others. APS offers protective services to elderly and people with disabilities; investigates reports of alleged abuse; and can help the elder or adults with disabilities obtain additional supportive services. The focus of APS is to help older and disabled adults remain in their own homes.

In-Home Support Services (IHSS). The Napa County IHSS Public Authority assists recipients and providers in the Napa County IHSS program. The IHSS Public Authority is embedded in the Napa County IHSS program and works to maintain the IHSS registry of providers, assist with provider enrollment, facilitate provider/ recipient mediation and training, and support the IHSS Advisory Committee.

The program is designed to allow low-income disabled persons who are at risk for out-of-home placement to remain safely at home by providing payment for care provider services. IHSS is a Medi-Cal program that is funded by county, state, and federal dollars. IHSS care providers may provide personal care services such as bathing and grooming, dressing, and toileting as well as domestic services such as house cleaning, meal preparation and cleanup, shopping, and laundry. Services are authorized based on the functional needs of the client and in accordance with program rules and regulations.

Caregiver Permit Program. The Napa County Commission on Aging, Comprehensive Services for Older Adults (CSOA), and the district attorney's office work to keep elders and dependent adults safe and secure when they hire home care aides to help them with daily living activities by ensuring that the home care aide is registered through the State's Home Care Aide Registry. Napa County is one of only two counties in California that require independent caregivers or home care aides to be background checked and registered through the State. Registration means the independent caregiver or home care aide has passed a DOJ and FBI background check and has verified that they are free of active tuberculosis.

Older Adult Full-Service Partnership Program. This program is designed to support chronically mentally ill, underserved, at-risk adults age 60 years and older. The Older Adult Full-Service Partnership prioritizes services to Latino seniors and other underserved populations as well as those at risk of out-of-home placement, institutionalization, or homelessness. Services may include connection to counseling and support groups, referrals to family support groups, socialization programs, substance abuse treatment, transitional housing support, wellness and recovery plans, and housing and employment placement support.

Public Conservator-Guardian-Administrator. The administrator provides information on court-appointed conservatorship services that help manage an individual's personal needs or financial affairs.

Cash Assistance Program Immigrants (CAPI). CAPI is designed to provide monthly cash assistance to aged and disabled noncitizens who are ineligible for Supplemental Security Income/State Supplementary Payment (SSI/SSP) solely based on their immigrant status.

To improve access to housing and services for those with disabilities (including developmental disabilities), this Housing Element includes **Program 21, Special Housing Needs,** which directs the Town to contribute to agencies providing housing and assistance to persons with development disabilities. The Town has also included **Programs 18 and 19** to advertise the availability of home maintenance and repair loans through the town and consider pursuing additional funding to make available to residents in need of home repairs and improvements, including accessibility improvements.

Disproportionate Housing Need and Displacement Risk

Overcrowding

According to the CHAS, there are no households in Yountville experiencing overcrowding, significantly less compared to Napa County (6.2 percent of households), the larger ABAG region (6.8 percent of households, and the statewide average of 8.2 percent. However, it should be noted that Yountville comprises a single census tract, and data for overcrowding are reported at the tract level, so geographic patterns of overcrowding cannot be determined. Currently, Yountville is predominantly White, and given that overcrowding is not a significant issue in this racial/ethnic classification, and there do not appear to be any disproportionate concentrations of communities of color or pockets of poverty in the town, it is assumed there are not any racial or ethnic groups significantly impacted by overcrowding. Further, as there is virtually no overcrowding reported in Yountville, it can be assumed that no protected classes or other populations are disproportionately burdened by overcrowding.

Overpayment

HUD defines cost-burdened households as those whose monthly housing costs exceed 30 percent of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50 percent of monthly income. In 2019, approximately 65.5 percent of owner-occupied households in Yountville were paying 30 percent or more of their income on housing costs. More than half, 58.6 percent, of renter-occupied households were paying 30 percent or more of their income on housing costs. This is a significant increase compared to 2014, when just under half (43.2 percent) of renter households spent 30 percent or more of their income on housing costs. In comparison, owner-occupied households experienced a slight decrease in overpayment from 2014, when 66.6 percent of owner-occupied households were spending 30 percent or more of their income on housing costs. Given that the data are census-tract level, it is difficult to pinpoint a geographical pattern of overpayment. Nonetheless, 2015-2019 ACS data estimate that Latinx households are the racial group most impacted by housing cost burden (other than White households), with 65.5 percent spend 30 percent or more on housing costs. For the most part, Yountville mirrors county and regional cost burden trends, with the exception that there are almost double the number of severely cost burdened households (27.6 percent) paying 50 percent or more on housing costs compared to the county (16.3 percent) and ABAG region (16.4 percent).

Because Yountville comprises only one census tract, a spatial pattern of overpayment cannot be determined. However, lower-income households are typically more impacted by housing costs. In 2019, Yountville's population living below the poverty level (8.4 percent) is lower than the state's average (13.4 percent), but slightly higher than Napa County's (7.8 percent). According to the ABAG/MTC Data Packet,

reporting ACS data, approximately 4.7 percent of households below the poverty line in Yountville are cost burdened, and 83.7 percent are severely cost burdened. Similarly, 12.3 percent of very low-income and 10.3 percent of low-income households are cost burdened, while 71.2 percent of very low-income households and 44.6 percent of low-income households are severely cost burdened. In contrast, 10.8 percent of households earning more than the AMI are cost burdened and 1.2 percent are severely cost burdened.

Approximately 37.7 percent of Yountville households are married-couple family households, and 45.7 percent of residents live alone. Single-parent households are at particular risk of fair housing access issues and displacement due to income and childcare challenges. The ABAG/MTC Data Packet reports, based on ACS data, that approximately 12.4 percent of households are single-parent households, the majority single female-headed households. Seniors are particularly impacted by housing costs. Senior renters constitute 38.3 percent of all renter households, and of senior renters, 77.3 percent of are cost burdened. In comparison, 62.1 percent of homeowners in Yountville are seniors, of which 31.3 percent are cost burdened, indicating that senior renters are more highly impacted by housing costs and most at risk of displacement. Further analysis indicates that a little over half (51.3 percent) of senior households are lower-income households, of whom 10.4 percent are cost burdened and 55.3 percent are severely cost burdened. These special populations can be deemed as vulnerable to being or becoming cost burdened, requiring additional protective measures to ensure housing stability. To promote housing mobility for single-parent and senior households, the Town will facilitate the development of affordable housing and smaller units in higher-income areas, preserve rental units, and give local preference for affordable units (**Programs 10, 12, and 16**).

Substandard Housing Conditions

Residents living in substandard housing face significant safety risks and concerns that can increase displacement risk. As discussed in the "Housing Age" section of **Section C, Housing Needs Assessment**, approximately 58.0 percent of Yountville's housing stock was built prior to 1990 and is older than 30 years, an age at which repairs, or rehabilitation needs become more likely. These data indicate that Yountville's aging housing stock is likely to be in greater need of repair, and that the rate of new development has been slow in the past few decades. The homeowner median income in 2019 of approximately $80,078 and the renter median income of $60,417 suggest that regular home maintenance may be difficult, particularly for lower-income households. In the event that a lower-income homeowner or landlord needs assistance to maintain the condition of their home, the Town offers rehabilitation assistance loans through its Home Repair Program (**Program 19**). Yountville's housing stock reflects the development trends within Napa County; approximately 84 percent of the county's housing stock was built before 1999, and only 15 percent has been built since 2000. Local stakeholders have expressed the need for improvements in multifamily units owned by market rate landlords.

To provide support in instances where residents are at risk of displacement due to safety concerns related to substandard housing conditions, the Town has included **Programs 18 and 19** to advertise the availability of home maintenance and repair loans through the Town and considered pursuing additional funding to make available to residents in need of home repairs and improvements. **Programs 15 and 16** require the

preservation or replacement of existing affordable housing units that may be lost due to new construction or conversion.

Homelessness

Information on the population of persons experiencing homelessness is based on ABAG's Housing Element package, which includes Point-in-Time information provided to HUD by Continuums of Care in the application for Continuums of Care Homeless Assistance Programs. The point-in-time count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Data are provided at the county level. The 2020 Napa County Homeless Annual Point in Time Count Report found 150 unsheltered individuals out of a total 322 persons experiencing homelessness in the county as a whole, none of whom reported being unsheltered in Yountville. The count was conducted in the winter, when seasonal demand is likely at its highest. In the event that there are homeless individuals in Yountville, the Town has included **Program 21** to continue to use the community center as an emergency shelter, cooling, and warming center.

Displacement

Displacement occurs when a household is no longer able to remain in their home for any number of reasons. There are several indicators of displacement risk that include overcrowding, overpayment, and substandard housing conditions. Other key indicators include an increase in home prices and rents, low vacancy rates, and wage increases that are less than home price increases. The annual rate of increase in average home value or rental prices compared with annual changes in the average income in the town also indicates an increased risk of displacement due to housing costs outpacing wage increases, a trend that is felt throughout the region, state, and nation. Displacement can result in the loss of home or the loss of community if there are no alternative housing options.

According to Zillow, the average home value in Yountville is $1,354,397 in April 2022. Yountville home values have increased by 17.2 percent over the past year and by 72.3 percent since April 2013, for an average annual increase of 8.0 percent. Additionally, the median home sales price in Yountville was $1,600,000 as of March 2022, higher than Napa County as a whole and the nearby jurisdictions of the City of Napa and Calistoga and is affordable only to above moderate-income households. Zumper reports median asking rents in Yountville in January 2022 ranging from $2,550 for a two-bedroom to $3,500 for a three-bedroom unit. Rent prices in Yountville have increased at a slower rate than home values, but still present a barrier for lower-income households. Between 2017 and 2021, the average rent for a two-bedroom unit, for example, increased from $2,250 to $2,550 according to Zumper, resulting in an annual average increase of 3.3 percent. The median rent in 2021 was affordable to moderate-income households.

The shortage of vacant and affordable units also creates barriers to housing mobility opportunities. As of 2019, Yountville has a 20.2 percent vacancy rate; however, over half (67.2 percent) of vacant homes are reserved for seasonal, recreational, or occasional use. This inflated vacancy rate makes it appear that housing should be available for all permanent residents, but this may not actually be the case. Households are at an increased risk of displacement from their home or community because of lack of accessible housing options.

Because of Yountville's single census tract, it is difficult to identify specific areas where these multiple indicators of displacement align. However, in 2015, the Urban Displacement Project described the tract that makes up Yountville as "Low-income/Susceptible to Displacement" in comparison to the larger region.

The Town has included **Program 10 and 11** to increase the supply of affordable housing and connect residents to assistance programs.

E.2 Other Relevant Factors

In addition to the indicators analyzed above, several other factors can influence housing mobility and access to opportunity in a jurisdiction. For example, historic development patterns may have resulted in neighborhoods that consist largely or exclusively of single-family homes. Given current market trends, these neighborhoods would likely be inaccessible to lower-income households. Other factors may include mortgage lending patterns, public and private investment, and historical policies.

The Town of Yountville does not have a recent history of exclusionary zoning or discriminatory policies. Yountville is an older, semirural community that developed as a result of an original land grant from the Mexican government to George C. Yount in 1836, where he created a small village called Yountville. The sale of property south of Yountville by Salvador Vallejo two years later resulted in the establishment of a small community named Sebastopol, and each maintained a separate post office. In 1867 the two communities joined and became what is now the Town of Yountville. The town's layout was influenced by the railroad expansion through town and siting of the rail depot in 1868, which was replaced by the Southern Pacific Railroad Depot in 1888 to 1889 to better serve the residents and the newly founded VHA. The rail line stimulated an influx of new residents and the establishment of the Groezinger winery complex, the first in the Napa Valley, which now houses the V-Marketplace specialty shops and restaurants and the famous French Laundry building. The town's commercial district expanded in a north-south linear pattern along Washington Street, which also served as SR-29 to connect to St. Helena and Calistoga in the north and to the City of Napa and Solano County in the south and toward the Bay Area. The construction of the Yountville Veterans Home in 1884, now operated by the State of California, provided an impetus for in-migration of employees and businesses to serve them. However, the institution of Prohibition in the 1920s impacted the town's economic environment, and businesses catering to bars, dance halls, and brothels dwindled. However, the community was brought together with the opening of the Yountville Community Hall just prior to the onset of the Great Depression. In the 1950s, in response to renewed growth after World War II, Yountville residents formed the Yountville Sanitation District and the Yountville County Water District. In 1959, SR-29 was rebuilt on a new alignment around the western edge of town, allowing for a more pedestrian-friendly downtown. In the early 1960s, residents began organizing for incorporation. Yountville's population at the time of its incorporation in 1965 was approximately 2,600, including over 1,000 residents at the Veterans Home.

Yountville is dominated by single-family residential uses, with residential areas almost entirely zoned for single family, two- to four-plex, and condominium dwelling units, allowing densities up to 10 units per acre. Affordable housing development typically requires higher density zones to support construction;

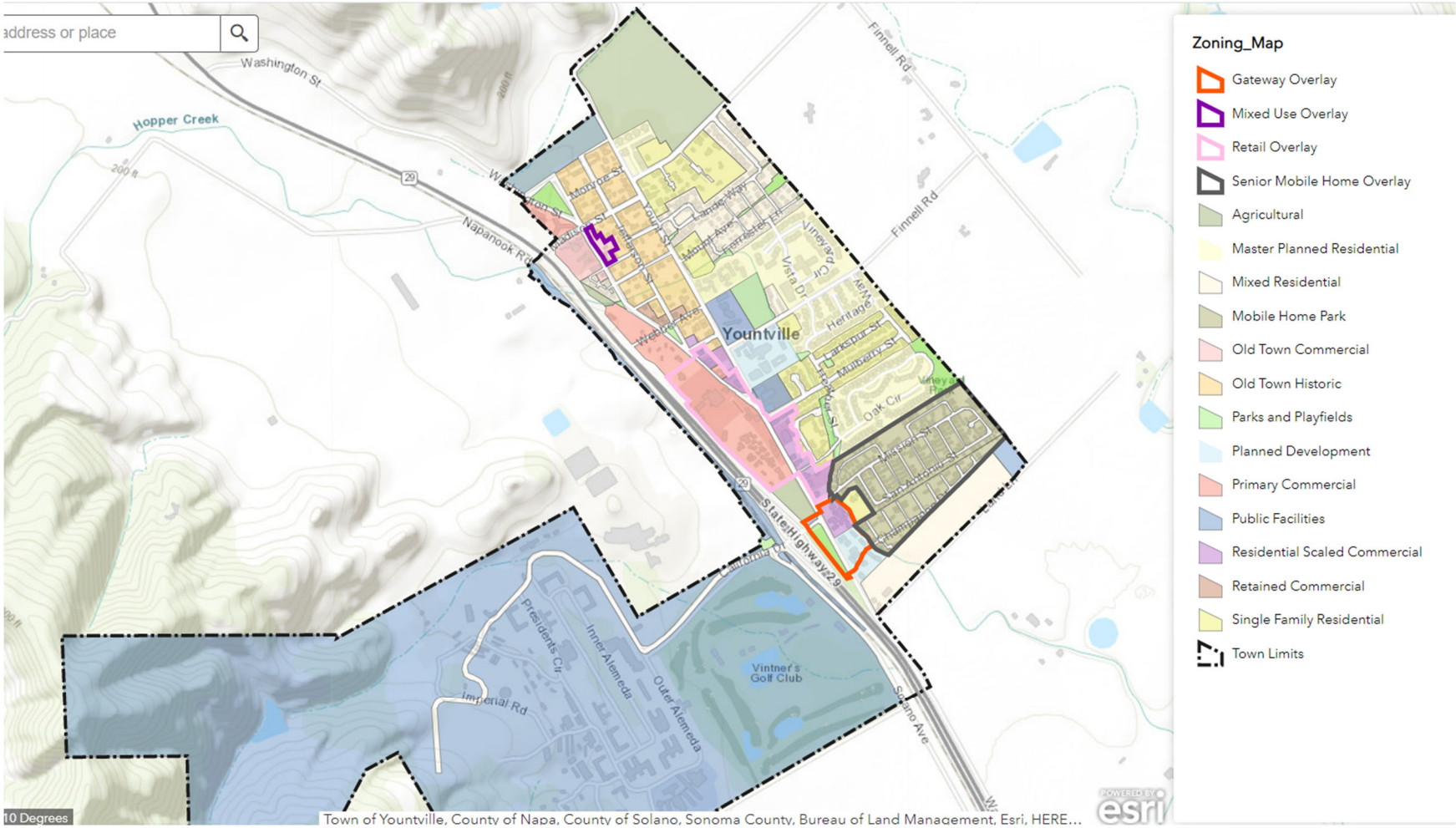
therefore, zones limited to single dwelling units on each lot typically do not support affordable development. Residential uses are primarily located on the east side of Yount Street between Yountville Cross Road on the north to Forrester Lane, jogging to the east of Hopper Creek between Forrester Lane and Mulberry Street, and east of Washington Street between Mulberry Street down to the southern town limits. Residential uses include:

- Single-family detached units south of Yountville Cross Road to Lande Street, on either side of Mulberry Street, and on both sides of Mount Avenue and Yount Street, and south of Adams Circle.
- Mixed-residential, which includes single-family and multifamily dwellings between Lande Street and Forrester Street.
- Master planned residential subdivisions, including the Vista Condominiums, bounded by Finnell Road and Forrester Lane and encompassing the Napa Valley Adventist Retirement Home; a small enclave of larger units between Finnell Road and Heritage Way adjacent to the Vista Condos.
- Small-lot residential neighborhood around Oak Circle just north of the Rancho de Napa Mobile Estates at the southern end of the town.
- Older single-family units with varying architectural styles west of Yount Street in the Old Town Historic Residential District.
- Residential homes converted to small-scale commercial, and services uses under the Residential-Scaled Commercial land use designation on the east side of Washington Street in the vicinity of the Town Hall and Yountville Elementary School that are adjacent to residential neighborhoods.
- Two mobile home parks with 299 units at the southern end of the town with 80 percent of units age restricted for 55 and above.

In addition, two sites are designated for Planned Development land uses and intended for mixed land uses in conjunction with affordable housing units in excess of what is provided in other residential districts; these sites are along lower Yount Street and Washington Street, the main commercial north-south thoroughfares through the town.

Single-family, detached housing comprises 50.0 percent of the housing stock in Yountville, with 11.9 percent of the housing stock attached single-family units. Mobile homes in the Bella Vista and Rancho de Napa Mobile Estates are a sizeable component of the housing stock, providing 23.0 percent (299) of the housing units. Both mobile home communities are subject to the Mobile Home Park Overlay, which establishes that 80 percent of the units are age restricted for active adults aged 55 and above. Thus while the majority of these units provide an affordable housing option for seniors, it is a limiting factor to housing mobility for lower-income households below this age threshold. Small multifamily duplex to fourplex units are scattered throughout the town and make up 7.8 percent of the housing stock, and larger multifamily complexes constitute 7.5 percent of the units, inclusive of 24 affordable units at Arroyo Grande Villas and 7 affordable units at Yount Street Apartments.

Figure D-13. Zoning Designations



:Source: City of Yountville Zoning Ordinance. 2022

The single-family homes in the Old Town Historic district, the Vista Condominium complex, the affordable Mount Street Cottages, and mixed residential neighborhoods north of Finnell Street are designated as a high resource area, partially attributed to adjacency to the main Washington Street commercial corridor and the Old Town Commercial district, and a higher median income, with an Economic Domain score of 0.71. The portion of the Town south of Finnell Street is identified by TCAC as a lower resource area, possibly attributable to the predominance of lower-market-valued mobile homes in combination with a lower median income as well as the Town Gateway Overlay designation over the older residential and scattered commercial uses adjacent to the SR-29 highway access ramps. This makes proximity to the higher level of resources a challenge for lower-income households. However, Yountville is a walkable community, being no more than 1.5 miles in length, and therefore the low resource designation does not preclude vehicular, VineGo Paratransit, or Yountville "Bee" Line bus access to the commercial areas. Additionally, the Education Domain score, at 0.52, is equivalent for both resource areas because all school children in Yountville have access to the same three schools in the Napa Valley Unified School District system. Despite the prevalence of single-family units in the town, multifamily and mixed residential zones, a mixed-use overlay area, and planned residential development zones are scattered throughout the town rather than concentrated in one area. In addition, the existing multifamily rental complexes, including those with affordability covenants, contain no more than 24 affordable units total at one location, therefore limiting the potential for concentrations of households with socioeconomic characteristics that place them at risk for displacement. Furthermore, review of recent home sales closings and present listings on Zillow.com in May 2022 illustrates that market rate homeownership purchase prices and market rate rents are distributed fairly evenly throughout the town, with no particular areas of lower market rate values, although prices do vary with type of unit. Since the lowest listing price, for a two-bedroom condominium unit, is $795,000, even the lower range of above moderate-income households cannot afford to purchase the unit without a significant down payment. The exception to this trend of high market values distributed throughout the town are the two mobile home parks. Although the current asking prices have risen significantly from an average price of $150,000 to $250,000 in 2020 to generally over $250,000 in 2022, purchase prices are still within the affordability range of moderate-income households, but lower-income households will require assistance without the means for a significant down payment.

While Yountville has limited capacity for new construction in residential zones due to nearly complete buildout, the Mixed-Use Overlay, the FAR Bonus for Affordable Housing, and second-unit exemption in the Historic District promote the construction of affordable housing by providing cost savings to developers through regulatory controls. The purpose of promoting this type of use is to facilitate construction of housing in areas with close access to resources and opportunity through a range of housing types, not exclusively single-family construction. Additionally, the emergence of ADUs combats the dominance of single-family zones by allowing a multiple unit, at a range of sizes, on each lot. ADUs provide a mechanism of facilitating mixed-income neighborhoods while maintaining single-family zoning. Policies and programs under **Goal H.4, Affordable Housing Opportunities,** have been established to increase the provision of affordable housing opportunities throughout the town, and policies and programs under **Goal H.7, Housing Assistance,** provide rental and homeowner assistance to households in need and maintain information dissemination of assistance programs to existing and future residents.#

Enforcement and Outreach

The Town enforces fair housing and complies with fair housing laws and regulation through 1) review of Town policies and code for compliance with State law, 2) referring fair housing complaints to appropriate agencies, including Fair Housing Napa Valley (FHNV), and 3) conducting outreach related to fair housing during the update of this Housing Element.

The Town completed a comprehensive review of its zoning laws and policies for compliance with fair housing law in 2021. In addition to assessing fair housing issues related to development standards, fair housing issues can include disproportionate loan rates by race; housing design that is a barrier to individuals with a disability; discrimination against race, national origin, familial status, disability, religion, or sex when renting or selling a housing unit; and more. In the event that the Town receives a fair housing question(s) and/or complaint(s), the Town has a contract with FHNV to refer fair housing questions and/or complaints. FHNV also provides landlord-tenant counseling services. FHNV identifies that the most common fair housing issues reported are related to disability, national origin/race, and familial status. The Town did not receive any fair housing complaints in the last planning period. The Town provides related resources, such as informational pamphlets, at the Town Hall and will add necessary fair housing information and resources to its website (**Program 23, Fair Housing**).

Though no complaints have been received by the Town, according to the Department of Fair Employment and Housing 2020 Annual Report, only one fair housing complaint was received from a resident of Napa County. The Annual Report does not provide the specific location information for cases either because they do not track their geographic origin or because of confidentiality concerns. As a result, the Town was unable to conduct a spatial analysis of fair housing cases to identify any patterns or concentrations of fair housing issues in the town.

In addition to these steps and outreach efforts, the Town demonstrates compliance or intention to comply with fair housing laws through the following:

- The Town demonstrates compliance with Density Bonus Law (Gov. Code § 65915.) through its density bonus ordinance, which currently allows for an increase of 35 percent over the maximum allowable residential density. The Town also offers incentives to encourage the provision of housing affordable to lower-income households by allowing increases in density for projects that include 25 percent or more affordable housing units.
- The Town intends to comply with No-Net-Loss (Gov. Code § 65863) through identifying a surplus of sites available to meet the Town's RHNA allocation. In total, the Town's surplus unit capacity is 29—11 lower-income units, 15 moderate-income units, and 0 above moderate-income units.
- The Town complies with the Housing Accountability Act (Gov. Code § 65589.5) by allowing emergency shelters by right in the Public Facilities (PF) zone.
- The Town will comply with SB 35 (Gov. Code § 65913.4) by establishing an SB 35 application by fall 2023 that includes specific requirements for developers interested in pursuing the streamlined process (**Program 2**). This procedure will aid in minimizing the review time required for development processes and reducing costs to developers, which may increase housing production in the town.

- The Town will comply with SB 330 (Gov. Code § 65589.5) by establishing a preliminary application process—that allows applicants to submit a formal preliminary application for new residential projects—while continuing to review all development projects in accordance with State laws and meets the requirements for the limitations on the number of public hearings (**Program 2**).
- The Town complies with the California Fair Employment and Housing Act and Federal Fair Housing Act by referring fair housing cases to FHNV and has included **Program 23** to provide biannual training to landlords on fair housing rights and responsibilities, with the intent of reducing or eliminating discrimination.
- The Town complies with Government Code § 65008 by reviewing affordable development projects in the same manner as market-rate developments, except in cases where affordable housing projects are eligible for preferential treatment, including, but not limited to, on sites subject to AB 1397.
- The Town has completed this Assessment of Fair Housing and identified programs to address identified fair housing issues in **Table D-9, Factors That Contribute to Fair Housing Issues,** in compliance with Government Code § 8899.50.
- The Town has included **Program 23** to provide translation services upon request for public meetings and materials and intends to further comply with Government Code § 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.

D.4 Fair Housing/Sites Inventory Analysis

The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for housing elements to analyze the location of lower-income sites in relation to areas of high opportunity. #

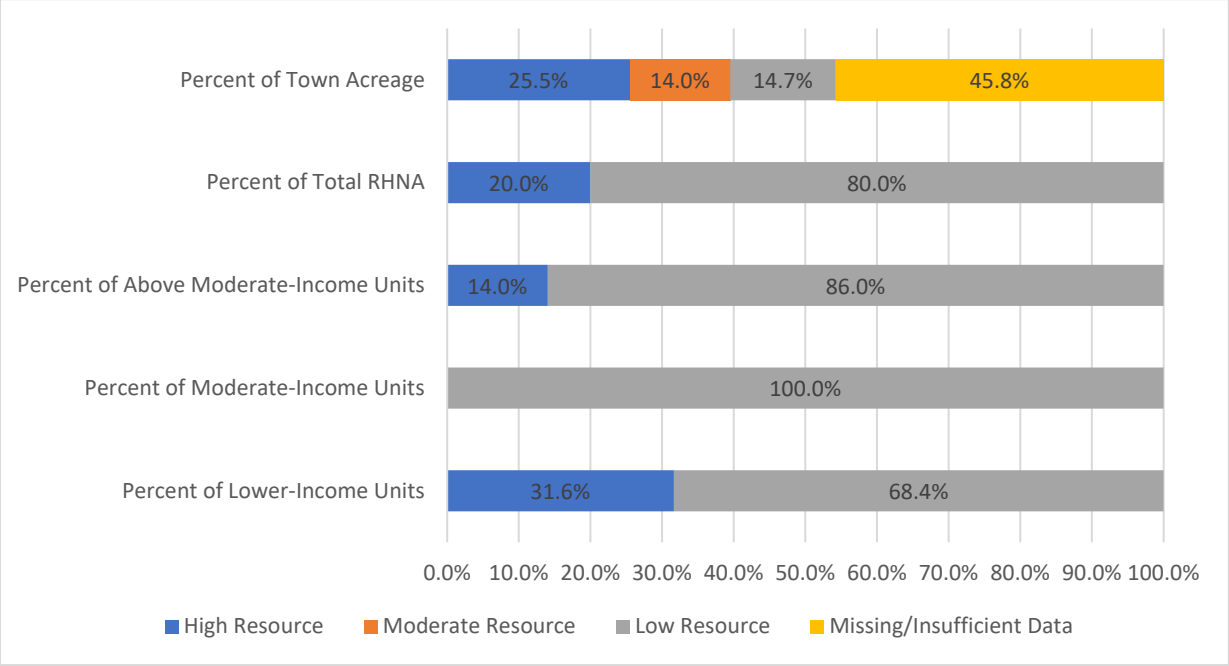
In order to confirm whether the sites identified in the Housing Element inventory will affirmatively further fair housing, the Town examined the TCAC/HCD opportunity area map as well as specific geographic patterns of resources. Because the entirety of the Town of Yountville is defined as a single census tract, access to opportunity only varies slightly throughout the community, as identified in this assessment of fair housing.#

The differential in the designation of the northern block group as a highest resource area and the southern block group as a lower resource area is a function of the economic indicator, rather than the indicator of access to education, commercial amenities and services. This is likely due to the concentration of seniors in the age-restricted mobile home parks at the southern end of Yountville, who are more likely to be retirees on fixed incomes. Therefore, the Town primarily relied on other indicators to determine whether the sites inventory affirmatively furthers fair housing.

Potential Effects on Patterns of Integration and Segregation

There are two sites identified to accommodate the lower-income RHNA. (See **Table E-2, Land Inventory,** and **Figure E-1, Land Inventory**.) Site 1 is on Washington Street just north of Webber Avenue, adjacent to the French Laundry restaurant and in the vacant lot currently used as a vegetable garden for the restaurant. This site is under the Affordable Housing Overlay, which requires 3.5 affordable housing units per acre, resulting in 16~~1~~ affordable units. Site 2 is a portion of a larger parcel just south of the Gateway Overlay in the St. Joan of Arc Catholic Church property at the southern edge of the town. This site will be rezoned to a new RM-2 designation, with potential for 10 to 20 dwelling units, and will accommodate a mixed-income residential development to provide units across the income spectrum, including 24 lower-income units, 24 moderate-income units, and 24 units affordable to above moderate-income households. As such, each of these sites will facilitate housing mobility opportunities for current lower-income residents in Yountville, help alleviate exclusion of lower-income households that work in the town but have been unable to secure affordable housing in the Town, and promote mixed-income communities. The remaining sites are infill opportunities for individual, above moderate-income single-family units. It should be noted that in **Figure D-14, Percentage of Units and Town Acreage by Resource Area Designation**, the 45.8 percent of the town's acreage that is designated "Missing/Insufficient Data" was not analyzed for RHNA sites because this acreage is the VHA Yountville owned by the State.

Figure D-14. Percentage of Units and Town Acreage by Resource Area Designation



Source: TCAC/HCD, 2021; Town of Yountville, 2022.

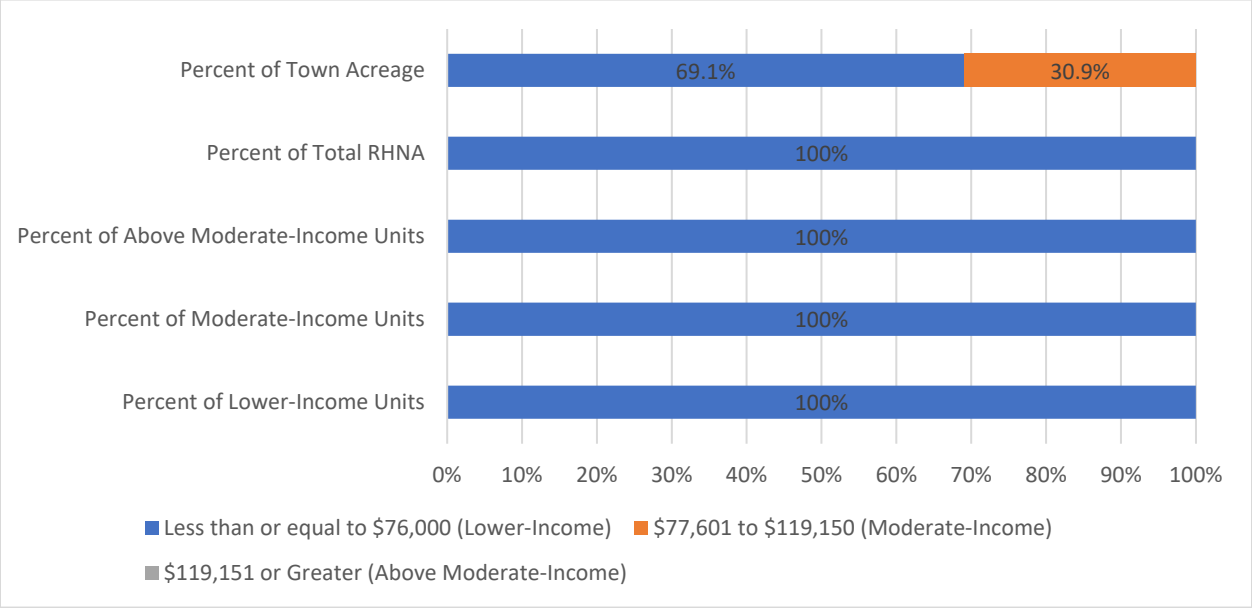
As discussed throughout this assessment, there are no notable concentrations of poverty, minority populations, disproportionate housing need or displacement risk, or other indicators of fair housing issues and possible segregation in Yountville. While there are slight variations in median income in the northern and southern portions of town, they do not indicate a concentration of disadvantaged residents. However,

although overpayment data is presented at the tract level and not able to be spatially represented, overpayment by homeowners is reported at 38.8 percent, and 58.6 percent of renter households overpay for housing. This high cost of housing is the primary fair housing issue facing Yountville. While there is a slightly higher representation of communities of color in the northern portion of the Town, other indicators in this area—such as quality of schools, a higher median income than the southern block group which has a less diverse population, and familial status—suggest that this population is not negatively isolated and has equal access to economic, educational, and environmental opportunities as residents of other areas of the town. However, while the existing population in Yountville does not reflect patterns of segregation, with the possible exception of age segregation in the senior-designated mobile home parks, the dominance of high home values, single-family homes, and limited affordable rental opportunities present a barrier to access for lower-income households in the town and those desiring to relocate to the town. #

Site 1 is proposed for lower-income opportunities in the area of the town designated as high resource, therefore facilitating a mix of incomes in the commercially oriented core district and encouraging integration of lower-income housing in a high opportunity area. Site 2 on the southern edge of the town, identified to meet the lower-income RHNA in a mixed-income development, will help to combat fair housing issues stemming from overpayment, potential displacement risk, the lack of housing affordable to those employed in the town who wish to reside in the town and will increase rental opportunities in a predominantly owner-occupied community. The inclusion of units affordable to lower-income households in the southern portion of the town, which has a lower median income overall than the northern portion, is not considered to contribute to a concentration of lower-income households because it is a component of a potential mixed-income development. Additionally, it has been previously discussed that the lower-income differential and resource designation between the areas north and south of Finnell Road are largely a function of the age restrictions on the mobile home parks, the more affordable housing options offered by mobile home type units, and income characteristics often associated with fixed incomes and retirees, because all other access to opportunity factors are equivalent.

Though lower-income households do not exclusively rent housing, it is typically more challenging for these households to purchase a home than moderate- and above moderate-income households, particularly with the high home values found in Yountville. Multifamily housing, which is more likely to be rental units, will be accommodated within the Primary Commercial zone with an Affordable Housing Overlay in which a proposed development must reserve a minimum of 40 percent of the units to receive a 110 percent density bonus. The maximum density bonus possible is a 150 percent density bonus for proposals with 100 percent affordable units. The mixed-income development in the southern end of the town will be developed under a new zone—RM-2—which is intended to encourage development of a variety of housing types, including multifamily developments as dense as 20 units per acre.

Figure D-15. Percentage of Units and Town Acreage by Median Income



Sources: 2015-2019 ACS; Town of Yountville, 2022.

As shown in **Figure D-15, Percentage of Units and Town Acreage by Median Income**, most of the RHNA capacity has been identified in the southern area, in which less than 15.0 percent of households are renter-occupied. Therefore, the 24 lower-income units have been identified in an area of the town with a significantly lower percentage of renters compared to neighborhoods north of Finnell Road (with approximately 50.0 percent renter/owner split). This potentially increases lower-income housing mobility opportunities, depending on developer proposals. Additionally, the incorporation of units for moderate- and above moderate-income households affirmatively furthers fair housing by promoting a variety of housing types here that are available to all age brackets in an area where almost 48.0 percent of all units are only available to households over the age of 55. The 16~~1~~ lower-income multifamily rental housing units proposed north of Finnell Road will contribute to a higher proportion of rental households. However, multifamily housing types only constitute 15.3 percent of product types throughout the entire town, and therefore the remainder of rental opportunities are either single-family detached or attached units, mobile homes, or seasonal/vacation units, the majority of which are spread throughout the community and priced at market rates. In essence, these proposed units are expanding multifamily stock as well as affordable rental stock in the high resource area, thereby reducing a potential fair housing mobility issue associated with a lack of appropriate housing types and sizes for the population in need. However, to reduce potential for displacement of rental and lower-income households throughout the town and to increase potential for employees of businesses in Yountville to also live in Yountville, several additional programs have been included to promote construction of rental and lower-income units throughout the community:

- Continue to implement the Inclusionary Housing Program (**Program 3**) to support affordable development.

- Encourage construction of ADUs throughout the Town (**Program 9**).
- Expand housing opportunities for special needs groups, including seniors and persons with disabilities, through collaboration with, and support of, local service providers and home providers (**Program 21**).
- Work with the Housing Authority of the City of Napa (HACN) to provide rehabilitation loans (**Program 18**) and continue to offer the Town's Home Repair Program assistance (**Program 19**).

The distribution of sites to meet each income category, shown in **Table D-8, Distribution of Sites by Income Category,** aims to ensure integrated development by creating housing opportunities across the community and to accommodate employees of the town.

Table D-8. Distribution of Sites by Income Category

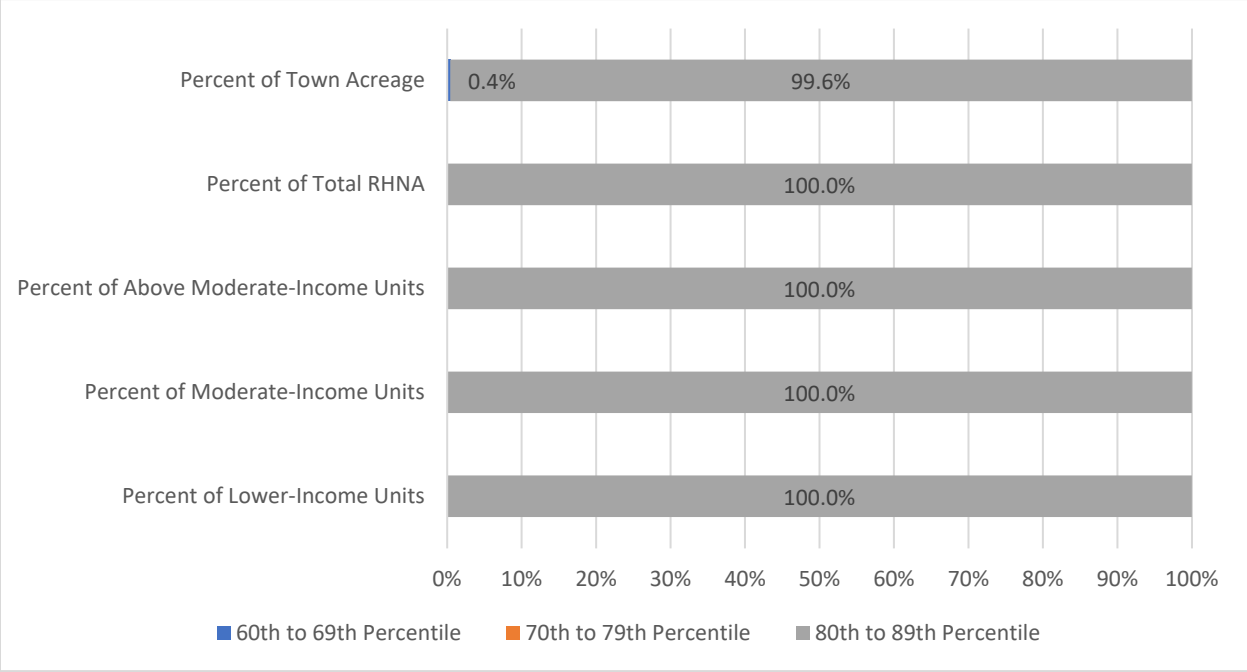
Site ID	Address	Acres	GP Designation	Proposed Min/Max Density	Lower	Moderate	Above Moderate
1	Washington Street and Webber	3.18	PC-AHO	10/20	16~~1~~	0	0
2	6406 Washington Street – Church Site	4.5	RH2	10/20	24	24	24
3	Humboldt Street	0.12	RSC	8	0	0	1
4	Humboldt Street	0.14	RSC	8	0	0	2
5	Humboldt Street	0.12	H	8	0	0	1
6	6902 Jefferson Street	0.34	H	8	0	0	1
	Total	**8.4**			**40~~35~~**	**24**	**29**

Potential Effects on Access to Opportunity

As discussed, there is limited transit mobility available in Yountville, particularly for commuters, as the current network operates on a north-south route along SR-29, with connections to other jurisdictions and counties only through the Soscol Gateway Transit Center in Napa. In the town itself, the Yountville "Bee" Line bus and Up Valley Connector Bus Route #10, supplemented by VineGo paratransit, provide a fairly comprehensive transit circuit. However, although residents on the eastern edge of town are not as conveniently served by the established bus route, the entire town is only a few blocks wide and is considered walkable; therefore, accessibility to resources in the commercial district of town are not compromised by any lack of transit opportunities. Additionally, the economic score distribution, low poverty rates, and low unemployment rate throughout the town indicate that most residents in the current workforce are still able to access employment without public transit, and that 7.5 percent of the resident workforce works in the town, some of whom report walking to work as their primary means of transportation.

Additionally, all schools serving Yountville are in the City of Napa, providing equal educational opportunities for students regardless of location. The two larger sites proposing housing for lower-income and mixed-income households have direct access to Washington Street stops for the VINE Up Valley Connector route and connections to the VINE 29 Commuter Express bus. The remaining sites identified for above moderate-income housing are no more than two blocks from Washington Street and one of the established Route #10 bus stops. The existing patterns of access to opportunity related to economic and educational resources, layered with the existing transit system, indicate that regardless of where future housing is located, current and future residents will have access to these transit opportunities, as shown on **Figure D-16, Percentage of Units and Town Acreage by Jobs Proximity.**

Figure D-16. Percentage of Units and Town Acreage by Jobs Proximity



Environmental health conditions are less desirable than economic and educational conditions in Yountville, as described in the "Environmental Health" analysis of this assessment. This is largely due to possible air and water contamination due to sources unrelated to housing, such as agricultural uses, adjacency to SR-29, and stormwater runoff outside of the town. According to CalEnviroScreen (produced by CalEPA), all areas of Yountville where sites have been identified, at all income levels, fall into the 68th percentile for exposure to impaired water, 70th percentile for pesticides, and 60th percentile for traffic. The construction of new housing in closer proximity to SR-29 at the southern end of the town, where Washington Street diverges from the highway, has the potential to impact quality of life of future residents with respiratory health issues while not altering the existing healthy places index of 76.16, as these factors are already taken into consideration. As a part of **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.

Also, as a part of Program 24, the Town will explore approaches for mitigating exposure to airborne pollutants due to SR-29. Options may include adding landscaping adjacent to the highway, providing air filters to lower-income households, and/or other approaches. Beyond environmental conditions, the French Laundry site (Site 1) is in the commercial core, which offers a variety of job opportunities and restaurants and is within walking distance of a food market. Therefore, the development of this parcel will affirmatively further fair housing by constructing new affordable housing in an amenity-rich neighborhood to provide housing and economic mobility opportunities. The other site (Site 2) identified to meet the lower-income RHNA in the southern portion of the town is slightly farther from the commercial core, although the Yountville "Bee" Line bus and Up Valley bus route provide easy transit mobility access, and this location provides the most direct access to SR-29 to reach the more typical urban commercial centers in the City of Napa. All sites for lower-income units are placed such that they will provide close access to opportunities in high resource areas and mixed-income communities for these households. There are no big box stores, chain supermarkets, or schools in the town, and all sites are within walking distance of a park. Therefore, no single location is higher resource in that regard.

The available sites to meet the above moderate-income RHNA are both north and south of Finnell Road. The four individual parcels are in a high resource area; near the community commercial core; and near Yountville Park, the Pioneer Cemetery, and the Indian Burial Ground. The remainder of the above moderate-income units as well as the moderate-income units are proposed within a mixed-income neighborhood at the gateway to the town. As discussed previously, although the area south of Finnell Road is considered low resource, it is not a function of lack of access to amenities, a shortage of transit mobility, differential access to educational opportunities, greater exposure to environmental concerns, or other quality of life indicators; rather, it is a lower economic index that reflects the senior-only mobile home parks, the lower-market-rate home prices of this housing type (or conversely, the more affordable housing resources), and the often lower median incomes associated with seniors who may be on fixed incomes. No sites are in areas with disproportionate rates of overpayment, poverty, overcrowding, or other fair housing concerns compared to other jurisdictions in the region. Therefore, the sites identified in **Table E-2, Sites Inventory,** will provide access to services, employment, and educational and recreational opportunities for future residents, thus they are a mechanism of affirmatively furthering fair housing by promoting mixed-income neighborhoods, facilitating mobility to high opportunity areas, providing affordable housing opportunities for employees in the town, and reducing potential displacement risk for cost-burdened tenants and homeowners by increasing the supply of housing.

Potential Effects on Disproportionate Housing Need

Analysis of the town's overcrowding data indicates that there is no overcrowding reported in Yountville, and therefore it can be assumed that no protected classes or other populations are disproportionately burdened by overcrowding. The sites provided to meet the RHNA are dispersed across the town, and the largest site provides mixed-income housing opportunities that will help to facilitate additional housing opportunities for any households that might face overcrowding in the future.As discussed in the assessment of disproportionate housing need, overpayment is an issue for approximately 65.5 percent of lower-income homeowners and 58.6 percent of renters in Yountville. Given that the data is census-tract level, it is difficult to pinpoint a geographical pattern of overpayment. Because housing costs are high

across the town, it is reasonable to assume that there are no areas where homeowner overpayment occurs at a rate substantially different than other areas of the town. However, data at the block group level does indicate that renter households are more highly represented in the area north of Finnell Road, and therefore the incidence of renter overpayment may be higher in these neighborhoods than in the southern neighborhoods, where only 15.0 percent of the households are renters. Additionally, ABAG estimates that, other than White households, Latinx households are the racial group most impacted by housing cost burden, with 65.5 percent spending 30.0 percent or more on housing costs. Block group level data shows one concentration of 20.0 to 40.0 percent communities of color in the vicinity of Yount Street and Mount Avenue, which suggests that the incidence of overpayment may be slightly higher in this area. The most common theme disclosed during the community outreach was overpayment that can lead to the displacement of already struggling low-income households in the town.

All of the RHNA units, regardless of income category, have been identified on sites in areas where up to 65.5 percent of households overpay for housing. The addition of these units will help to alleviate existing overpayment by offering lower- and moderate-income units to current and future residents where there is need and by increasing the housing stock overall to alleviate the demand and the existing shortage of housing and will facilitate mobility opportunities for all households.

D.5 Contributing Factors

Through discussions with stakeholders and fair housing advocates, input from the public outreach process, and the assessment of fair housing issues, the Town identified several factors that contribute to fair housing issues in Yountville, as shown in **Table D-9, Factors That Contribute to Fair Housing Issues**. Additionally, this fair housing assessment identified a shortage of affordable housing options, particularly those affordable to service and industry workers, that results in overpaying or displacement as a priority focus area. The priority factors that have contributed to this concentration of fair housing issues are listed in **bold**, and associated priority actions are shown in ***bold and italics***.

Table D-9. Factors That Contribute to Fair Housing Issues

Identified Fair Housing Issue	Contributing Factors	Meaningful Actions
Displacement risk due to housing costs	Service or retail workers have limited housing options in the Town. **Lack of affordable units for low- and moderate-income households.** Community opposition to increased density as a barrier to providing more housing. **Shortage of available land for development, constraining the housing market further.**	***Continue to implement the Town's inclusionary housing program. (Program 3)*** ***Preserve or replace units that may be lost due to expiration of affordability covenants. (Program 15)*** *Facilitate development of affordable housing to increase the supply. (Programs 3, 8, 10)* ***Support workforce housing development through the Transient Occupancy Tax. (Program 10)*** *Collaborate with local businesses to identify opportunities to house employees. (Program 21)*
Displacement risk for persons with disabilities	**Shortage of accessible and affordable housing options.** Frequency of disability discrimination cases compared to other issues. **Lack of landlord education on fair housing laws and requirements.**	***Encourage developers to construct accessible units to meet the needs of seniors and persons with disabilities. (Program 21)*** ***Offer rehabilitation loans for accessibility improvements. (Program 18)*** *Work with FHNV or other fair housing providers to educate landlords on fair housing laws. (Program 23)*
Disproportionate housing access and displacement risk due to discrimination by housing providers	Race-based discrimination on the basis of national origin, specifically towards the Latinx population. **Lack of awareness by housing providers of fair housing rights and responsibilities.**	***Coordinate with Fair Housing Napa Valley or other fair housing providers to enforce fair housing laws, including by educating housing providers on discriminatory behaviors and actions. (Program 23)***

E. Land Availability and Housing Resources

E.1 Regional Housing Need Allocation

As described in **Section C.2, Regional Housing Needs Allocation**, Yountville's share of the 2023 to 2031 RHNA is 72 units, as broken down by income category in **Table E-1, Regional Housing Needs Allocation, 2023–2031.** Housing needs for extremely low-income households are assumed to be half of the number allocated to the very low-income category. **Program 6, Adequate Sites,** is included in **Section 6.6, Goals, Policies, and Programs,** to ensure that adequate sites are available through the planning period to meet the Town's Regional Housing Needs Allocation (RHNA).

Table E-1. Regional Housing Needs Allocation, 2023–2031

Income Category	Number	Percentage
Very Low (<50% AMI)	19[1]	26%
Low (50-80% AMI)	11	15%
Moderate (80-120% AMI)	12	17%
Above Moderate (>120%AMI)	30	42%
Total	**72**	**100%**

Source: ABAG, Regional Housing Needs Allocation, December 2021

[1]It is assumed that 50 percent of the very low income RHNA is allocated to extremely low-income category.

E.2 Land Inventory

State Housing Element law emphasizes the importance of adequate land for housing and requires that each Housing Element "…identify adequate sites… to facilitate and encourage the development of a variety of housing types for all income levels…" (California Government Code Section 65583the(1)). To allow for an adequate supply of new housing, land must be zoned at a variety of densities to ensure that development is feasible for a wide range of income levels. The identified land must also have access to appropriate services and infrastructure, such as water, wastewater, and roads.

To demonstrate the Town's capacity to meet its RHNA, an adequate sites inventory was conducted. The inventory identifies adequate sites that are available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of housing types for households of all income levels. See **Table E-2, Land Inventory,** and **Figure E-1, Land Inventory**.

The analysis of the relationship of suitable sites to zoning provides a means for determining the realistic number of dwelling units that could actually be constructed on those sites in the current planning period. The analysis also identifies the zoning districts the Town believes can accommodate its share of the regional housing needs for all income levels.

Zoning to Accommodate the Development of Housing Affordable to Lower-Income Households

Housing element law requires jurisdictions to provide an analysis showing that zones identified for lower-income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; and (2) utilize default density standards deemed adequate to meet the appropriate zoning test. According to state law, the default density standard for the Town of Yountville is 20 dwelling units per acre. The town is relying on the Mixed Residential-2 (RM 2), which allows for 10 to 20 units per acre, to accommodate the lower income RHNA.

Realistic Capacity

The Town considered and evaluated the implementation of its current multifamily development standards and on-site improvement requirements (e.g., setbacks, building height, parking, density requirements, land use controls, water and wastewater access, and open space requirements) as well as project examples to determine approximate density and unit capacity. Based on these findings, the Town assumed an 80 percent realistic unit number on sites included in **Table E-2, Land Inventory.**

Project Examples

At 1.49 square miles, Yountville is a small town, and almost all sites have been developed previously. Thus, few new residences have been developed recently. However, there is a significant example of denser multifamily development in the town at the Arroyo Grande Villas. Built in 2010, Arroyo Grande Villas is a 100 percent affordable, 25-unit rental property. It was built on a 1.25-acre site, resulting in a density of 20 units per acre. The project originated with an inclusionary requirement for construction of a local hotel and was built by nonprofit housing developer Napa Valley Community Housing. The Town contributed over $800,000 to the cost of development. In addition to lending money and providing funds from the Housing Opportunity Fund, the Town waived processing and building permit fees. Additionally, the Town's inclusionary program continues to generate affordable units in conjunction with other development. For example, Ghirardi Place included 3 market-rate single-family homes, 3 market-rate duplex structures, and 1 affordable duplex, and Vineyard Oaks included 12 market-rate single-family residences and 1 affordable four-plex.

Additional examples showing recent, dense, multifamily projects include:

- Hopper Creek Apartments, Yountville, CA
    - Built in 2006
    - 25 affordable housing units on 1.39 acres (17.99 units per acre)
    - Town waived processing and building permit fees
- Lincoln Avenue Apartments, Calistoga, CA
    - Approved in 2020, completion anticipated in 2023
    - 78 multifamily units on 2.87 acres (27.2 units per acre)
- Calistoga Senior Apartments, Calistoga, CA
    - Built in 2018
    - 30 senior-restricted apartment units on 0.87 acre (34.48 units per acre)

Sites Identified in Previous Housing Element

Per California Government Code Section 65583.2(c), if a site is included in the 6th cycle housing element inventory to meet lower-income RHNA and it was used in previous inventories (in one prior inventory for a nonvacant site or in two prior inventories for a vacant site), if the jurisdiction receives an application for a development on that site that includes 20 percent affordable units, it is only subject to a ministerial approval process. Design review is allowed if it doesn't trigger environmental review under the California Environmental Quality Act (CEQA). The Town adopted objective design standards in 2021.

Site 1 is nonvacant and was included in the last housing element cycle, so it is subject to Section 65583.2. Site 1's base zoning, Primary Commercial (PC), allows by-right development of mixed-use and live/work type projects. The Affordable Housing Overlay allows a maximum density of 20 units per acre ~~requires 3.5 affordable housing units per acre~~, resulting in 16~~1~~ affordable units.

Site 2 is nonvacant and is currently used for agriculture. It was included in the past housing element cycle, so it is subject to Section 65583.2the. Site 2 allows by right multifamily development up to 20 units per acre.

The Town has included Housing Element **Program 4, Sites Included in Previous Cycles** (**Section 6.6 Goals, Policies and Programs**), which commits the Town to allowing residential use by right on sites consistent with Government Code Section 65583.2the for housing developments in which at least 20 percent of the units are affordable to lower-income households.

Sites Inventory

The Town prepared an inventory of sites that are currently zoned appropriately to accommodate the Town's 2023-2031 RHNA. The sites identified in **Table E-2, Land Inventory,** and **Figure E-~~1~~5, Land Inventory,** are currently available and allow for the development of a variety of housing types that will meet the needs of all income groups for the 2023-2031 planning period.

Sites to Accommodate the Lower-Income RHNA

Sites 1 and 2 are included to accommodate the Town's lower-income RHNA. Both sites are nonvacant. As such, as stated in each of the following programs, the Town will contact the owners annually to encourage development of each site and to promote the following:

- **Program 1. Large Site/High-Density Development:** The Town will encourage the owners to follow the Town's adopted Development Standards for the streamlined development of high-density residential projects.
- **Program 8. Affordable Housing Overlay Zone:** The Town will encourage the owners to use the Affordable Housing Overlay Zoning on these sites. The Affordable Housing Overlay Zone permits density increases of 150 percent if all of the units are affordable. 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.
- **Program 13. Fees:** The Town will offer fee reductions or waivers on these sites for multifamily projects, particularly if affordable units are included.

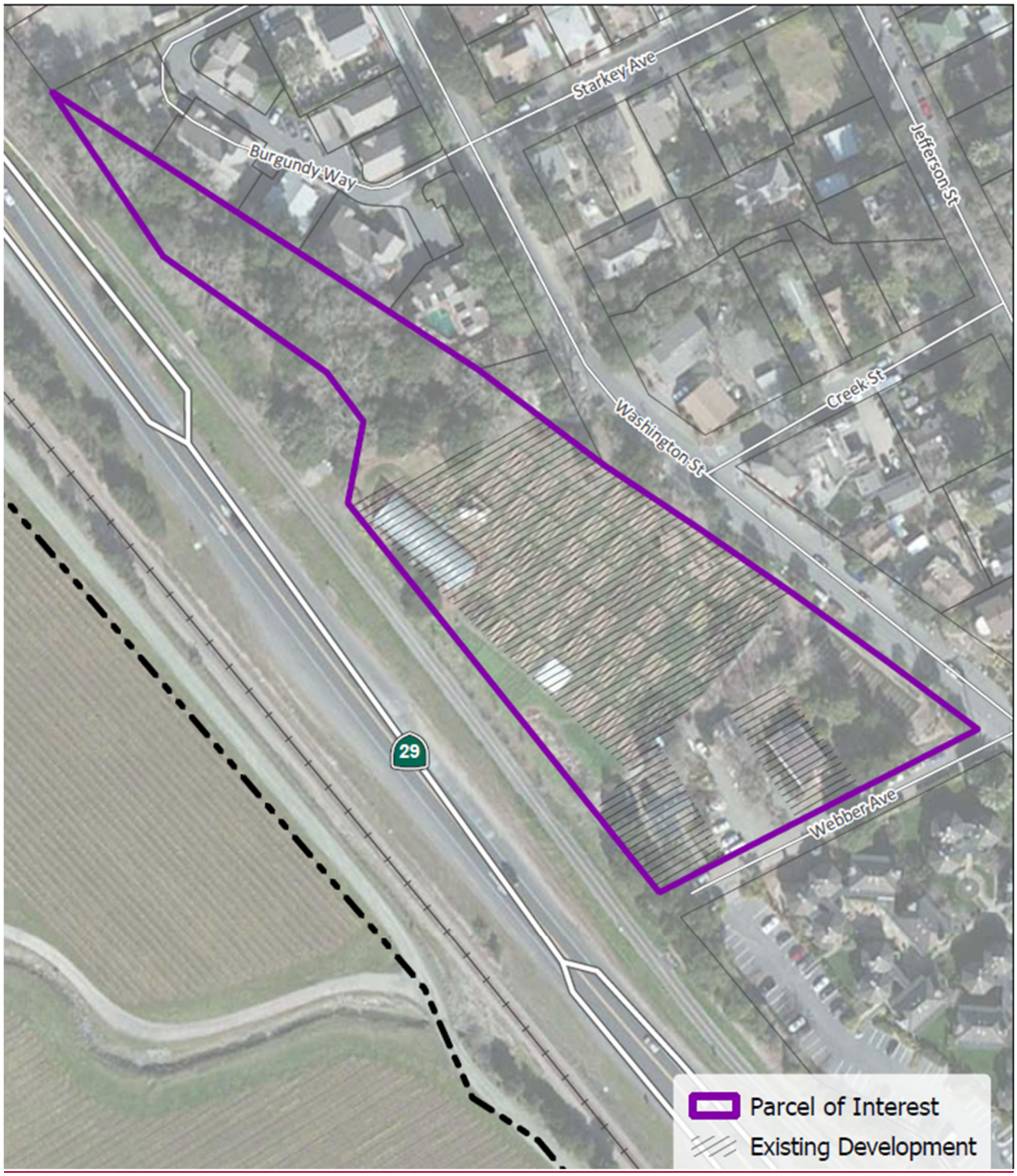
Site 1

This 3.18-acre site is north of Webber Avenue and west of Washington Street, adjacent to the French Laundry restaurant, in a mostly vacant lot with a portion that is currently used as a vegetable garden for the restaurant. Figure E-1. Site 1 – Potential Development Area, shows the portion of the site that is available for housing development and the hatching shows the section that is not assumed for housing. The ~~portion used for~~ vegetable gardens is ~~the northwest part~~located in the center of the site, comprised of approximately 1.59~~2~~ acres. ~~The remaining 1.18 acres are along the southern edge of the site.~~ There are two older, single-family detached homes on the western half of the southern edge of the site, fronting Webber Avenue. These structures and associated parking lots are on approximately 0.59 acres. The two vacant portions on the site located at the northern corner, and the southeast corner total approximately 1 acre in size. These portions of the parcel are vacant and not in active agricultural use and are assumed for potential housing development. ~~adjacent, remaining 0.59 acres, are at the corner of Washington Street and Webber Avenue. This portion of the site is vacant and not in active agricultural use.~~

These single family structures are currently used by the restaurant. For fine dining establishments, it is common practice for chefs in training to have internships at different restaurants. The homes on this site are used for temporary accommodations for these interns. They are also used as test kitchens. It is not necessary to demolish these structures or remove the gardens to add more housing on the site; however, if the current structures are demolished when the site is redeveloped, the units will be replaced with new residences. **Program 17, Replacement Units (Section 6.6, Goals, Policies, and Programs),** is included to address replacement units. There are no other permanent structures on the site.

In the 2007 to 2009 time frame, the property owner obtained approval for a small inn project on the property and included 13 off-site affordable housing units in the town to comply with replacement housing and rezoning requirements for the subject property. However, approval has expired and there is no current proposal. ~~In early 2022 the property owner advised Town staff that they were considering bringing back the inn and off-site housing proposal, but no application has been submitted. Though no project has been proposed, site 1 includes a specific requirement that 13 affordable units must be developed as a part of the approved project and can be located on site or on another parcel. In the case that the two current units are retained, only 11 additional affordable units would be required~~. The maximum allowed density on ~~the~~ site 1 is 20 units per acre with the Affordable Housing Overlay. Assuming development only occurs on the 1-acre portion (the two non-hatched areas on Figure E-1) of the site at 20 units per acre, and assuming a 100 percent realistic capacity, Site 1 has the potential for 16 units. This shows that the current use is not an impediment to development and that the current zoning and development standards can facilitate the units assumed in the inventory (Table E-2). ~~At 20 units per acre, the required 11 units would need a minimum of 0.55 acres. Therefore, it is not necessary to demolish the structures or remove the gardens to add the anticipated 11 units to the vacant portion of the site.~~See **Figure E-1, Site 1—Potential Development Area.**

Figure E-1. Site 1 – Potential Development Area



~~TKRG-affiliated ownership groups (owner of site 1) own other properties in the town that would be available as options for off-site housing, including a vacant parcel at 6902 Monroe Street. With the current zoning this vacant parcel could easily be developed into two single-family homes with two ADU units (four units total) or some other configuration. The affiliated ownership also owns the property that houses Ad Hoc restaurant at 6470 Washington Street, which has a rental property on the rear of the property that~~

~~could potentially be expanded or converted into three or more units. The affiliated ownership groups also own the property at 6600 Webber Street adjacent to the French Laundry which is currently a small inn with seven or eight rooms and was considered for conversion to housing or razed and replaced with housing units—consistent with the State's definition of a unit—appropriate for the restaurant workforce.~~

~~Should the project include off-site units, they would be approved as a part of the overall project, and construction would happen concurrently.~~ The Town has included language in **Program 6, Adequate Sites,** to help facilitate the process, including but not limited to assistance with rezoning if needed, streamlining approval, and other concessions consistent with density bonus requirements. The site is not constrained by environmental conditions or other factors. Water and sewer are available at the site.

Programs 1, 8, and 13 commit the Town to contacting the owner at least annually to encourage development of the site and to promote the use of incentives. Site 1 is zoned Primary Commercial with an Affordable Housing Overlay (PC-AHO). Mixed-use and live/work units are allowed. Pursuant to Chapter 17.80 AHO, Affordable Housing Overlay of the Town's Municipal Code, deed-restricted affordable housing for low-income households must be provided at the rate of 3.5 units per acre on sites zoned PC-AHO. Site 1 has adequate infrastructure and is located 0.2 miles from a bus stop and 0.4 miles from a grocery store.

Site 2

This 4.8-acre site (a portion of a 16.86-acre parcel) is bounded by Washington Street to the west, Champagne Drive to the north, and Land Lane to the south. It is owned by the Catholic Diocese of Santa Rosa. The total acreage is 16.86, but the 12.06 acres east of the creek would need infrastructure or engineered fill. The 4.8 acres west of the creek are not constrained by environmental conditions or other factors and are ready for development, so the Town is only considering the 4.8-acre portion in the realistic capacity assumptions. Water and sewer are available at the site.

The church also owns the parcel adjacent to Site 2 on the southwest side. This adjacent parcel (not in the Housing Element sites inventory) contains a parking lot and buildings where services and other church functions are held. Site 2 is planted with older grape vines but has no permanent structures. It is possible that the age of the grape vines ~~makes it likely that this use will~~ would be taken into consideration when determining if the use should be discontinued ~~prior to the middle of the planning period.~~ The 4.8-acre site is shown with a solid outline on **Figure E-2, Site 2 – Potential Development Area** ~~**E-1, Land Inventory**~~. Hopper Creek on the eastern edge of Site 2 separates the site from the remainder of the parcel, which is shown with a dashed outline. The portion of the parcel shown with the dashed outline is within the floodplain and would require infrastructure to develop. Development of the entire 16.86-acre site is not required, and a developer could develop just the 4.8 acres. **Program 1, Large Site/High-Density Development (Section 6.6 Goals, Policies and Programs),** is included to facilitate high-density residential development on large sites.

Over the past three years, (since 2019), and most recently in early 2022, Town Manager Steve Rogers discussed planning for affordable housing with contacts from the Catholic Church in Yountville (St. Joan of Arc Parish), including Dave Adams, the parish priest and Monsignor Whelton. These discussions included the concept for affordable housing on the site as it is zoned multifamily residential, but no

housing currently exists on the property. These discussions included the possibility of some type of partnership to build affordable housing on the church property or to lease it for that purpose.

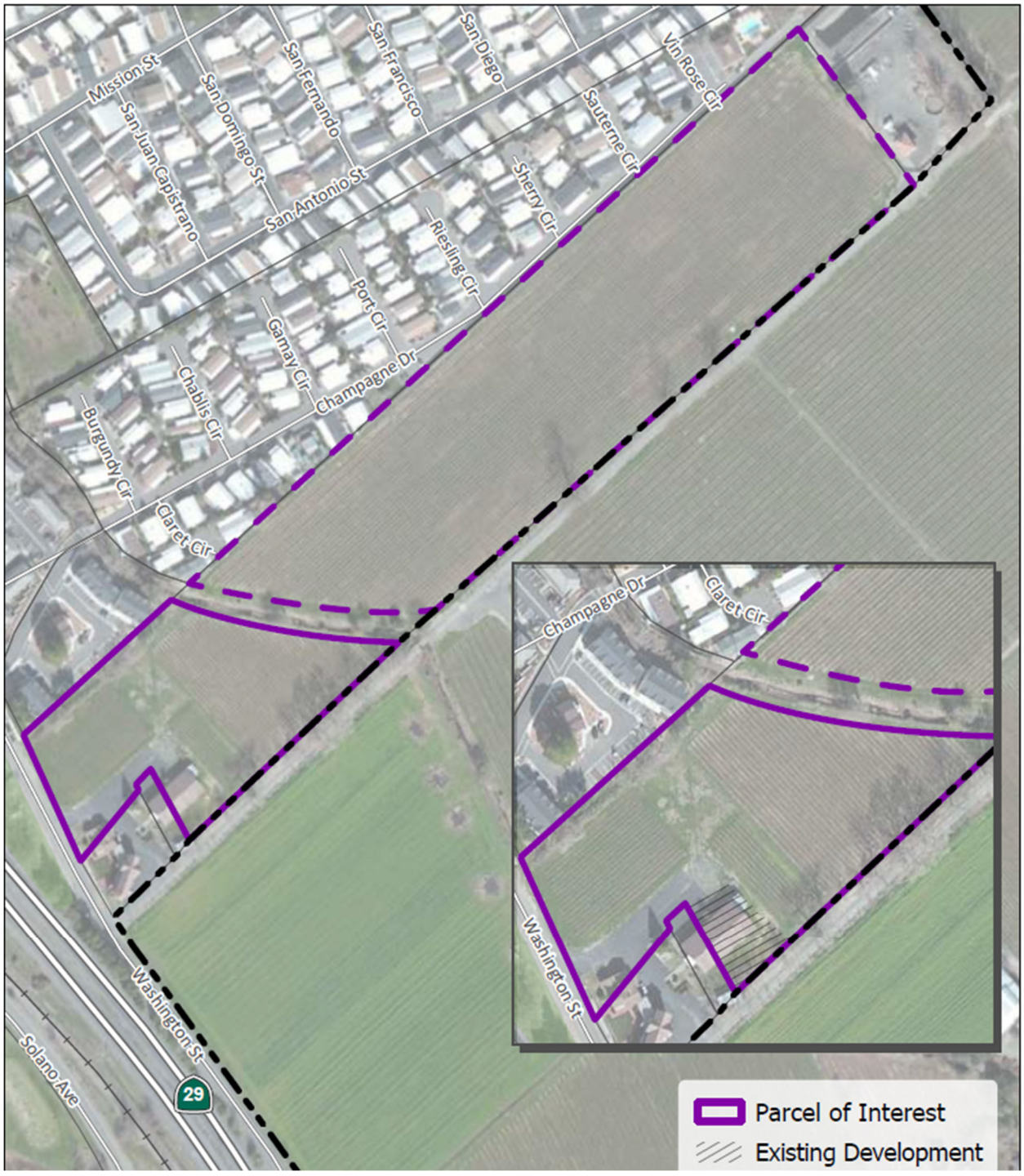
Town Manager Rogers discussed the appropriate protocols regarding constructing affordable housing on property owned by the church. He discussed that the Town approved local funding measures for development of deed-restricted and affordable workforce housing. The conversations included the possibility of a combination of funding to build housing on the church housing and provide a revenue stream through a lease or purchase of part of the property, depending on church's interest. Several options and ideas for the potential construction of affordable housing can be considered if the church is interested in such a partnership.

The church was open to the idea of an affordable housing project and was interested in discussing the possibilities, specifically leasing the property. Unfortunately, discussions ceased due to the COVID-19 pandemic, but Town staff has restarted conversations with the diocese and a Santa Rosa–based housing nonprofit that has experience working with the diocese. In early 2022 Town staff met with Larry Florin and other representatives of Santa Rosa–based Burbank Housing to discuss their nearby St. Helena project and the possibility of working with them in Yountville. This group toured site 2 and discussed that is already zoned multifamily and the Town's new Measure S, Affordable Housing Fund, to support affordable and workforce housing, making the next step to submit a project application, and development of the entire site would be possible to accomplish before the end of the planning period. As noted above, **Programs 1, 8, and 13** commit the Town to contacting the owner at least annually to encourage development of the site and to promote the use of incentives.

Site 2 is zoned Mixed Residential-2 (RM-2). RM-2 allows up to 20 units per acre. The AHO applies to the portion of the site in the inventory (4.8 acres west of the creek). A density of 25 units per acre would be allowed if 100 percent of the units are affordable to very low- and low-income households. Density bonuses under the State's density bonus program are allowed on a sliding scale based on the percentage of affordable units in the project and would only add to the assumed capacity.

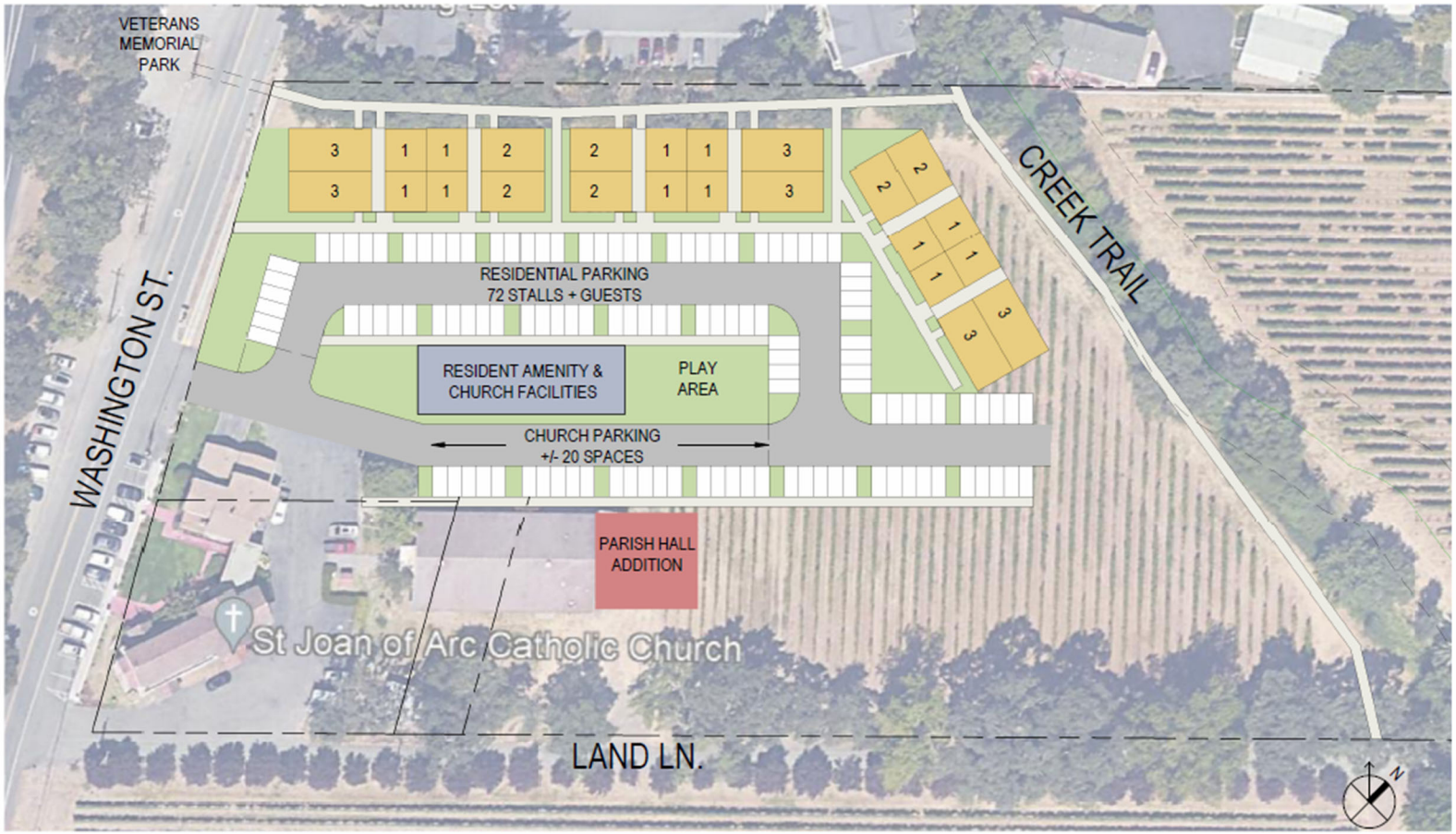
Given the size of the site and a realistic capacity modifier of 80 percent, a total of 72 units are anticipated. While the zoning is adequate to count all 72 units toward the Town's lower-income RHNA, based on prior communication with church representatives, a mixed-income development is anticipated, with one-third of anticipated units in each of the income categories (lower, moderate, and above moderate). The Town Council recently established an ad-hoc committee to discuss housing matters and one of their tasks will be to reach out to the catholic church diocese to begin those discussions. In the recent months (January – February 2024), there has been growing interest in this site to develop with housing and maintain a majority of the current use.

Figure E-2. Site 2 – Potential Development Area



In early 2024, Town staff completed two conceptual site plans to show how current zoning and development standards would facilitate 72 units on just a portion, approximately 2.3 acres, of the 4.8-acre site. However, based on current RM-2 standards, these units would not be feasible unless revisions to the development standards were made. The Town has included **Program 22**, to amend the RM-2 zone development requirements by removing the maximum FAR requirement and permitting three stories (An analysis of current verses revised development standards can be found in the Constraints Section of this Housing Element). With those changes, the two conceptual site plans show that the existing use is not an impediment to development and in fact this would allow the Church more flexibility to continue the majority of the current use, the vineyards can maintain in operation, and still provide for the development of housing. See **Figure E-3, Site 2 – Conceptual Site Plan 1 and Figure E-4 – Site 2 – Conceptual Site Plan 2**. Through **Program 25**, the Town will help to facilitate conversations between the Church and potential developers throughout the planning period, and will provide support to the Catholic Diocese of Santa Rosa, as needed.

Figure E-3: Site 2 – Conceptual Site Plan 1



Level 1 Option 1 (1)
1" = 60'-0"

PROJECT SUMMARY

1 BED - 36 (50%)
2 BED - 18 (25%)
3 BED - 18 (25%)
~72 TOTAL DWELLING UNITS

+/- 57,000 NET RESIDENTIAL SF

+/- 75,000 GSF

72 RESID. PKG STALLS + GUESTS

+/- 20 CHURCH (REPLACEMENT) PKG STALLS

Figure E-4: Site 2 – Conceptual Site Plan 2

Level 1 Option 2 (1)
1" = 60'-0"

PROJECT SUMMARY

1 BED - 36 (50%)
2 BED - 18 (25%)
3 BED - 18 (25%)
~72 TOTAL DWELLING UNITS

+/- 57,000 NET RESIDENTIAL SF

+/- 75,000 GSF

72 RESID. PKG STALLS + GUESTS

+/- 20 CHURCH (REPLACEMENT) PKG STALLS

Sites 3 through 6

Sites 3 through 6 range in size from 0.12 acres to 0.34 acres and have a maximum allowable density of 8 units per acre. Based on the current zoning, the Town assumes these will accommodate the above moderate income RHNA. The current zoning, Residential-Scaled Commercial (RSC) does state that a minimum of two second-story residential rental units shall be required as part of any development proposal on that specific parcel. Sites 3 through 8 are proposed to provide the Town with a capacity of five units.

Table E-2. Land Inventory

Site ID	APN	Address	Acreage	Zoning	GP Des.	Min. Allowable Density	Max. Allowable Density	Total Realistic Capacity (80%)	Income Breakdown			Vacant or Non-vacant
									Lower	Moderate	Above Moderate	
1[1,2]	036-330-001	Washington Street and Webber	3.18 (1 acre assumed)	PC-AHO	PC-AHO	10	20	16~~1~~	*16~~1~~[3]*	*0*	*0*	Nonvacant – SFD
2[1]	036-090-002	6406 Washington Street	4.50 (2.3 acres assumed)	RM-2, AHO	RM-2, AHO	10	20	72	*24*	*24*	*24*	Nonvacant – Agriculture
3	036-054-020	Humboldt Street	0.12	H	RSC	N/A	8	1	*0*	*0*	*1*	Vacant
4[3~~2~~]	036--054-023	Humboldt Street	0.14	RSC	RSC	N/A	8	2	*0*	*0*	*2*	Vacant
5[3~~2~~]	036-054-022	Humboldt Street	0.12	RSC	RSC	N/A	8	1	*0*	*0*	*1*	Vacant
6	036-027-008	6902 Jefferson Street	0.34	H	H	N/A	8	1	*0*	*0*	*1*	Vacant
Subtotal			**8.4**					**~~88~~93**	***~~35~~40***	***24***	***29***	

Source: Town of Yountville, June 2022.

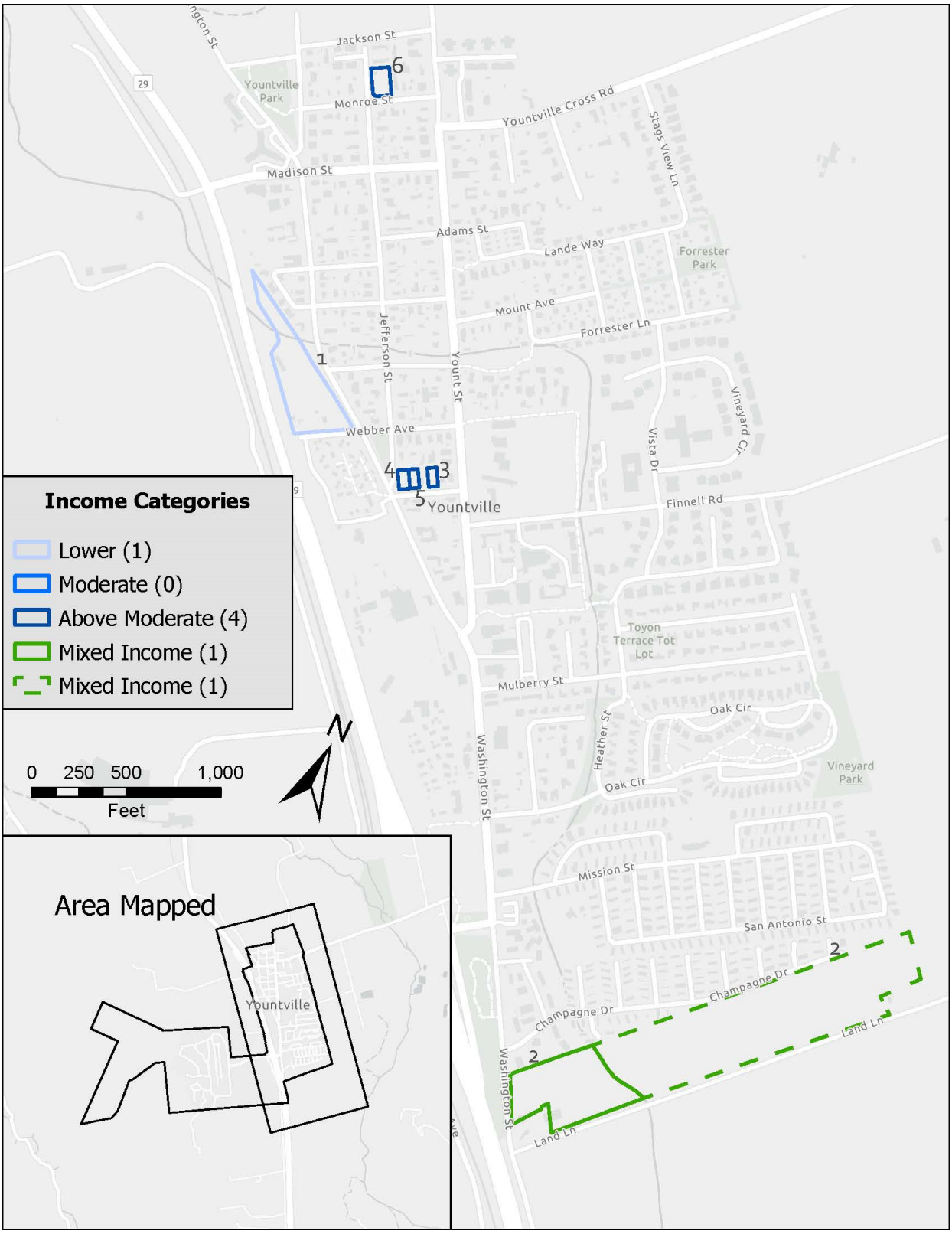
1. Subject to by-right requirements under California Government Code Section 65583.2(c).

~~1.~~2. PC-AHO = Primary Commercial with an Affordable Housing Overlay. Twenty units per acre are allowed. Furthermore, pursuant to Chapter 17.80 of the Town's Municipal Code, deed-restricted affordable housing for low-income households must be provide at the rate of 3.5 units per acre on sites zoned PC-AHO.

~~2.~~3. RSC = Residential-Scaled Commercial. The Yountville Municipal Code, Section 17.56.030 states that: A minimum of two second-story residential rental units shall be required as part of any development proposal on that specific parcel.

~~3. Site 1 has a requirement of 13 affordable units, including 2 replacement units. Therefore, 11 new units are assumed with the development of this site.~~

Figure E-~~15~~15. Land Inventory



Source: Town of Yountville, June 2022.

E.3 Accessory Dwelling Unit Potential

California Government Code Section 65583.1(a) states that a town, city, or county may identify sites for accessory dwelling units (ADU) based on the number of ADUs developed in the prior housing element planning period, whether the units are permitted by right, the need for ADUs in the community, the resources or incentives available for their development, and any other relevant factors. Based on recent changes in State law reducing the time to review and approve ADU applications, requiring ADUs that meet requirements to be allowed by right, eliminating discretionary review for most ADUs, and removing other restrictions on ADUs, it is anticipated that the production of ADUs will increase in the 6th-cycle housing element planning period.

The Town issued building permits for 3 ADUs in 2018, 0 in 2019, 1 in 2020, and 1 in 2021. This analysis assumes that the number of ADU applications and permits will average 1.3 ADUs per year, for a total of 11 ADUs during the eight-year planning period. The Town has included **Program 9, Accessory Dwelling Units (Section 6.6 Goals, Policies and Programs),** to ensure compliance with State law, to promote and facilitate the construction of new ADUs, and to establish a forgivable loan program to assist homeowners with building ADUs that will be reserved as affordable units.

To determine assumptions on ADU affordability in the ABAG region, ABAG conducted a regional analysis of existing ADU rents and prepared a draft report in September 2021. The analysis resulted in affordability assumptions that allocate 30 percent of ADUs to very low-income, 30 percent to low-income households, 30 percent to moderate-income households, and 10 percent to above moderate-income households. Affordability of ADUs projected to be built in the town during the planning period were based on the ABAG analysis. Of the 11 ADUs projected to be built, it is estimated that 6 will be for lower income households, 3 will be for moderate-income households, and 1 for above moderate-income households.

E.4 Meeting the RHNA

Table E-3, Progress Toward the RHNA, compares Yountville's RHNA to its site inventory capacity and projected ADUs over the next eight years. As shown in the table, the town has a surplus of 1~~6~~1 units available to lower income households (including extremely low, very low, and low) and 15 units available to moderate-income households. It is assumed that some of the moderate-income surplus could be allocated to the above moderate income.

Table E-3. Progress Toward the RHNA

Income Category	RHNA	Sites	Anticipated ADUs	Total Capacity	Surplus
Lower	30	~~35~~40	6	4~~1~~6	1~~1~~6
Moderate	12	24	3	27	15*
Above Moderate	30	29	1	30	0
Total	**72**	**~~88~~93**	**10**	**103~~98~~**	**~~26~~31**

Source: Town of Yountville, June 2022.
*It is assumed that moderate surplus could also accommodate above moderate units.

E.5 Additional Residential Development Opportunities

Table E-3, Progress Toward the RHNA, does not show any anticipated affordable units that are likely to be built in compliance with the Town's inclusionary requirements; however, if built, those units will also contribute to the Town's stock of housing available to households with lower incomes.

Additionally, the State-owned Veteran's Home property west of SR-29 presents a significant opportunity for new housing that is not shown in **Table E-3.** The Veteran's Home covers 615 acres and is zoned Public Facilities (PF). As the oldest and largest veterans' home in the country, the Veterans Home of California-Yountville is registered as a National Historic District. There are approximately 1,000 veterans living on-site served by nearly 900 employees. However, there are only about 20 units of existing employee housing. CalVet identified the need for additional workforce housing on the site in the Veterans Homes of California Master Plan 2020. Various options for new development that would be integrated with the network of existing buildings has been explored. Over the last decade, Town staff and elected officials have had numerous conversations with CalVet and DGS (Department of Government Services) to explore ways that the Town can facilitate additional residential development on the site. The Town's water and wastewater infrastructure can support several hundred units on its existing system. The Town is prepared to collaborate with the State on expanding that capacity if necessary. The Town estimates that an additional 150 to 200 units is realistic for the site. New units could house Veterans Home employees, homeless veterans, public safety and public education workforce, and potentially market-rate renters. **Program 20, Veteran's Home (Section 6.6 Goals, Policies and Programs),** describes the Town's commitment to continuing to work with the Veterans Home of Yountville, California Department of Veterans Affairs, and other relevant parties to facilitate new housing on-site.

E.6 Infrastructure Availability

All of the sites identified in **Table E-2, Land Inventory,** and **Figure E-1, Land Inventory,** can be provided with services and facilities, including dry utilities (see **Section F.2, Non-governmental Constraints**). Sewer and water infrastructure is available at each site in the inventory. Water and wastewater capacity is sufficient to meet the needs of residential development on the identified sites. The most current information about water demand and supply is provided in the Napa Countywide Water and Wastewater Municipal Service Review, finalized in 2020. The information in the following domestic water and wastewater subsections comes from this report.

Domestic Water

The 2020 Municipal Service Review reviewed water use and availability in the town's municipal boundaries, including the Yountville Veterans Home and approximately 4,000 acres of vineyards within a five-mile radius of its existing recycled water pipelines. The report identified four sources of water, with Rector Reservoir and groundwater as the town's principal water supplies.

Rector Reservoir on Rector Creek is owned and operated by the State of California and delivers local surface water to the Veterans Home and the Town for municipal supply and to the California Department of Fish and Wildlife for environmental uses and a fish hatchery. There have been several studies of Rector Reservoir's capacity and safe yield. The most recent technical study by the California Department of Water

Resources in 2020 calculated the reservoir capacity to be 4,535 acre-feet. The safe yield was estimated to be 1,670 acre-feet annually based on actual deliveries during the 1992 drought, including 1,190 acre-feet per year in flow releases needed to meet the Department of Fish and Wildlife's in-stream flow requirements. The Town's contractual allowance in Rector Reservoir is 500 acre-feet per year minimum.

Yountville overlies the Napa Valley groundwater subbasin, which provides municipal and agricultural water supply in the area. The groundwater level data illustrate generally stable long-term trends in the St. Helena, Yountville, and Napa areas. Groundwater quality is generally good, though selected areas along the Napa Valley floor have elevated levels of nitrates. The Town has developed a groundwater supply system that is anticipated to yield 300 acre-feet annually and is generally used as backup to the Rector Reservoir supply. In 2005 the Napa County Flood Control and Water District, as part of its water supply functions, developed the 2050 Napa Valley Water Resources Study, which reviewed the water supply and demand balances for municipal and agricultural uses in Napa County. The study projected that the safe yield of the Napa Valley groundwater subbasin is 28,000 acre-feet. The study indicated that basin demands could exceed supply during dry years by 6,000 acre-feet in 2020 and 10,000 acre-feet in 2050. For the particularly dry years, the Town's ability to provide additional recycled water supply could provide a source of reliability in critically dry years and reduce the projected groundwater shortfalls during these periods.

Program 5, Water Capacity (Section 6.6 Goals, Policies and Programs), is included to address adequate water capacity for new residential projects, particularly prioritizing affordable developments.

Wastewater

The Town's wastewater treatment plant, known as the Joint Treatment Plant or JTP, treats wastewater from the Town and the Veterans Home. The average discharge rate from 2014 to 2017 was 0.36 million gallons per day (mgd), and the highest maximum daily effluent flow rate during this period was 1.76 mgd. The JTP can accept up to 2.8 mgd through its primary system during peak wet weather conditions. Flows in excess of the JTP's secondary treatment capacity are stored in a pond for later treatment. The Joint Treatment Plant has adequate capacity to treat flows from the service area and to comply with its water quality and discharge requirements.

Pursuant to SB 1087, which requires the Town to ensure a copy of the adopted Housing Element reaches its water and wastewater providers, the Town will forward its adopted Housing Element to the Town Public Works Department. Government Code 65889.7 requires water and wastewater providers to establish a schedule that prioritizes services to developments with affordable housing. The Town will forward the adopted Housing Element to local water and wastewater agencies to assist those agencies with prioritizing water and wastewater allocations.

E.7 Financial Resources for Housing Assistance

State and federal financing sources are available to assist in the development of affordable housing; however, the demand for funds often greatly outweighs the available supply. HUD oversees many programs, including CDBG, the HOME Investment Partnership Program, Section 811 housing for disabled persons, Section 202 senior housing, Housing Opportunities for People with AIDS (HOPWA), and the McKinney Homeless Assistance Act's Supportive Housing Program and Shelter Plus Care Program. Low-Income Housing Tax Credits (LIHTC) are a major source of affordable housing equity funding. Federal tax credits are allocated through the State of California's Tax Credit Allocation Committee, and state housing tax credits are allocated through the California Debt Limit Allocation Committee (CDLAC). California Housing Finance Agency (CalHFA) administers a number of affordable housing programs, including multifamily acquisition and rehabilitation funding, single-family development funding, tax-exempt and mortgage revenue bonds, and assistance programs. CalHFA also provides a number of loan products for first-time homebuyers with favorable interest rates and terms.

A sample of State and federal programs are summarized herein. In most cases, other entities, including for-profit and nonprofit developers, apply for funds or other program benefits. In general, local jurisdictions must rely on the private sector to develop new affordable units. However, when local jurisdictions have the resources to support these efforts through a public-private partnership, they can make a greater impact. Yountville has a strong track record of forming public-private partnerships and supporting affordable housing. Through **Program 10, Create New Affordable Housing Opportunities** (**Section 6.6 Goals, Policies and Programs),** the Town will continue to explore and pursue opportunities to create affordable housing with Napa Valley Community Housing (NVCH) and other nonprofit housing developers. Through **Program 15, Preserve Affordable Units**, the Town coordinate with the Housing Authority of the City of Napa (HACN) and NVCH to prevent subsidized units from converting to market rate, potentially by supporting applications for State and federal funding. Additionally, through **Program 18, Rehabilitation**, the Town will work with 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.

Federal Programs

Community Development Block Grant. The CDBG program is intended to enhance and preserve the affordable housing stock. Eligible activities include acquisition, rehabilitation, economic development, and public services. CDBG grants benefit primarily persons/households with incomes not exceeding 80 percent of the county AMI.

HOME Investment Partnership. HOME funding is a flexible grant program awarded on a formula basis for housing activities; it takes into account local market conditions, inadequate housing, poverty, and housing production costs. HOME funding is provided to jurisdictions to either assist rental housing or homeownership through acquisition, construction, reconstruction, and/or rehabilitation of affordable housing. Funding is also provided for possible property acquisition, site improvements, and other expenses related to the provision of affordable housing and projects that serve a group identified as having special needs related to housing.

Housing Choice Voucher (Section 8) Program. This program provides rental assistance payments to owners of private market-rate units on behalf of very low-income tenants.

Section 811/202 Program. Nonprofit organizations and consumer cooperatives are eligible to receive no-interest capital advances from HUD for the construction of very low-income rental housing for senior citizens and persons with disabilities. Project-based assistance is also provided in conjunction with this program. Section 811 can be used to develop group homes, independent living facilities, and intermediate care facilities. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.

State Programs

California Housing Finance Agency Multifamily Housing Program. This state program provides below-market-rate financing to builders and developers of multiple-family and elderly rental housing. Tax-exempt bonds provide below-market mortgage money. Eligible activities include new construction, rehabilitation, and acquisition of properties with 20 to 150 units.

Low-Income Housing Tax Credit. This state program provides tax credits to individuals and corporations that invest in low-income rental housing. Tax credits are sold to corporations and people with high tax liability, and proceeds are used to create housing. Eligible activities include new construction, rehabilitation, and acquisition.

California Community Reinvestment Corporation. This private, nonprofit mortgage banking consortium provides long-term debt financing for affordable multifamily rental housing. Eligible activities include new construction, rehabilitation, and acquisition.

Local Programs

Through the Inclusionary Zoning Ordinance, a Housing Opportunity Fund was established in 1992 to provide seed money for affordable housing developments or programs. Revenues are generated from in-lieu fees received from new commercial and residential developments. The zoning ordinance requires that money deposited into the Housing Opportunity Fund is used to increase and improve the supply of housing affordable to very low-, low-, and moderate-income households.

Money in the Housing Opportunity Fund will be used in accordance with the affordable housing priorities identified in the Housing Element and affordable housing implementation strategies. Such strategies include assisting other government entities, private organizations, or individuals with construction or rehabilitation, or providing subsidies for very low-, low-, and moderate-income housing.

Several programs in **Section 6.6, Goals, Policies, and Programs,** identify Yountville's Housing Opportunity Fund and Measure S funding as a source, including **Program 10, Create New Affordable Housing Opportunities; Program 13, Fees; Program 15, Preserve Affordable Units; Program 18, Rehabilitation; Program 19, Yountville Home Repair Program; Program 21, Special Housing Needs;** and **Program 23, Fair Housing.**

Measure S Funding. 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. It is a special tax for funding programs and services related to workforce and affordable housing and may only be used for that purpose, including projects within and outside the jurisdictional boundaries of the Town of Yountville. Fund 71 is a new fund dedicated to the revenues and expenditures tied to Measure S. Several types of programs and services that could utilize Measure S funds include but are not limited to:

- Funding for internal and external program costs to provide housing rehabilitation, inspection and management of existing rental registration program, and code enforcement and compliance of short-term rental restrictions to support and maintain existing rental housing stock.
- Funding for various housing-related providers of support services, such as Fair Housing Napa Valley and including other regional housing advocacy/services and nonprofit housing resources support providers as outlined or in accordance with policy objectives in the Town's General Plan and Housing Element.
- Funding for the purchase and acquisition of existing deed-restricted affordable properties that may come on the market to ensure that they remain deed restricted.
- Funding for incentives, grants, or reimbursements of development impact fees and building permit fees for deed-restricted affordable housing units.
- Direct funding or financial assistance for property owners who may choose to rent out rooms in their home to targeted employees who are employed in Yountville.
- Development and funding of "down payment" assistance program for eligible targeted home buyers.
- Funding source for debt payment for bonds, certificates of purchase, or other appropriate structure to fund the purchase, acquisition, or construction of additional deed-restricted affordable or workforce housing for local employees.
- Funding for external services and programs that provide assistance to the Town in the management and oversight of its affordable housing programs.
- Funding for direct external consultant and staff costs related to management oversight and development of affordable and workforce housing programs and related services.

The current balance for the fiscal year 2021/2022 is $1,462,380. Goals are to continue to grow the balance in the fund and seek opportunities to increase affordable and workforce housing in the town.

F. Constraints to Housing Production

Various interrelated factors can constrain the ability of private and public sectors to provide adequate housing and meet the housing needs for all economic sectors of the community. These factors include potential and actual constraints that result from governmental policies or actions and potential non-governmental constraints that are generally driven by market conditions. The analysis of governmental constraints reviews land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permits, and approval processing. The analysis of non-governmental constraints reviews land availability, land cost, construction costs, and availability of financing.

F.1 Governmental Constraints

Land Use Controls

The Yountville General Plan, Zoning Ordinance, and Design Ordinance regulate residential land use, lot sizes, density, and building size and type. To provide for a variety of housing types affordable to households at a range of income levels, the Town's zoning regulations establish minimum densities, maximum lot and unit sizes, and mixed residential unit types. Programs are included in **Section 6.6, Goals, Policies, and Programs,** to address governmental constraints that are identified herein, particularly with **Program 22, Planning Regulations Amendments**, as well as other programs noted below.

General Plan land use designations are implemented by zoning districts of the same name. **Table F-1, General Plan and Zoning Ordinance Land Use Designations,** lists these designations/zones and describes the allowed density and general intent.

Table F-1. General Plan and Zoning Ordinance Land Use Designations

General Plan Land Use Designation	Zoning Ordinance Designation	Density for General Plan Land Use and Ordinance	General Land Uses
Agricultural (A)	Agricultural (A)	No more than one dwelling unit per 10-acre tract or parcel. Maximum FAR is 0.05	Regulates existing agricultural lands and related uses.
Single-Family Residential (RS)	Single-Family Residential (RS)	Up to 7 units/acre	Intended to provide areas for low density, single-family development. House size is regulated by building type, height, setbacks, and floor area ratio (FAR).
Mixed-Residential (RM)	Mixed-Residential (RM)	8 to 10 units/acre (zoning) Up to 25 units/gross acre (General Plan)	Intended to provide a variety of housing types and sizes (e.g., single-family, multifamily, etc.) integrated with affordable housing.
	Mixed-Residential -2 (RM-2)	10 to 20 units/acre Up to 25 units/gross acre (General Plan)	
Old Town Historic (H)	Old Town Historic (H)	Up to 8 units/gross acre for single-family homes	Intended to maintain the area known as Old Town. The area is predominantly single-family detached houses on small lots. Infill multiple-family housing is allowed at densities that meet all design criteria in the Design Ordinance.
Mobile Home Park Residential (MHP)	Mobile Home Park Residential (MHP)	Up to 8 units/acre	Intended to maintain existing mobile homes, which are an important source of lower cost housing. These factory-built homes are the only form of residential development allowed in these areas.

General Plan Land Use Designation	Zoning Ordinance Designation	Density for General Plan Land Use and Ordinance	General Land Uses
Master Planned Residential (MPR)	Master Planned Residential (MPR)	Varies (As identified in the approved master plan based on the original district)	Intended to preserve the character of master planned residential developments and neighborhoods that were existing or under construction when the General Plan was adopted.
Public Facilities (PF)	Public Facilities (PF)	Maximum FAR is 0.25	This designation consists of all public and quasi-public uses, including existing public buildings, institutions, and schools. The designation also includes the Veterans Home of California, Yountville, which is home to over 1,000 older American war veterans.
Primary Commercial (PC)	Primary Commercial (PC)	Maximum commercial FAR is 0.25. However, if a developer provides housing, the project qualifies for an additional 0.15 density bonus.	This is the most permissive commercial designation and applies only to the west side of Washington Street and Highway 29. Under this land use designation are permitted visitor-oriented businesses, inns, new restaurants as defined by the Zoning Ordinance, professional offices, and other businesses that provide goods and services for the recurring needs of the town's residents and the surrounding area. Buildings that accommodate various combinations of working and dwelling are permitted, such as housing above commercial, commercial adjacent to housing on the same parcel, and live/work buildings in which the workspace exceeds 25 percent.
Residential Scaled Commercial (RSC)	Residential Scaled Commercial (RSC)	Maximum commercial FAR is 0.25. However, if a developer provides housing, the project qualifies for an additional 0.15 density bonus.	This designation is used where the Washington Street commercial area abuts residential neighborhoods. It is intended to blend Washington Street commercial areas into the residential fabric of the town and ensure that it is not set apart as a separate tourist district.

General Plan Land Use Designation	Zoning Ordinance Designation	Density for General Plan Land Use and Ordinance	General Land Uses
Old Town Commercial (OTC)	Old Town Commercial (OTC)	Maximum commercial FAR is 0.25. However, if a developer provides housing, the project qualifies for an additional 0.15 density bonus.	Applied to specified properties that front Washington Street. It is intended to reflect Yountville's commercial beginnings and create a distinct commercial district.
Retained Commercial (RC)	Retained Commercial (RC)	Varies	This designation applies to four properties on the edge of the Old Town Historic District to serve as a transitional buffer between residential and commercial uses. The zoning code currently does not permit any residential uses in the RC zone.

Source: Town of Yountville General Plan 2019.

Residential Development Standards

Residential development standards are intended to ensure that new development is orderly and compatible with existing land uses. This analysis of residential development standards identifies potential regulatory constraints to the development of housing for all income levels in the town. An analysis of housing density, lot size, floor area ratio, setbacks, open space provisions, and parking requirements is provided in **Table F-2, Residential Development Standards**.

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Table F-2. Residential Development Standards

Standard	A	RS	RM	RM-2	H	MPR	MHP	PF	PC	RSC	OTC	MU	PD
A. Max Density	1 unit per 10 gross acres	7 units per gross acre	8–10 units per gross acre	10–20 units per gross acre	8 units max		8 units per gross acre maximum						
B. Housing Types													
(1) Detached Single-Family Dwellings			Min. of 50% of total units on-site										
(2) Multifamily Dwellings			Min. of 25% of total units on-site										
C. Lot size								Undefined			15,000 sq. ft.	As defined in Master Development Plan proposal as regulated by Chapter 17.192 subject to Town Council approval.	
(1) Single Family Dwellings	10 acres	4,000–8,000 sq. ft.		6,000 sq. ft. min.	5,000–8,000 sq. ft.								
(2) Duplexes		5,000 sq. ft. min.		6,000 sq. ft. min									
(3) Multifamily				6,000 sq. ft. min	6,000–8,000 sq. ft.								
D. Max Floor Area Ratio	0.05	Single-family dwellings: Lots < 8,000 sq. ft.: 0.30 for living area of home; 0.35 for total building square footage including garage. Lots > 8,000 sq. ft.: 0.25 for living area of home; 0.30 for total building square footage including garage. Duplexes: 0.40. On lots >8,000 sq. ft., floor area up to 3,200 sq. ft. is permitted.	Single-family dwellings: 0.25 Duplexes: 0.40, up to a maximum of 3,200 sq. ft. Multifamily: 0.40, up to a maximum of 4,000 sq. ft.	Single-family dwellings: 0.25 Duplexes: 0.40, up to a maximum of 3,200 sq. ft. **Multifamily: 0.40, up to a maximum of 4,000 sq. ft.**[3]	Single-family dwellings: Lots <4,000 sq. ft.: Floor area up to 1,000 sq. ft. is permitted. Lots 4,000–10,000 sq. ft.: 0.25 Lots >10,000 sq. ft.: Max. floor area of 2,500 sq. ft. is permitted. Duplexes: 0.40, up to a maximum of 3,200 sq. ft. **Multifamily: 0.40, up to a maximum of 4,000 sq. ft.**[3]	As defined in Master Development Plan proposal as regulated by Chapter 17.192 subject to Town Council approval.		0.25 FAR or additional 0.15 FAR bonus for retail and service-oriented uses subject to Section 17.48.030 A.	0.25 FAR or additional 0.15 FAR bonus for housing uses, professional office uses subject to Section 17.178.010, and retail and service-oriented uses subject to Section 17.52.030.A. There shall only be one additional FAR bonus of up to 0.15, and it may include a combination of the uses listed herein.	0.25 FAR or additional 0.15 FAR bonus for housing uses and professional office uses subject to Chapter 17.178.010. There shall only be one additional FAR bonus of 0.15, and it may include a combination of the uses listed herein.	0.25 FAR or additional 0.15 FAR for housing uses and professional office uses subject to Section 17.178.010. There shall only be one additional FAR bonus of 0.15, and it may include a combination of the uses listed therein.	As defined in Master Development Plan proposal as regulated by Chapter 17.192 subject to Town Council approval.	

Standard	A	RS	RM	RM-2	H	MPR	MHP	PF	PC	RSC	OTC	MU	PD
E. Max Lot Coverage	5%		Undefined	60%	Undefined				Undefined				
Min. Setbacks						Determined by Town Council through adoption of a Master Development Plan pursuant to Chapter 17.192 of the Zoning Code.							
Front	20 feet	20 feet	20 feet	20 feet	Primary buildings: 10 feet (15-foot-high buildings); 15 feet (15- to 18-foot-high buildings); 20 feet (>18-foot-high buildings)			15 feet			10 feet (<15-foot-high buildings); 15 feet (15- to 18-foot-high buildings); 20 feet (>18-foot-high buildings)	As determined by Master Plan.	
Side		5 feet	5 feet	5 feet	Primary buildings: (First story) 5 feet each side and 13 feet total (OR 5 feet each side and 10 feet total for lots <50 feet wide); (second story) 8 feet each side and 22 feet total (OR 5 feet each side and 16 feet total for lots <50 feet wide)			As determined by Master Plan.					
Side (street fronting)		10 feet	10 feet	10 feet	Primary buildings: 10 feet (15-foot-high buildings); 15 feet (15- to 18-foot-high buildings); 20 feet (>18-foot-high buildings)			As determined by Master Plan.					
Rear		20 feet	20 feet	20 feet	Primary buildings: 10 feet (15-foot-high buildings); 15 feet (15- to 18-foot-high buildings); 20 feet (>18-foot-high buildings)			As determined by Master Plan.					
F. Height Limit						Determined by Town Council through adoption of a Master Development Plan pursuant to Chapter 17.192 of the Zoning Code.							
(1) Single Family Dwelling	28 feet		Two stories maximum, but no more than 50% of parcels containing single-family or duplex dwelling units in any block[1] are permitted to exceed one story in height. One-story buildings: max. 15 feet to plate and 20 feet to peak.										

Standard	A	RS	RM	RM-2	H	MPR	MHP	PF	PC	RSC	OTC	MU	PD
			Two-story buildings: max. 20 feet to plate and 28 feet to peak.										
(2) Duplexes and Multifamily			Two stories maximum. One-story buildings: max. 15 feet to plate and 20 feet to peak. Two-story buildings: max. 20 feet to plate and 28 feet to peak.					Two stories maximum One-story buildings: max. 15 feet to plate and 20 feet to peak Two-story buildings: max. 22 feet to plate and 30 feet to peak				As defined in Master Development Plan proposal as regulated by Chapter 17.192 subject to Town Council approval.	
G. Agricultural Axillary	Height limit of 20 feet; 15 feet within 100 feet of a public roadway.												
H. Minimum Open Space						Determined by Town Council through adoption of a Master Development Plan pursuant to Chapter 17.192 of the Zoning Code.		Lots > 20,000 sq. ft.: min. 20% of gross area Lots 10,000–20,000 sq. ft.: min. 15% of gross area Lots < 10,000 sq. ft.: min. 10% of gross area				Determined by Town Council through adoption of a Master Development Plan pursuant to Chapter 17.192 of the Zoning Code.	
(1) Single Family Dwelling	N/A	N/A	N/A		N/A								
(2) Duplexes	N/A	N/A	200 sq. ft. min. private open space directly accessible to unit[2]										
(3) Duplexes and multifamily			200 sq. ft. min. private open space directly accessible to unit[2]	200 sq. ft. min. private open space directly accessible to unit[2]	200 sq. ft. min. private open space directly accessible to unit[2]								

Source: Town of Yountville Zoning Code, 2020.

Notes:

This table is for reference only. See Town of Yountville Code for additional information. There are no minimum unit sizes in any zone.

Where a Master Development Plan does not specify a maximum Floor Area Ratio (FAR), the maximum FAR is 0.25, exclusive of an FAR bonus granted under Section 17.100.040 of this title for affordable housing.

[1] Block shall mean both sides of the street lying between intersecting streets. Corner houses shall be counted on both street elevations. In situations where a block face is divided by an intersecting street compared with the opposite block face, the determination of block shall include all parcels to the nearest through-street on either side of the intersecting street.

[2] Second-story units may locate half of private open space at grade level.

[3] This requirement will be eliminated per Program 22.

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Floor Area Ratio

Floor Area Ratios (FAR) have been established for the residential zones throughout Yountville. The intent of FAR regulations is to prevent development from over-utilizing land and implement the Town's goal of ensuring that growth is compatible with existing uses. The Town's Zoning Ordinance (Chapter 17 of the Yountville Municipal Code) establishes the maximum FAR allowed on lots zoned for residential development. The Design Ordinance also includes FAR bonuses for affordable housing and FAR exemptions.

As shown in **Table F-2, Residential Development Standards,** the 'A' zoning district has the most restrictive FAR requirement, at a maximum floor area size of 0.05. The most permissive FAR standards are given to duplexes and multifamily residences in the RM, RM-2, and H districts, with a maximum FAR of 0.40, provided certain square footage maximums are not exceeded. Most residential development will likely be in the RS, RM, and RM-2 districts. Single-family homes on lots of less than 8,000 square feet in the RS zone are allowed a FAR of 0.30 for living space and 0.35 for the gross building square footage (including garage). Single-family homes on lots greater than 8,000 square feet in the RS zone are allowed a maximum of 0.25 FAR for living space and 0.30 for the gross building square footage. In the RM district, for single-family homes, the maximum FAR allowed is 0.25, except that with a FAR bonus, lots are allowed a FAR of up to 0.40 depending on the percentage of affordable units included. The Zoning Code also allows exemptions to the adopted FAR standards. For instance, single-family homes in the RM and H districts may receive a sliding scale exemption of up to 400 square feet for garages on lots 5,000 square feet or greater. Other zoning districts in the town either have a baseline FAR of 0.25 or establish a development proposal's FAR at the discretion of the Town Council. **Table F-2, Residential Development Standards,** reports the FAR for the town's various districts. Accessory dwelling units and two residential developments proposed pursuant to SB 9 are exempt from FAR to further the goal of affordable housing.

FAR Bonus for Affordable Housing

Section 17.100.040 of the municipal code provides incentives to builders who receive approval on a proposed Master Development Plan consisting of five or more single-family lots with a maximum size of 8,000 square feet, where the number of affordable units exceeds the minimum requirement specified in Chapter 17.060. No more than 25 percent of the lots may exceed 6,500 square feet in size. The FAR bonus is a regulatory incentive that allows developers to provide affordable housing units beyond those required in the inclusionary program. In this way, the FAR bonus encourages more density. The Town's inclusionary housing program requires that a minimum of 15 percent of units in new developments with five or more units must be affordable to very low-, low-, and moderate-income households. **Table F-3, FAR Bonus for Affordable Housing,** displays the maximum FAR bonus granted to developers based on the percentage of affordable units in the project beyond the 15 percent required by the inclusionary program.

Table F-3. FAR Bonus for Affordable Housing

Percentage of Affordable Units	Maximum FAR per Single-Family Lot
20%	0.275
21%	0.30
22%	0.325
23%	0.35
24%	0.375
25%	0.40

Source: Town of Yountville Zoning Ordinance, January 2022.

Parking

Two parking spaces are required for each single-family unit or duplex unit (one covered and one screened), four spaces for a triplex (two covered and two screened), and six spaces for a four-plex (three covered and three screened). A single additional screened space must be provided for an accessory dwelling unit. Parking requirements listed in **Table F-4, Off-Street Parking Standards,** are not considered excessive or a constraint to affordable housing. requirements.

Table F-4. Off-Street Parking Standards

Residential Use Type	Parking Requirement
Single family	1 covered and 1 screened
Duplex	4 minimum (1 covered and 1 screened for each dwelling unit)
Triplex	2 covered and 2 screened
Four-plex/multifamily (5+)[1]	3 covered and 3 screened
Accessory Dwelling Unit	1 screened space

Source: Yountville Zoning Ordinance, January 2022.

[1] More than four units require one covered space per unit and one screened space per each two units.

Cumulative Impact of Development Standards

The Town evaluated the cumulative impact of its land use controls on the cost and supply of housing, including development standards that limit sites' building envelope (setbacks, private open space and parking) and FAR restrictions. Based on this evaluation, ~~none of~~ the land use controls in most of the conventional residential zoning districts would not prevent an applicant from reaching the maximum density allowed for single-family developments in single-family zones and multifamily developments in ~~all~~ zones where multifamily is allowed, or otherwise constrain housing development. However, the maximum FAR standard and two-story height limitation in the RM-2 zone were found to constrain the size of units that could be developed. Current development standards for the residential zones that permit multifamily housing were applied to theoretical sites of varying sizes, as well as two inventory sites.~~varying~~

~~size. The results confirmed the above conclusion each scenario resulted in achieving maximum allowable densities.~~

On sites from one-quarter acre to an acre or larger, a multifamily housing development in the Mixed Residential (RM), ~~Mixed Residential 2 (RM-2),~~ and Old Town Historic (H) designations could achieve maximum density with a mix of studio, one-, and two-bedroom units served by on-site covered and uncovered (screened) parking. The Town also analyzed theoretical development capacity on minimum lot size parcels in the RM~~, RM-2,~~ and H zones. Even on the smallest sites in these zones, maximum density could be achieved with a mix of studio, one-bedroom, and two-bedroom units served by a combination of covered and uncovered (screened) parking. Covered parking is counted toward the maximum building footprint, and uncovered parking is not. As noted above, FAR bonuses are available for affordable housing (**Table F-3).**

All zones were evaluated with hypothetical sites in the manner described herein. In hypothetical sites, c~~C~~orner lots were used because the setback is more restrictive.

In the RM-2 zone, the Town evaluated two existing inventory sites, Sites 1 and 2. ~~Where maximum building square footage is greater than the maximum building envelope, given FAR requirements, more than one story is assumed.~~ Comparing Sites 1 and 2 from the inventory, t~~T~~he maximum allowed density in the RM-2 zone is 20 units per acre. Comparing ~~two hypothetical site sizes (one acre and 6,300 square feet)~~Sites 1 and 2 from the inventory, maximum allowed densities are achievable on both sites, as demonstrated below in Table F-5, though unit size was meaningfully constrained on Site 2. The Town has planned 16 units for Site 1; however, ~~this can be updated to include more units in accordance~~a maximum of 22 units can be planned in the two segments of Site 1 with the current development standards. On- Site 2, the Town has projected a total of 72 units based on a proposed project on this site. Using only the 2.3-acre portion of the site indicated for the project, this would be greater than the maximum density allowed (28.2 dwelling units per acre, compared to a maximum of 25 dwelling units per acre). However, still considering the total 4.5-acre portion, the density would be within the allowed density range, 20-25 units per acre.

The first step in the analysis was to determine the allowable building square footage given the lot size and the maximum FAR and to compare it to the maximum footprint permitted by the site's setback, parking, and open space requirements. Where maximum building square footage was greater than the maximum building envelope, given FAR requirements, two stories were assumed in order to maximize the developable floor area. On both portions of Site 1, the maximum allowable square footage based on the FAR of 0.4 was smaller than the square footage of two floors at the maximum footprint. However, the two building sizes that are developable within the maximum FAR allow for development at just above the maximum permitted density. Average unit sizes in these projects would allow for a mix of one and two-bedroom units.

In Site 2, the maximum allowable square footage based on the FAR of 0.4 was also smaller than the square footage of two floors at the maximum footprint. However, the developable building size that would be permitted based only on the FAR would only allow for 72 units to be developed if the units were very

small. In a February 2024 survey of units available for rent in Yountville and nearby communities in Napa County, the average size of a one-bedroom unit was 691 square feet. The average size permitted on Site 2 by the current development standards would be 617 square feet, which would limit this building to only small one-bedroom or studio units. Therefore, the current development standards, specifically the FAR and the two-story height maximum, impose a constraint on the maximum unit size of Site 2. This influences the potential unit size, resulting in smaller unit and limiting the ability in planning a number of units at sizes that would accommodate a range of household sizes. To promote development of Site 2 and allow a potential developer flexibility in unit size, the Town has included **Program 22**, to amend the development standards in the RM-2 to remove the maximum FAR requirement and permit three stories. The amendment to the RM-2 development standards also ensures that the conceptual plans with the mix of unit sizes could pencil out.

~~a) Square footage: 43,500~~
~~b) Length: 300 feet~~
~~c) Width: 145 feet~~
~~d) FAR: 0.4~~
~~e) Maximum building square footage, given FAR requirements: 17,400~~
~~f) Maximum building envelope, given setbacks (20, 20, 5, and 10 feet), private open spaces (20 at 200 square feet eachper unit) and parking requirements (20 spaces at 200 square feet each): 25,800~~
~~g) Number of units: 20~~
~~h) Average unit square footage: 870~~
~~i) Density: 20 units/acre~~
~~Hypothetical RM-2 Site B~~
~~a) Square footage: 6,300~~
~~b) Length: 100 feet~~
~~c) Width: 63 feet~~
~~d) FAR: 0.4~~
~~e) Maximum building square footage, given FAR requirements: 2,520~~
~~f) Maximum building envelope, given setbacks (20, 20, 5, and 10 feet), private open spaces (3 at 200 square feet eachper unit) and parking requirements (2 spaces at 200 square feet each): 1,880~~
~~g) Number of units: 3~~
~~h) Average unit square footage: 840~~
~~Density: 20 units/acre~~

Table F-5. Site 1 and 2 Development Capacity with Current RM-2 Development Standards

	Site 1		Site 2
	Current RM-2		Current RM-2
	Part A, Northern Section	Part B, Southern Section	*(N/A, One Part)*
Total site square footage	29,185	15,682	111,078
Length of sides	87 feet and~~,~~ 182 feet	118~~,~~ feet and 63 feet	197 feet and~~,~~ 248 feet
Width of sides	454 feet and~~,~~ 262 feet	204 feet and~~,~~ 161 feet	516 feet and~~,~~ 386 feet
FAR	0.4	0.4	0.4
Maximum building square footage, given FAR requirements	11,674	6,273	44,431
Maximum building envelope, given setbacks (20, 20, 5, and 10 feet), private open spaces (200 square feet per unit) and parking requirements (200 square feet ~~each~~per space)	12,838	10,074	49,158
Maximum building square footage	11,674	6,273	44,431
Number of units	14	8	72
Average unit square footage	834	784	617
Achievable Density	20.9	22.2	28.2
Permitted Density	20.0	20.0	20.0

Table F-6 demonstrates how the proposed changes to the development standards in the RM-2 ~~can~~would allow for larger units to be constructed, which could serve a greater range of household sizes. Removing the maximum FAR and allowing increased building height will allow for a significant increase in the average unit size that can be developed. Average unit sizes in this project could increase from 617 square feet to 2,048 based on the same number of units. In the survey of typical unit sizes in the region, the average one-bedroom unit was 691 square feet, the average two-bedroom unit was 1,132 square feet, and the average three-bedroom unit was 1,510 square feet. Therefore, these development standards changes would allow for unit sizes consistent with the Napa/Sonoma region.

Table F-6. Site 2 Development Capacity with Updated RM-2 Development Standards

Standard	Site 2 Current Standards Assumed	Site 2 New Development Standards Assumed
Total site square footage	111,078	111,078
Length of sides ~~(SF)~~	197 feet and ~~,~~248 feet	197 feet and 248 feet
Width of sides ~~(SF)~~	516 feet and ~~,~~386 feet	516 feet and 386 feet
FAR	0.4	N/A
Maximum building square footage, given FAR requirements	44,431	N/A
Maximum building envelope, given setbacks (20, 20, 5, and 10 feet), private open spaces (200 square feet per unit) and parking requirements (200 square feet ~~each~~per space)	49,158	49,158
Maximum building square footage	44,431	169,074
Number of units	72	72
Average unit square footage	617	2,048
Achievable Density	28.2	28.2

Typical Densities for Development

The Town of Yountville is a small, semirural community town bordered by SR-29 to the west and surrounded by unincorporated Napa County agricultural preserve. There were no significant subdivisions approved in the previous Housing Element cycle because the Town has only a few vacant parcels that are undeveloped. Typical single-family residential lots in the H zone vary in size from 5,000 to 10,000 square feet and support one to two single-family homes each. Typical single-family densities are 12 units to the acre. Multifamily densities are on average 15 units to the acre. In 2021, 12.6 units per acre was the average density for new residential construction in the OTH zoning district.

Affordable Housing Overlay

The Affordable Housing Overlay (AHO) allows for increased densities through the provisions in the local density bonus program, mainly through the construction of affordable units. The AHO designation can be applied to any lot allowing residential development. Sites in the AHO are afforded a density bonus of 25 percent to 150 percent based on the percentage of affordable units proposed. (**Program 8, Affordable Housing Overlay Zone**, **Section 6.6, Goals, Policies, and Programs**)

Density Bonus

The Town has adopted provisions of the State density bonus law as described by California Government Code Sections 65915 and 65917. In addition, the Town offers a local density bonus incentive to encourage the provision of housing affordable to lower-income households by allowing increases in density for projects that include 25 percent or more affordable housing units. The Town's AHO density bonus provides for bonuses beyond the State's density bonus provisions, and applicants can use either the State's density bonus or the Town's AHO, but they cannot be combined. Since applicants receive a greater bonus from the Town's AHO, recent examples show that applicants prefer this to the State density bonus program.

Zoning for a Variety of Housing Types

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multifamily housing, manufactured housing, mobile homes, emergency shelters, and transitional housing, among others. **Table F-~~5~~7, Residential Use Permit Requirements,** provides a summary of the residential use types allowed in zones that permit residential uses. For example, in the single-family residential zone (RS), single-family use types are permitted (P), but (--) indicates that multifamily use types are not permitted.

Table F-~~5~~7. Residential Use Permit Requirements~~Zoning for a Variety of Housing Types~~

Residential Use Type	A	RS	RM	RM-2	H	MPR	MHP	PF	PC	RSC	OTC	MU	PD
Single-family	P	P	P	P	P	P	--	--	--	--	--	--	UP
Accessory dwelling unit[2]	P	P	P	P	P	P	--	--	--	--	--	--	P
Duplex	--	P	P	P	P	P	--	--	--	--	--	--	UP
Multifamily	--	--	P	P	UP	P	--	--	--	--	--	--	UP
Mobile home park	--	--	--	--	--	--	P	--	--	--	--	--	--
Senior mobile home park	--	--	--	--	--	--	P([1])	--	--	--	--	--	--
Mobile/Manufactured Homes[2]	P	P	P	P	P	P	P	--	--	--	--	--	P
Residential care facility (six or fewer)[2]	--	P	P	P	P	P	--	--	--	--	--	--	--
Congregate housing[2]	--	--	--	--	--		--	UP	--	--	--	--	--
Supportive housing[2]	--	P	P	P	P	P	--	--	--	--	--	--	--
Transitional housing[2]	--	P	P	P	P	P	--	--	--	--	--	--	--
Agricultural employee housing[2]	P	--	--	--	--	--	--	--	--	--	--	--	--
Mixed use development	--	--	--	--	--	--	--	--	P	P	P	P	P
Live/work unit	--	--	--	--	--	--	--	--	P	P	P	P	P
Emergency shelter[2]	--	--	--	--	--	--	--	P	--	--	--	--	--

Source: Town of Yountville Zoning Ordinance (Table 17.12-1), June 2022.

Note: "P" denotes a permitted use. "UP" denotes that a use permit is required. "AP" denotes that an administrative use permit is required. "--" denotes use type is not permitted.

[1] Allowed on sites zoned with the S (Senior Mobile Home Park) Overlay.

[2] **Program 22, Planning Regulations Amendments,** includes a commitment to numerous revisions to the Town's standards to ensure compliance with State law.

Multifamily Housing

The zoning code permits multifamily housing opportunities in districts RM, RM-2, and MPR by right. Densities in the RM district are 8 to 10 units per acre, 10 to 20 units per acre in the RM-2, and the MPR district may allow even more density if the Town Council approves it. Live/work units are not currently permitted by right in any zoning district. As described in **Table C-13** of **Section C**, **Housing Needs Assessment**, there are approximately 10 multifamily complexes or detached units in Yountville with affordability restrictions established either by the Town, HCD, or federal programs.

Mobile/Manufactured Homes

State law limits the extent to which cities and counties can regulate the installation of manufactured homes, including mobile homes. Government Code Section 65852.3 requires that cities allow installation of certified manufactured homes on foundation systems on lots zoned for conventional single-family residences. This section and Government Code Section 65852.4 generally require that manufactured homes be subject to the same land use regulations as conventional homes. Government Code Section 65852.7 deems mobile home parks a permitted use in all areas planned and zoned for residential use.

The MHP designation is intended to protect existing mobile homes from conversion to conventional types of housing. It is intended to reinforce the Town's policy to provide affordable housing, retain its existing housing stock, and safeguard mobile homes from potential economic forces that could encourage their removal. Permitted use types are designated by the master development plan of each mobile home park with the MHP designation, which provides protection of mobile home units in the MHP zones. Growth is set at the discretion of the Town Council.

Section 17.236.010 of the Yountville Zoning Code's definition of "Single-family dwelling" includes "factory-built, modular housing units, constructed in compliance with the California Building Code (CBC), and mobile homes/manufactured housing on permanent foundations." In addition, Section 17.156.020 of the Yountville Zoning Code describes ADUs as "manufactured homes, as defined Section 18007 of the Health and Safety Code." Therefore, anywhere that the Town permits single-family dwellings or ADUs, it also permits manufactured homes. This includes the A, RS, RM, RM-2, H, MPR, and PD districts by right. Mobile/manufactured homes are also permitted in the MHP district, by right. Mobile/manufactured homes serve as potential resources for affordable units and units that can accommodate the elderly and persons with disabilities.

Accessory Dwelling Units

ADUs provide opportunities for affordable units. Government Code Section 65852.2 requires that ADUs be permitted ministerially in any residential zone or nonresidential zone that permits residential uses. The Town recognizes the potential of second units as a source of affordable rental housing. The Town complies with State law by permitting accessory dwelling in districts A, RS, RM, H, RM-2, and MPR by right. As a part of **Program 22, Planning Regulations Amendments,** the Town will permit ADUs by right in all remaining zones that allow residential uses. These include the PC, RSC, OTC, MU, and PD districts.

Chapter 17.156 of the Town's Zoning Ordinance establishes standards for accessory dwelling unit construction. The Zoning Ordinance allows one detached or attached ADU on single-family residential lots. Unit sizes may be up to 800 square feet, and the floor must not exceed 50 percent of the habitable

floor area of the primary unit if the ADU is attached. ADUs are exempt from FAR. ADUs have setback requirements: the front setback must comply with the underlying zone's requirement, and the side and rear setbacks must be no less than four feet each. The ADU must be not higher than one story or 16 feet unless it exists within the existing two-story space of a single-family detached unit.

One additional parking space is required for the ADU, as is 100 square feet of adjacent open space. Each ADU must have its own bathroom (with toilet, sink, and bath and/or shower), kitchen (with sink and standard appliances), and laundry hook ups. In keeping with state law, ADUs are approved ministerially. The Town's regulations for ADUs are consistent with State law and are not considered a constraint to construction.

Community Care Facilities

Health and Safety Code Sections 1267.8, 1566.3, and 1568.08 require local governments to treat licensed group homes and residential care facilities with six or fewer residents no differently than other by-right single-family housing uses. "Six or fewer persons" does not include the operator, the operator's family, or persons employed as staff. Local agencies must allow these licensed residential care facilities in any area zoned for residential use and may not require licensed residential care facilities for six or fewer persons to obtain conditional use permits or variances that are not required of other family dwellings.

Currently, the Yountville Zoning Code permits State-licensed residential care facilities with six or fewer residents by right in residential zones (RS, RM, RM-2, H, and MPR) but does not have an official use for residential care facilities with seven or more residents. The Town has included **Program 22, Planning Regulations Amendments,** 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.

Emergency Shelters

The California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay."

California Government Code Section 65583(a)(4)(A) requires jurisdictions to allow emergency shelters in at least one zone with adequate vacant land without a conditional use permit. Town Planning Regulations currently allow emergency shelters in the Public Facilities (PF) zone. The PF zone is close to services and transit. During the 2020 Napa County Homeless Annual Point in Time Count Report (most recent data available), no persons experiencing homelessness were identified in Yountville. In accordance with Assembly Bill 2339 which amends Government Code section 65583, subdivision (a)(4), per Program 22, the Town will (1) amend the code to allow one or more types of residential use on parcels smaller than 3 acres in the PF zone and (2) by amending the definition of emergency shelters to include "other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care."

There are approximately 586 acres of land zoned PF, of which approximately 573 acres are within the Veterans Home of California Property. As shown in **Table F-8**, there are two sites suitable ~~The remaining~~

~~13 acres have the capacity~~ for emergency shelters. ~~There is an approximately 15,000-square-foot community center and 24,000-square-foot elementary school, which is currently vacant.~~ The Town has included **Program 21, Special Housing Needs,** to continue to use the approximately 15,000-square-foot community center as an emergency shelter, cooling, and warming center. The Town currently has sufficient parking at ~~the vacant school site and~~ the community center to accommodate all staff working in the emergency shelter. As a part of **Program 22, Planning Regulations Amendments,** the Town will continue to comply with Government Code section 65583(a)(4) by ensuring that its standards do not require more parking for emergency shelters than other residential or commercial uses in the same zone.

The Town has specified development standards for emergency shelters and requires exterior lighting for security, adequate living space, shower and toilet facilities, and secure storage areas. It must have a client intake area of no less than 120 square feet. The shelter must have a minimum of 70 square feet for a sleeping area plus 50 square feet for each client. The shelter must have one facility manager who is stationed near the entrance of the shelter. The Planning Officer must approve of the shelter's operational and management plan, and the plan must remain active throughout its operation. It will address rules and regulations, security and safety, loitering and noise control, litter control, communication and outreach, and adequate and effective screening. Section 17.172.020 of the zoning code requires that emergency shelters be no more than 300 feet from any other shelter. As a part of **Program 22, Planning Regulations Amendments,** the Town will eliminate this requirement.

Table F-8. Potential Suitable Emergency Shelter Sites

APN	Acres	Existing Uses	Suitability
036-221-019	2.5 total (1.5 parking lot, walkways, and access roads, 1 covered by buildings)	The entire parcel includes the Post Office, Community Hall and Community Center, which is used as an emergency shelter, cooling, and warming center. There is ample room in the parking lot to provide shelter of adequate size for the minimal number of homeless individuals in the Town.	There is a Route 10 bus stop adjacent to the site (Washington St at Mulberry St). The Yountville Bee bus provides free on-demand service to the general public. One block from a grocery store and employment opportunities.
036-330-003	0.19 total (0.14 site area without sidewalk and landscaped portion adjacent to Washington street. 0.07 vacant portion between the structure on the west and the sidewalk on the east)	There is a small vacant structure on the western portion of the site and the rest is vacant. The vacant portion is 3,050 square feet, which is ample space to provide shelter of adequate size for the minimal number of homeless individuals in the Town.	There is a Route 10 bus stop adjacent to the site (Washington St at Mission St stop). The Yountville Bee bus provides free on-demand service to the general public. The site is 0.2 miles from a grocery store and employment opportunities.

Source: Town of Yountville, 2024

Low Barrier Navigation Centers

Government Code Section 65662 requires that Low-Barrier Navigation Centers be developed as a use by right in zones where mixed uses are allowed or in nonresidential zones that permit multifamily housing. For a navigation center to be considered "low barrier," its operation should incorporate best practices to reduce barriers to entry, which may include but are not limited to:

- Permitting the presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth
- Pets
- Ability to store possessions
- Providing privacy, such as private rooms or partitions around beds in a dormitory setting or in larger rooms with multiple beds

The Town does not currently recognize or permit low barrier navigation centers. **Program 22, Planning Regulations Amendments,** includes actions to comply with Government Code 65660 to 65668 regarding low barrier navigation centers to permit them as a by-right use in the Town's lands that permit mixed-use and multifamily residential uses, which include the RM, RM-2, H, MPR, PC, RSC, OTC, MU, and PD districts.

Transitional and Supportive Housing

Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms, such as group housing and multifamily units and may include supportive services to allow individuals to gain necessary life skills in support of independent living. California Government Code Section 65583(c)(3) requires that jurisdictions consider transitional housing a residential use and only require the same restrictions as those applied to other residential dwellings of the same type in the same zone.

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on-site or off-site services with no limit on the length of stay and occupied by a target population, as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse or chronic health conditions, or persons whose disabilities originated before the age of 18). Services linked to supportive housing usually focus on retaining housing, living and working in the community, and/or health improvement. State law (California Government Code Section 65583(c)(3)) requires supportive housing to be "considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone." Additionally, supportive housing must be permitted by right in all residential and nonresidential zones where multifamily and mixed uses are permitted.

Both supportive and transitional housing are permitted by right in the RS, RM, RM-2, H, and MPR districts. As a part of **Program 22, Planning Regulations Amendments,** the Town will allow transitional and

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.

Housing for Extremely Low-Income Households

Extremely low-income households are defined as those earning less than 30 percent of the area median income. As reported in **Table C-8, Household Income Distribution in Yountville by Tenure, 2017,** approximately 16.8 percent of Yountville households were extremely low-income, according to the 2014-2018 CHAS data. It is assumed that half of the town's very low-income RHNA will be extremely low-income households; thus, this Housing Element plans for a need for housing appropriate for two additional extremely low-income households during the planning period.

The Institute for Local Governments Housing Resource Center has identified that in most locations, single-room occupancy (SRO) residences are the lowest-cost type for permanent housing. The definition of an SRO varies in each jurisdiction; however, it is generally understood that an SRO project is a type of residential hotel offering low-cost, long-term occupancy. Residents in SROs share common facilities, such as bathrooms and/or kitchens, which lowers development cost, thus providing housing at a rate affordable to lower-income households.

In 2004, the Town updated the zoning ordinance to include a definition of SRO, but by 2022, the zoning ordinance no longer recognizes or permits SROs as a legal land use in the town.

Through the actions described in **Programs 1, 10, 13, 21, and 22**, the Town will work to provide housing opportunities for extremely low-income households.

Housing for Persons with Disabilities

Government Code Section 65583(a)(7)) requires all local jurisdictions to undertake an analysis of governmental constraints to the development, improvement, and maintenance of housing for persons with disabilities and to include a program to remove constraints to or provide reasonable accommodations for housing designed for occupancy by or with supportive services for persons with disabilities.

Residential care facilities provide 24-hour, nonmedical care for six or fewer persons in need of services for sustaining the activities of daily living. The adopted 2004 revisions to the zoning ordinance allow the development of residential care facilities in the RS, RM, RM-2 H, and MHP districts as a permitted use. The regulations governing the placement of residential care facilities are the same as those governing similar residential uses in each of these districts, which comply with the regulations of SB 520, with the exception of the MHP district, which subjects developments to discretionary approval by the Town Council. The Town has included **Program 22, Planning Regulations Amendments,** 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.

Housing for disabled persons could be constrained if additions or alterations (such as a new access ramp or an expansion to a bathroom or hallway) to an existing residence needed to encroach into a setback or would result in exceeding floor area limits. The Town amended the zoning ordinance to include a specific procedure for processing requests for reasonable accommodation on September 16, 2014, which is currently incorporated as Chapter 17.212, Reasonable Accommodation for Persons with Disabilities. The stated purpose of the ordinance is to provide a procedure to request reasonable accommodation of persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act in the application of zoning laws and other land use regulations, policies, and procedures.

In compliance with Government Section 65583(a)(4)), a complete evaluation of the Town's zoning laws, practices, and policies was done as part of the Housing Element update process.

Reasonable Accommodations

The Town adopted a Reasonable Accommodation Ordinance (Ord. 21-105 § 9) that gives persons with disabilities a procedure to seek equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act in the application of zoning laws and other land use regulations. The Town's code states that reasonable accommodation requests are reviewed by the Town's Planning Officer, the Zoning & Design Review Board (ZDRB), or the Town Council. The procedure the Town follows is staff level review for reasonable accommodation requests, with the decision appealable to the ZDRB or Town Council. As of 2022, the Town charges a fee of approximately $250 for processing a request for reasonable accommodation. This is based on an estimate of two hours of staff time at a rate of $125 per hour. As part of **Program 22**, the Town will remove the fee for reasonable accommodation requests.

The written decision to grant or deny a request for reasonable accommodation will be consistent with the federal and State Fair Housing Acts and shall be based on consideration of the following factors:

- Whether the housing, which is the subject of the request, will be used by disabled individual under the Acts.
- Whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts.
- Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the Town.
- Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a Town development standard, including but not limited to land use and zoning.
- Potential impact on surrounding land uses.
- Other reasonable accommodations that may provide an equivalent level of benefit are not available.

Program 22, Planning Regulations Amendments, has been included for the Town to review the current reasonable accommodation procedure and ensure the required findings are not potential barriers to housing for persons with disabilities. As a part of **Program 22,** the Town will revise the code as needed to ensure the process for requesting reasonable accommodations is clear.

Accessibility Requirements

The Town follows State and federal regulations that require any new residential construction of three or more apartments or four or more condominium units to be accessible and/or adaptable to disabled persons. The Town applies standard conditions of approval to residential development projects reflecting this mandate. The Arroyo Grande Villas also incorporated universal design principles and management philosophies.

The Town has adopted the 2019 California Building Code, which includes universal design standards for new multifamily residential developments. Universal design is an inclusive design approach that integrates basic accessibility features into newly constructed residential units. The universal design standards make more structures accessible to disabled persons who are not necessarily residents of the structures. The Town implements universal design standards in residential building design and through mandating that residential building designs follow ADA requirements for multifamily projects as well as any housing developments that use the density bonus program or State or federal funding. Other amendments made to the code have not diminished the ability to accommodate persons with disabilities.

Separation Requirements

The Town's municipal code does not impose any separation requirements for group homes or residential care facilities.

Site Planning Requirements

The site planning requirements for supportive housing and community care facilities are no different than for other residential uses in the same zone.

Definition of "Family"

The Yountville Municipal Code defines a family as one or more persons related by blood, marriage, or legal adoption, or a group of persons living together who constitute a single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house, or institution of any kind. **Program 22, Planning Regulations Amendments,** has been included for the Town to 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.

Agricultural Employee Housing

The zoning ordinance permits a variety of housing types in residential zones that typically best serve agricultural employees. Mobile homes, manufactured homes, and second units are permitted uses within residential zones in Yountville. Agricultural employees are often lower wage earners dependent on housing that is affordable. The permitted housing types in the town are suitable for meeting the affordability requirements of agricultural workers.

Under State law, jurisdictions must treat employee housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type in the same zone across all zones that allow single-family residential uses. Additionally, employee housing consisting of no more than 12 units or 36 beds treated as an agricultural use must be permitted in the

same manner as other agricultural uses in the same zone. **Program 22, Planning Regulations Amendments,** is included for the Town to update planning regulations 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 17021.5. The program also includes that the 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.

Local Ordinances and Programs

There are no moratoriums on building residences in Yountville.

Short-Term Rental Ordinance

In 2018, the Town Council adopted ordinance 18-476, which updated Yountville's short-term rental regulations and was incorporated as Section 17.18.010 of the municipal code. Effectively, Yountville forbids short-term rentals in its jurisdiction, which it defines as residential uses that are contractually engaged in exchange for money for a period of less than 30 days. This prohibition should not pose a constraint on housing for all households since the town's small size and built-out nature suggest that housing may be in short supply, so requiring all housing units to be engaged for longer-term housing needs likely increases the total amount of supply available for all households. **Program 16, Preserve Rental Housing (Section 6.6 Goals, Policies and Programs),** is included to continue to protect the supply of long-term rental stock by enforcing the short-term rental regulations.

Inclusionary Housing Ordinance

Section 17.160.020 of the town's zoning code establishes the Town's inclusionary housing program, which provides that, for developments or subdivision of five residential units or more, a minimum of 15 percent of the units must be affordable to very low-, low-, and moderate-income households; divided among the three income groups for owner-occupied units; and equally between the very low- and low-income units for rental housing. Fractional units are rounded up above 0.5. Units must be dispersed throughout the development unless concentration further contributes to affordability. To meet the demands of lower-income households at a range of sizes, inclusionary units must provide a range of number of bedrooms. No more than 25 percent of inclusionary units may be studios, and at least 25 percent of required units must have more than one bedroom.

The developer has the discretion to construct either rental or ownership units. The developer must maintain affordability restrictions for the inclusionary housing units it builds for a minimum of 55 consecutive years for rental units and 45 consecutive years for owner-occupied units. The Town's Inclusionary Housing Program also provides developers with alternatives to providing required units, including the donation of land to a nonprofit housing developer, constructing the units on another site, or a cash payment into the Town's Housing Opportunity Fund.

Program 3, Inclusionary Housing Program, is included for the Town to continue to implement its Inclusionary Housing Program. **Program 12, Local Preference,** is included for the Town to continue to give

priority to eligible purchasers who either live and/or work in Yountville. **(Section 6.6, Goals, Policies, and Programs.)**

Codes and Enforcement

The Town follows the 2019 California Building Code (CBC), which it has incorporated as Yountville Municipal Code Chapter 15.08, in its requirements for new construction, as adopted at a statewide level. There are no local amendments to the CBC for new construction. However, the Town has adopted a local amendment forbidding the use of wooden shingles and shakes in roof assemblies.

Yountville's building code requirements are largely identical to those in most other cities. While it is recognized that building codes affect the cost of housing development by establishing structural and occupancy standards, the code as applied in Yountville is not a constraint to housing development.

The Town enforces code compliance to enforce the Town's zoning regulations and ensure compliance with use permits. Code compliance is primarily conducted in response to complaints. For homes out of compliance, the Town runs its Home Repair Program, a deferred-payment loan program with current funding of $800,000, which assists eligible homeowners in Yountville with repairs for mobile, manufactured, and single-family homes.

The Town utilizes the latest version of the California Building Code and other building-related codes and has no amendments that would impact housing for disabled persons. The Town also follows requirements of Title 24 and the California Disabled Accessibility Guidebook. The County of Napa enforces all of the provisions of those codes related to disabled access, though most of these provisions apply to public buildings rather than to single-family and other residential uses.

Fees and Exactions

Table F-~~6~~9, Development Fees per Unit, provides a comparison of development impact fees for single-family and multifamily development in Yountville. The fees are presented on a per-unit basis. The fees for multifamily development are $8,841.30 less per unit than single-family development, if the Mesa Court Drainage Assessment and Tallent Lane Private Road Benefit District fee are applied. Thus, the impact fee for a four-unit multifamily project would cost $35,365.56 less than a project consisting of four single-family homes. In addition to the cost savings related to multifamily development, the Town has previously waived fees for many affordable housing projects, including the Arroyo Grande Villas.

The Town's development fees do not constitute a constraint to the development of affordable housing. However, the Town has included **Program 13, Fees (Section 6.6, Goals, Policies, and Programs),** to ensure that the Town annually reviews and revises permit fees as needed to minimize costs of building affordable housing. The Town may use Measure S Funds for incentives, grants, or reimbursements of development impact fees and building permit fees for deed-restricted affordable housing units.

In-lieu fees that may be paid as an option to satisfy inclusionary zoning regulations are not included in **Table F-~~6~~9**. These fees are applicable only to projects with five or more units, and the Town has generally chosen to require the provision of affordable units rather than accept an in-lieu fee. The impact of the

inclusionary requirements has not been estimated for the market-rate units, but the Town believes the benefit of providing affordable units well exceeds the marginal additional cost per market-rate unit. The zoning ordinance also allows developers of any project to request a reduction or waiver of the development impact fees.

Table F-~~6~~9. Development Fees per Unit

Fee Type	Single Family	Multifamily
Water	$4,847.49	$3,333.53
Sewer	$8,857.81	$6,199.98
Civil facilities	$4,418.09	$3,092.34
Drainage and flood control	$729.96	$511.13
Park and recreation	$1,689.93	$1,181.99
Public safety	$696.42	$487.17
Traffic facilities	$6,922.63	$4,846.16
Undergrounding of utilities[1]	$1,915.15	$1,298.59
Mesa Court Drainage Assessment[2]	$3,011.59	-
Tallent Lane Private Road Benefit District[3]	$3,625.84	-
Total Fees	**$29,792.28**	**$20,950.89**

Source: Yountville Development Impact Fees 2021-2022, July 2021.
Notes:

[1] If a new residential subdivision of more than 5 parcels is fronting a primary street, the undergrounding of utilities fee is $400.92 per lineal foot.

[2] The Mesa Court Drainage Assessment fee is only applicable in certain residential projects. The fee for each second unit is $769.38. Refer to Resolution 770 for more information.

[3] The Tallent Lane Private Road Benefit District is only applicable in certain residential projects. The fee for each second unit is $1,812.92. Refer to Resolution 769 for more information.

In addition to the development impact fees listed above, new residential development is subject to planning and building permit review fees charged by the Planning and Building Department for processing residential development applications. Most of the fees are based on the staff time required to complete review of the project. **Table F-~~7~~10, Planning and Building Permit Fees,** provides a breakdown of the planning and building fees that may apply depending on the application type required. The fee paid at the application filing time is an initial deposit for costs incurred by Town staff, plus Town attorney and/or consultant(s). This deposit is an estimate of the cost necessary to pay for staff time expended on the project. Staff's direct involvement in evaluating and processing the project request includes meetings with the applicant and the design team, preparation of California Environmental Quality Act documents, completion of site evaluation, preparation and posting of public notices, preparation of written reports, and attendance at public hearings. Additional deposits may be necessary depending on the total number of hours spent on the project by Town staff. Any unexpended balances that remain when the project is completed are refunded to the applicant.

Table F-~~7~~10. Planning and Building Permit Fees

Description/Service	Fee	Unit	Deposit Amount	Construction Monitoring and Inspection Initial Deposit
Planning Permits and Deposit Amounts				
Conceptual Development Plan	Actual Cost	Each	$2,500	-
Design Review and Amendment	Actual Cost	Each	$5,000	$2,500
Exterior Display of Merchandise Use Permit Application	$311	Each	-	-
General Plan Amendment/ Zoning Ordinance Amendment	Actual Cost	Each	$7,500	-
Master Development Plan	Actual Cost	Each	$7,000	$5,000
Tentative Land Division	Actual Cost	Each	$5,000	$5,000
Tentative Subdivision	Actual Cost	Each	$5,000	$5,000
Use Permit and Use Permit Amendment	Actual Cost	Each	$2,000	$1,000
Conditional Use Permit (CUP) Annual Monitoring Fee	$649.00	Per fiscal year		
Variance	Actual Cost	Each	$2,500	$500
Appeals	Actual Cost	Each	$2,000	-
Personnel Plus Indirect Administrative Overhead				
Town Planning Staff	Fully Loaded Hourly Rate Plus 40%		-	-
Town Attorney and Subordinate Staff	Actual Cost Plus 25%		-	-
Consultant(s)	Actual Cost Plus 25%		-	-
Other Miscellaneous "Pass Through" Fees [1]	Actual Cost Plus 25%		-	-
Building Permit Fee for New Construction and Addition Based on Valuation				
$1 to $500	$111 Minimum Base Fee Plus:			
$501 to $2,000	$111 for the first $500 plus $3.18 for each additional $100 or fraction thereof, to and including $2,000.			
$2,001 to $25,000	$222 for the first $2,000 plus $14.60 for each additional $1,000 or fraction thereof, to and including $25,000.			
$25,001 to $50,000	$434 for the first $25,000 plus $10.50 for each additional $1,000 or fraction thereof, to and including $50,000.			

Description/Service	Fee	Unit	Deposit Amount	Construction Monitoring and Inspection Initial Deposit
$50,001 to $100,000	$714 for the first $50,000 plus $7.30 for each additional $1,000 or fraction thereof, to and including $100,000.			
$100,001 to $500,000	$1,103 for the first $100,000 plus $5.80 for each additional $1,000 or fraction thereof, to and including $1,000,000.			
$500,001 to $1,000,000	$3,588 for the first $500,000 plus $5.00 for each additional $1,000 or fraction thereof, to and including $1,000,000.			
$1,000,001 and Over	$6,224 for the first $1,000,000 plus $3.30 for each additional $1,000 or fraction thereof.			
Plan Check Review Fee	A Plan Check Fee shall be charged at the time of filing the application. The fee is separate from and shall be in addition to the Building Permit Fee. This fee is calculated at 65% of the Building Permit Fee above.			

Source: Yountville Master Fee Schedule Fiscal Year 2021/2022.

[1] The Town may collect various "pass through" fees for other agencies, including fees for filing and posting documents and maps with the County of Napa (including the County administrative fee) and fees charged by the Department of Fish and Wildlife for filing California Environmental Quality Act documents with the Napa County Recorder.

[2] Refer to the Town's Master Fee Schedule for a complete list of planning and building fees.

Proportion of Fee in Overall Development Cost

To determine the cost that fees contribute to development in Yountville, the Town has calculated the following:

- Single-family development
    - Total estimated fees (impact fees and planning and building permit review fees): **$36,750**
    - Typical estimated cost of development per unit (based on a typical 2,000-square-foot single-family home with a two-car garage and forced air heating and cooling. Includes labor, materials and equipment; does not include the cost of buying land): **$310,633**
    - Estimated proportion of fee cost to overall development cost per unit: **11.83 percent**
- Multifamily development
    - Total estimated fees (impact fees and planning and building permit review fees): **$27,200**
    - Typical estimated cost of development per unit (based on a typical 1,200-square-foot multifamily unit as part of a 20-unit project. Includes labor, materials and equipment; does not include the cost of buying land or off-street parking): **$167,053**
    - Estimated proportion of fee cost to overall development cost per unit: **16.28 percent**

Processing and Permit Procedures and Timelines

Development review procedures exist to ensure that proposals for new residential development comply with local regulations and are compatible with adjacent land uses. **Table F-~~8~~11, Permit Processing Timelines,** lists the additional potentially required permits or documentation (e.g., conditional use permit, tract map, zone change, etc.) that the Town may grant to or approve for relevant applicants.

Table F-~~8~~11. Permit Processing Timelines

Type of Approval or Permit	Typical Processing Time	Approval Body
Ministerial Review	30 days to 60 days	Planning and Building Director
Conditional Use Permit	80 days	Town Council
Zone Change	120 days	Town Council
General Plan Amendment	120 days	Town Council
Site Plan Review	15 days	Planning and Building Director
~~Architectural/~~Minor Design Review (4 or fewer units)	65 days	Zoning and Design Review Board
Major Design Review (5 or more units)	65 days	Zoning and Design Review Board and Town Council
Tract Maps	120 days	Town Council
Parcel Maps	60 days	Public Works Director
Initial Environmental Study	30 to 45 days	Town Council

Type of Approval or Permit	Typical Processing Time	Approval Body
Negative Declarations	180 days	Town Council
Environmental Impact Report	1 year	Town Council

Source: Town of Yountville ~~staff communication, April 11 and December 13~~, 2023~~2~~.

Residential Development Projects, One to Four Units

For single-family and multifamily developments consisting of one, two, three, or four units, the Town takes 65 days to process the application through minor design review, which must receive approval from the ZDRB in order to move forward. No Council review is required, unless the ZDRB's decision is appealed. The Town may grant building permits for development applications for projects consisting of four or fewer units as early as 15 days from approval by the ZDRB if the construction plans are complete and no corrections are needed. ~~It is not uncommon for there to be~~ If construction plans are incomplete or incorrect, two rounds of plan check review may be necessary during the building permit stage, which can take a total of up to 30 days to complete. At the request of an applicant, t~~T~~he Town of Yountville ~~typically~~ will engage in preapplication consultations with an interested developer for about two weeks prior the submittal of a development application, although such consultation is not required for the review process.

Table F-~~9~~12, Typical Development Process Timelines, Four or Fewer Units, lists the process and estimated time periods for each phase of the development review process for applications for single-family and multifamily developments consisting of one, two, three, or four units.

Table F-~~9~~12. Typical Development Process Timelines, Four or Fewer Units

Step	Time to complete (days/months)	Approval Body	Number of Meetings
~~Step 1: Preapplication~~	~~2 weeks~~	~~None~~	~~1 preapplication consultation with Town staff~~
Step 1~~2~~: Minor Design Review application	65 days	Zoning and Design Review Board	1
Step 2~~3~~: Building Permit application	15-30 days	Plan Check (Planning and Building staff)	1 to 2 rounds of plan check review (depending on completeness of construction plans)
Step 3~~4~~: Construction	Varies	--	
Estimated Total Processing Time	**3 months**	**--**	

Source: Town of Yountville, 2023 ~~staff communication, April 11 and December 13, 2022~~.

Residential Development Projects, Five or More Units

Residential development projects of five or more units require major design review approval by the ZDRB and Town Council. ~~The~~Applicants may request an optional ~~design review process typically involves~~ preapplication consultation with Town staff prior to~~,~~ submitting~~al of~~ a formal application; however, such consultation is not required.~~,~~ Department staff then reviews and offers recommendations ~~by department staff, and a public hearing before the~~ on the project to the ZDRB, which then holds a public hearing to recommend the City Council approve, conditionally approve, or disapprove the project's design. This process takes approximately 65 days to complete.

For developments proposing five or more dwelling units or parcels, a Master Development Plan application is required. Chapter 17.192 of Yountville's Municipal Code describes the approval process for a Master Development Plan as consisting of three stages: 1) Concept, 2) Preliminary, and 3) Final. ~~However,~~ Although the Preliminary and Final reviews are listed separately, the Town utilizes ~~allows~~ concurrent processing of the P~~p~~reliminary and F~~f~~inal stages to minimize processing time. Major design review is also conducted concurrently with the Master Development Plan review process. As such, the applicant will only be subject to a total of two public hearings—one before the ZDRB and one before the Town Council—for all required reviews. An applicant may request separate Preliminary and Final reviews. (For timelines, see **Table F-1~~3~~0, Typical Development Process Timelines for Projects with Five or More Units.)**

1. The Concept stage, an optional step in the application process that allows a developer to get nonbinding feedback on a development concept prior to submittal of a formal application, consists of one meeting with the ZDRB and one meeting with the Town Council in which the applicant and staff share information; thus, there is no action taken and no findings necessary. If requested by a developer, the Town may hold a special joint meeting of the ZDRB and Town Council to conduct the conceptual review.

2. The Preliminary stage consists of two meetings, which, under concurrent review, take place at the same time as the Final stage meetings. The first is a ~~review and comment meeting~~ public hearing with the ZDRB and the second is a public hearing with the Town Council. Nonbinding ZDRB ~~comments~~ recommendations are reported and considered by the Town Council. The Town Council is responsible for approving applications in the Preliminary stage. Required Council findings for the Preliminary stage are defined in the design ordinance (Section 7.3.e and listed herein) and include the identification of site layout, circulation, parking, setbacks, FAR, and open space.

3. The Final stage has two meetings~~,~~ which, under concurrent review, take place at the same time as the Preliminary stage meetings. This stage~~and~~ also consists of a ~~review and comment period~~public hearing ~~by~~ with the ZDRB and a public hearing with the Town Council. The ZDRB reports nonbinding ~~comments~~ recommendations to the Town Council. The Town Council is responsible for approving applications in the Final stage based on required findings related to architectural design, building materials, building height, colors, landscape, and lighting, as defined in the design ordinance (Section 7.3.e and listed herein).

When State law requires "by-right" design review using objective standards for qualifying residential projects, they are reviewed and approved ministerially by staff based on a determination that the project is in conformance with the Town's objective design standards. The ministerial review process may take up to 60 days to complete depending on the complexity of the project.

Table F-10, Typical Development Process Timelines, **Five or More Units,** lists the process, estimated time periods, and maximum number of meetings for each phase of the development review process for projects proposing five or more dwelling units. Although not specifically noted in these tables, the Town will provide findings on an application's consistency within 30 to 60 days based on the number of units proposed. As explained above, the ZDRB will first hold a public hearing and render a recommendation on the application. The Council then renders its decision in conformance with the findings required by the Municipal Code, after receiving ~~review and decisions are informed by the review by~~ the recommendation from the ZDRB, staff reports, and public testimony. The Town ~~will allow~~utilizes concurrent review and processing of ~~the~~ Preliminary and Final Development Plans as a streamlining measure to ~~help~~ minimize review time. In a concurrent processing scenario, approval of the project's design, as well as Preliminary and Final Development Plans, would take up to 95 days to complete. After approval, the Town's Planning and Building personnel issue building permits to the developer, which may take up to 30 to 45 days to complete

Overall, as described in Steps 3 and 4 in **Table F-10**, design review and Preliminary and Final Master Development Plan applications are processed concurrently. Per **Program 2. Streamlining Multifamily 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. The Town will ensure that application checklists are available on its website. Additionally, through **Program 2~~6~~7**, 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.

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Table F-~~10~~13. Typical Development Process Timelines, Five or More Units

Step	Time to Complete (days/months)	Approval Body	Number of Meetings
~~Step 1: Preapplication~~	~~2 weeks~~	~~None~~	~~1~~
Step 1~~2~~: Master Development Plan: Conceptual Review (Optional)	30–45 days if joint meeting with ZDRB and Town Council; 45–60 days if individual meetings	n/a	1-2
Step 2~~3~~: Master Development Plan and Major Design Review: Concurrent review of project design, Preliminary and Final Stage applications by ZDRB for recommendation to Town Council ~~for decision~~.	65 days from application submittal to ZDRB Meeting	Recommendation to Town Council by Zoning and Design Review Board	1
Step 3~~4~~: Master Development Plan and Major Design Review: Concurrent review of project design, Preliminary and Final Stage applications ~~and ZDRB recommendations~~ by Town Council for decision.	30 days from ZDRB meeting in Step 2 to Town Council Meeting	Town Council	1
Step 4~~5~~: Building Permit	30 to 45 days	Plan check (Planning and Building staff)	
Step 5~~6~~: Construction	Varies	--	
Estimated Total Processing Time	**7 months**	**--**	**5**

Source: Town of Yountville, 2023. ~~staff communication, April 11 and December 13, 2022.~~

Design Review

Single and multifamily development are subject to design review. The purpose of design review is to guide the location, functions, and appearance of development to promote and protect the safety, convenience, comfort, prosperity and general welfare of the Town.

There are two tracks for conducting design review: major and minor. Major design review is required for:

1. New, expanded, or exterior alterations to commercial or agricultural structures.
2. New, expanded, or exterior alterations to residential structures that comprise five or more dwelling units.

Minor design review is required for:

1. New, expanded or exterior alterations to residential structures that comprise four or fewer dwelling units and residential or agricultural auxiliary structures.
2. Freestanding, internally illuminated, and SR-29 signs.
3. Murals, subject to prior advisory review by the Arts Commission.

Most residential projects in Yountville are processed as minor design review applications.

For major design review, the ZDRB makes recommendations for approval, conditional approval, or denial of applications to the Town Council. The Town Council has final decision-making authority to approve, conditionally approve, or deny applications for major design review. Major design review is processed concurrently with the Preliminary and Final reviews for any Master Development Plan, described above. For minor design review applications, the ZDRB has final decision-making authority (unless the ZDRB's decision is appealed to the Town Council). Whether the final decision is rendered by the Council or the ZDRB, the Municipal Code requires certain findings be made to grant approval, as detailed below.

Where State law requires the application of objective standards for a qualifying residential project, the project is only reviewed against ~~the~~ objective design standards, projects are not subject to approval findings listed on page F-44. Otherwise, all other ~~residential projects~~all nonqualified residential projects that require design review approval are reviewed against ~~both the~~ objective design standards, ~~and the~~ subjective design guidelines, and approval findings.

Objective Design Standards

The design standards shown in **Table ~~11~~14, Objective Design Standards**, must be followed for all qualified and nonqualified residential projects unless waived through the design review approval process.

Table F-~~11~~14. Objective Design Standards

Applicable to:		Design Standard
Single Family and Duplex	**Multifamily**	
Subdivisions		
X		In subdivisions of three or more lots, proposed lot sizes shall differ from one another by at least 500 square feet. Developments with five to nine lots shall have a minimum of three lot sizes. In developments with 10 or more lots, no one lot size shall comprise more than 25% of the total number of lots.
X		Flag lots are prohibited within new development unless authorized through Design Review when consistent with the objectives of the Town Council, including development of affordable housing, and the General Plan.
Garages, Driveways and Parking		
X		The width of each garage door shall not exceed 12 feet when located in the front half of the lot and visible from the street.
X		Multicar garages are permitted if located on the rear half of the lot or screened from view from adjacent street frontages by building placement, landscaping, and/or fencing, in compliance with Chapter 17.136.
X	X	Carports shall be located in the rear half of the lot or screened from view of adjacent street frontages by building placement, landscaping, and/or fencing in compliance with Chapter 17.136.
X		For single-family houses with attached garages, the width of the house shall be at least 5 feet greater than the width of the garage along its street frontage. The garage shall be set back at least 10 feet farther than the house from the street.
X	X	In the Old Town Historic District, driveway aprons shall be a solid surface, concrete, or pavers for the width of the driveway and the length from the existing edge of asphalt street to the right-of-way line or five feet, whichever is greater.
	X	Parking shall be located behind buildings or in the rear half of the lot.

Applicable to:		Design Standard
Single Family and Duplex	Multifamily	
	X	Parking lots shall be screened along all street frontage with walls or evergreen landscaping at least three feet in height. Along common property lines and abutting residential uses, walls and landscape screens shall be provided as established in Chapter 17.136.
	X	Lighting for parking areas shall be designed to confine emitted light to the parking areas and the light source shall not be visible from adjacent properties. Average illumination at the ground shall be no more than one foot-candle, except where an increase in lighting level is recommended by a lighting consultant or qualified professional as necessary for safety.
Street Frontage		
X	X	The principal orientation of all buildings shall be parallel to streets they face.
	X	The street-facing elevation of multiple unit residential buildings shall have at least one street-oriented entrance and shall contain the principal windows of the street-facing unit(s).
X	X	Primary building entrances and associated paths of travel from the adjacent street(s) shall be visible from the adjacent street(s).
X	X	Building facades that face street frontages shall include breaks in their wall plane by incorporating one or more techniques along at least 20% of the entire street-facing facade, such as varying setbacks, recessed or projecting building entries, wall offsets, wall projections or variation in materials.
X		A covered porch shall be incorporated into the front elevation for new construction. The minimum required porch shall be at least 72 square feet in area and shall measure at least six feet deep (measured perpendicular to the front wall of the house). Porches shall be unenclosed but may be screened.
	X	The street frontage of new buildings shall contain one of the following elements: - One-story or two-story unenclosed porches, - Roofed balconies supported by brackets or by columns at the ground level, or - Upper floor loggias recessed within the building.

Applicable to:		Design Standard
Single Family and Duplex	**Multifamily**	
Building Scale and Massing		
X	X	Buildings shall carry the same design in terms of form and massing, roof design, wall and window design, and colors and materials on all building elevations.
	X	Blank walls (facades without doors or windows) shall be less than 30 feet in length if visible from adjacent street(s).
Roof Forms		
X		The main roof of the building shall have a minimum pitch of 4 in 12 as shown in Figure 17.40-1.
X	X	Roofs which incorporate multiple ridges, eaves and/or dormers are required. Up to 20% of the area of a structure's roof may be flat.
X	X	Roofing shall be composition shingle, standing seam, other fabricated metal, or tile from natural materials. Concrete tile, wood shake, or tar and gravel roofing is prohibited.
Windows, Doors and Entries		
X	X	Only wood-frame windows, vinyl-clad wood windows or powder-coated metal-framed windows colored by the manufacturer are permitted. Bare metal, plastic, or silver- colored aluminum windows or screen frames are prohibited.
X	X	Shutters, if incorporated, shall be the same size as half the adjacent window width.
	X	Multifamily developments shall include individual front doors and enclosed stairs for access to units above the ground floor.
X	X	Trim surrounds shall be provided at all exterior window and door openings. In lieu of exterior window trim, windows can be recessed from wall plane by a minimum of three inches.
	X	Where adjacent to residential development, windows, balconies, and similar openings shall be oriented so as not to have a direct line-of-sight into adjacent units or onto private patios or backyards on abutting properties.

Applicable to:		Design Standard
Single Family and Duplex	Multifamily	
		This can be accomplished through window placement, step backs of upper stories, use of clerestory windows, glass block or opaque glass or mature landscaping within the rear or side setback areas.
Exterior Building Materials		
X	X	The following exterior materials are allowed: wood (lap siding, board and batten, shingle), cement board, or stucco. Natural brick or stone is allowed as an accent material only, covering no more than 25% of any building facade. T-111 or plywood shall not be permitted.
X	X	Design material changes shall occur at intersecting planes, at inside corners of changing wall planes or where architectural elements intersect such as a chimney, pilaster, or projection, except for the base of buildings, corner boards or gable ends.
Landscaping and Open Space		
X	X	A minimum of one tree shall be planted within the front yard setback for new development. This standard does not apply to the MHP, Mobile Home District.
Utilities and Auxiliary Structures		
X	X	1. Utilities and refuse storage areas are not permitted in any setback area or front yard; 2. All new electrical, telephone, CATV and similar service wires or cables shall be installed underground. Risers on poles or buildings are permitted; 3. Air conditioners and similar mechanical equipment shall be screened from view; 4. Electrical vaults and meter boxes shall be screened from view from any public right-of-way. Fire pipes and extinguishers must be easily identified; and 5. For multifamily uses, refuse storage areas shall be screened from public and adjacent properties view or located within a building.

Applicable to:		Design Standard
Single Family and Duplex	**Multifamily**	
	X	Trash and recycling areas shall be fully enclosed structures with solid roofs and shall conform with all mandated water quality requirements and building codes, including Americans with Disabilities Act accessibility.
	X	Chain-link fencing and gates with wood or plastic slats shall not be used for trash and other utility enclosures.
X	X	All exterior mechanical and electrical equipment shall be screened by landscaping or fencing or incorporated into the design of buildings so as not to be visible from the street. Equipment to be screened includes, but is not limited to, all roof-mounted equipment, air conditioners, heaters, cable equipment, telephone entry boxes, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems.
X	X	Reduced pressure backflow prevention devices are required for connection to the Town's water system and are required to be above ground but shall be screened from adjacent public street(s) by landscaping or fencing while allowing access for annual testing.

Source: Town of Yountville, December 13, 2022.

Subjective Design Guidelines

The design standards shown in **Table ~~12~~15: Subjective Design Guidelines**, must be followed for all non-qualified residential projects, unless waived through the design review approval process.

Table F-~~12~~15. Subjective Design Guidelines

Applicable to:		Design Guideline
Single-Family and Duplex	**Multifamily**	
Subdivisions		
X		Lots should be predominately rectilinear in shape and orthogonal to the street. Odd-shaped parcels should be avoided.
X		Aggregation of lots is discouraged.
X		Varied roof heights and front setbacks are encouraged to
Driveways, Garages/Carports and Parking		
X		Garages are encouraged to be located in the rear half of the lot.
X		Detached garages and garage doors that do not face the street are encouraged.
X		Single-car garages may be located near the front of the lot, though this is discouraged.
	X	The pattern of circulation, including access drives and pedestrian paths, should provide easy access from the parking lot to residential uses.
	X	Access drives to off-street parking shall be designed and constructed to provide adequate safety for pedestrians and drivers. In no case shall car movements result in blocking of the street right-of-way. The number of access drives shall be limited to the minimum that will accommodate anticipated traffic.
X	X	To minimize the amount of paved area, sharing of driveways and access to parking lots is encouraged. An easement providing for shared use shall be recorded.
X		On-site paving for vehicles should be of a permeable material, where practical.

Applicable to:		Design Guideline
Single-Family and Duplex	**Multifamily**	
X	X	For shared driveways exceeding 100 feet in length, turnouts may be needed for vehicles to pass one another.
Building Exterior Colors and Materials		
X	X	Buildings shall have consistent materials, details, and architectural theme on all sides of the buildings. Materials that appear faux or veneer-like should be avoided. Joints or raw edges of materials shall be concealed to create an appearance of authenticity.
X	X	Auxiliary structures that require issuance of a building permit should have consistent exterior material(s) and color(s) with the primary building.
X	X	Mediterranean and Tuscan design styles that include, but are not limited to, the following common characteristics of clay tile, heavy stucco, or plaster, cut and cast stone, wrought iron details, tower-like chimneys, heavy massing, arched openings, and arcades are prohibited.
Windows, Doors and Entries		
X	X	Sliding glass doors are discouraged and the use of large picture windows should be limited when these features are visible from the street.
X		Double-hung windows should maintain a 1.5:1 height to width ratio or greater.
X		Where adjacent to single-family development, windows, balconies, and similar openings should be oriented so as not to have a direct line-of-sight into homes or onto private backyards on abutting properties. This can be accomplished through window placement, stepbacks of upper stories, use of clerestory windows, glass block or opaque glass, or mature landscaping within the rear or side setback areas.

Source: Town of Yountville, December 13, 2022

Approval Findings

The design standards shown in **Table 12~~5~~: Subjective Design Guidelines**, must be followed for all non-qualified residential projects, unless waived through the design review approval process. Additionally, a~~A~~s described in section 17.188.060 of the Town's Municipal Code, ~~F~~following the public hearing, the responsible reviewing authority may approve a discretionary ~~the~~ application and authorize a design review permit if the facts presented establish all of the following:

a. The proposed development or physical improvement is appropriate for the site with regard to the siting and scale of buildings, pedestrian and vehicular access and circulation, and relationship of structures and open spaces to the streetscape;

b. The location of structures preserves significant trees, natural features and identified public view corridors;

c. The project will be compatible with neighboring properties and developments with regard to setbacks, building heights, and massing;

d. The project will not be detrimental to neighboring properties and developments with regard to the location of parking facilities, siting of trash enclosures, placement of mechanical equipment, and privacy considerations;

e. The project presents an attractive design, utilizing high-quality building finishes and materials, and design techniques to mitigate potentially bulky building forms, such as modulating varied rooflines, partial upper stories, setbacks for upper story volume and/or a variety of roof forms;

f. Proposed landscaping provides sufficient visual relief, complements the buildings and structures on the site, and provides an inviting environment for the enjoyment of occupants and the public;

g. The existing or proposed infrastructure and utility capacity are adequate for the proposed development; and

h. The proposed project will comply with all applicable provisions of this Title 17 and will be consistent with the policies and standards of the General Plan. ~~(Ord. 21-105 § 9)~~

Issuance of a Building Permit

After the Town approves a project, it becomes the applicant's responsibility to initiate the steps to secure building permits and construct the project. These steps include obtaining additional clearances and paying fees as outlined in a project's conditions of approval. Other necessary actions include:

- Completing construction drawings.
- Recording subdivision (final) maps (applies to ownership projects).
- Retaining contractors.
- Paying impact fees, including at the school district.
- Obtaining utility approvals, required easements, and rights of entry.

A few of the above items, such as the construction drawings, require Town review prior to issuance of a building permit.

The length of time between a project's approval and building permit issuance in many cases is determined by the scope of the development and the applicant. The Town's review for building permit approval is typically two weeks, with a subsequent review, if corrections are necessary, to be completed within one to two weeks. The time the applicant takes to make corrections between these reviews varies, with the overall processing time falling between one and two months.

If a project requires the review and approval of civil improvement plans for public improvements, such as water, sewer, or streets, the postapproval process may be extended by an additional two to four months.

Senate Bill 330 Processing Procedure

Government Code Section 65941.1, the Housing Crisis Act of 2019, established specific requirements and limitations on development application procedures. The bill prohibits "affected cities" from taking certain zoning-related actions, including, among other things: downzoning certain parcels, imposing a moratorium on development, and imposing design review standards that are not objective. The law also requires jurisdiction-wide housing replacement when housing affordable to lower-income residents is demolished.

The bill defines an "affected city" as any city, including a charter city, that is in an urbanized area or urban cluster, as designated by the United States Census Bureau. Any city with a population less than 5,000 and not in an urbanized area is exempt. The Town of Yountville is therefore exempt from certain provisions of SB 330 that apply only to "affected cities." SB 330 also contains certain provisions applicable to all jurisdictions (whether or not they are considered an "affected city"), including a prohibition on conducting more than five hearings if a proposed housing development project complies with the applicable, objective general plan and zoning standards in effect at the time an application is deemed complete (Government Code Section 65905.5(a)). The Town follows the requirements of SB 330 by not requiring more than five hearings, as defined by Government Code section 65905.5(b)(2). For all other projects, the Town follows its typical process explained in this chapter. **Program 2. Streamlining Multifamily Development** is included which commits the Town to continuing to implement its objective design standards.

Senate Bill 35 Approvals

Government Code Section 65913.4 requires jurisdictions that have failed to meet their RHNA to provide a streamlined, ministerial entitlement process for housing developments that incorporate affordable housing. . The Town has adopted ordinances that implement SB 35 by defining qualified residential projects and the clear objective design standards that they are subject to. The Town reviews all development projects per State laws. ~~The Town of Yountville does not have an established application process related to SB 35; however, the Town reviews all development projects in accordance with State laws.~~ The Town includes **Program 2, Streamlining Multifamily Development (Section 6.6, Goals, Policies, and Programs),** to add an SB 35 application that includes specific requirements for developers interested in pursuing the streamlined process. The Town will prepare a description of the permit processing procedures for SB 35 projects. This procedure will aid in minimizing the review time required for development processes and, in turn, reducing costs to developers, which may increase the housing production in the Town.

Permit Streamlining Act

The Permit Streamlining Act was enacted in 1977 in order to expedite the processing of permits for development projects. Government Code § 65921. The Permit Streamlining Act achieves this goal by (1) setting forth various time limits within which state and local government agencies must either approve or disapprove permits and (2) providing that these time limits may be extended once (and only once) by agreement between the parties. The Permit Streamlining Act does not apply to legislative land use decisions or to ministerial permits. The Town regularly adheres to the time limitations by providing completeness responses to applicants within 30 days of receiving a development application.

Projects that are exempt from California Environmental Quality Act (CEQA) must be processed within 60 days of deeming the application complete. However, projects that require additional environmental analysis and disclosures to the public are granted additional time to prepare an initial study and circulate the environmental findings for public comments. For projects that do not require review by the ZDRB or Council, the determination of whether an EIR, ND, or MND is required is made by Planning and Building Department staff under the direction of the Director. For projects that require review by the ZDRB or Council, the determination is made by the ZDRB or Council

Per **Program 2. Streamlining Multifamily Development**, the Town will continue to implement Municipal Code ~~of Chapters 17.184~~ Section 17.180.020(G), ~~through 17.224,~~ which require 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. 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 the application is complete. The Town will ensure that the CEQA determination of PRC 21080.1 will be made within the timeframe permitted by PRC 21080.2, and when the Town determines that a project is exempt from CEQA, the determination will trigger the Permit Streamlining Act (PSA) 60-day deadline (Gov. Code 65950(a)(5)).

California Housing Opportunity and More Efficiency Act

The California HOME Act (Senate Bill 9) streamlines the process for a homeowner to create a duplex or subdivide an existing lot. To be eligible for the streamlining provided by this bill, a parcel must meet a specific list of qualifications that protect historic districts, preserve the environmental quality and the look of communities, and prevent tenants from being displaced.

In 2022, the Town adopted an Urban Lot Split Ordinance that facilitates a streamlined approval process using objective standards to implement SB 9.

On- and Off-Site Improvements

To maintain its rural character and ensure that new development does not adversely impact existing neighborhoods, the Town of Yountville imposes basic standards for on- and off-site improvements. The

Town requires only the improvements necessitated by the development. Typical improvements include storm drainage features, sewer and water connections, utility connections, water conservation measures, and landscaping. Yountville is essentially built out. Parcels typically have existing electrical, gas, water, and sewer infrastructure in place already. However, in some cases repairs or additional improvements are needed.

For new units and renovation projects, when necessary, water and sewer laterals must be repaired or replaced, with associated installation of meters, backflow devices, and clean out(s), as needed. The estimated cost to replace a lateral is $8,000 to $10,000. This includes trenching, line repair and installation, and filling and patching. Depending on the location of a replaced or installed lateral, additional pavement repair costs may be incurred. In a recent example where additional pavement repair was needed, the total cost to remove and replace the water lateral was $17,000 (labor and materials). When repair or replacement of a service lateral is required, the Town will also require upgrades to the service meter and/or installation of a back-flow device and clean out. Estimated costs for each are: meters ($500 to $1,000), backflow device ($1,000 to $2,000), and clean out ($100 to $300). These costs are for materials only. Typically, contractors hired to perform water line or sewer line repairs will include the material fees in their price.

Requirements related to sidewalk, curb, and gutter depend on whether the property is in or out of "Old Town." About 20 percent of residential property in the town is in the Old Town area. In this area, there are no sidewalks with curb and gutter. Road shoulders/parking lane areas are graveled surface. New residential projects in this area as well as renovation projects are not required to install sidewalk, curb, and gutter as part of the project. In the residential areas outside of Old Town, sidewalks, curb, and gutter exist in every neighborhood. Residential projects located where the sidewalk along the property frontage is significantly damaged or in need of replacement are required to replace the sidewalk. The cost of sidewalk replacement is estimated to be $20 to $30 a square foot. Using a 40-foot-wide lot as an example, replacement of a 5-foot-wide sidewalk at $30 per square foot (labor and materials) would have an estimated total cost of $6,000. For properties that don't have sidewalk, curb, and gutter, the project would be required to install them as part of the project. The estimated cost per lineal foot of installing curb and gutter is $60 per lineal foot (labor and materials). Using the same 40-foot-wide lot as an example, the estimated cost to install sidewalk, curb, and gutter would be $8,200.

New residential subdivisions are subject to the site improvement requirements and standards listed below. Subdivisions of four parcels or less can defer frontage improvements when deemed necessary by the Town Council. **Program 5, Water Capacity,** ensures adequate water capacity for new residential projects, and **Program 1, Large Site/High-Density Development,** is applicable to the identified Catholic Church site at the southern end of the town that will accommodate 72 mixed-income units.

- **Storm Drainage.** Stormwater runoff from the subdivision shall be collected and conveyed by an approved storm drain system.
- **Sewers.** Each unit or lot within the subdivision shall be served by an approved sanitary sewer system.

- **Utilities.** All proposed utilities within and adjacent to the subdivision, including but not limited to electric, communication, and cable television lines, shall be placed underground except facilities exempted by the Public Utilities Commission; poles supporting only streetlights; surface-mounted transformer, pedestal-mounted terminal boxes, meter cabinets, and concealed duct, in commercial subdivisions only; and high voltage transmission lines transmitting electricity of 50,000 volts or more. Electrical transformers in or as a part of residential subdivisions shall also be placed underground.
- **Water Supply.** Each unit or lot within the subdivision shall be served by an approved domestic water system.
- **Water Conservation.** Impacts on public services, specifically water supplies and sewerage shall be reduced by incorporation of water conservation devices into all structures and irrigation systems.
- **Right-of-Way: Landscaping.** Street trees and landscaping shall be provided in all public rights-of-way and in all dedicated streets in all subdivisions as specified by the Town Council.
- **Access.** The subdivision shall abut upon or have an approved access to a public street. Each unit or lot within the subdivision shall have an approved access to a public or private street.
- **Energy Conservation.** The design of a subdivision for which a tentative map is required shall provide, to the extent feasible, future passive or natural heating or cooling opportunities. Examples include design of lot size and configuration to permit orientation of a structure to take advantage of shade and/or prevailing breezes. The requirements of this subsection do not apply to condominium projects that consist of the subdivision of airspace in an existing building when no new structures are added.
- **Protection of Solar Access**. Approval of subdivision tentative maps may be conditioned on the inclusion of restrictions or easements in the deed of each lot or parcel that state that no construction or vegetation built or allowed to grow on any parcel in the subdivision will result in preventing unobstructed sunlight from reaching south-facing glass and solar energy systems on adjacent lots.
- **Streets.** All local streets providing access to residential developments shall be constructed to conform to the street design standards as maintained by the Director of Public Works. An exception to the street width and right-of-way requirements may be approved provided such streets are constructed in accordance with the requirements in the Municipal Code.

Website Publication and Transparency

Yountville's municipal code is published on the Town's website. There is also a page on the Town's website dedicated to development standards that includes links to the zoning map, municipal code, and fact sheets for residential projects. The Town's master fee schedule is also posted on the website.

F.2 Non-governmental Constraints

Land Costs

Yountville's growth is limited by the fact that the town is surrounded by prime agricultural land, and the Town has no sphere of influence outside its corporate limits. Measure J, adopted by Napa County voters in the late 1990s, requires voter approval for any reclassification or subdivision of agricultural land. Such approval is unlikely to be given for any land adjacent to the town's boundaries.

Land costs in the Bay Area have escalated at an extremely rapid rate since the mid-1990s. Where the price of finished lots used to comprise about one-quarter of the total cost of a house, the land cost now frequently exceeds the cost of even a newly constructed home on the lot. This cost increase is built into the market price of a unit and has an obvious adverse effect on the ability of households to pay forhousing, particularly low- and moderate-income households.

Unlike construction costs and labor costs, the cost of residential and commercial sites is highly variable. Cost considerations include the number of units or density of development permitted on a particular site and the location of the site in relation to other amenities. As finished vacant land becomes scarce, developers begin to pursue more costly underutilized sites, which require demolition of existing uses before a new project can be constructed. Thus, the price of land can vary significantly, even assuming the same proposed project. A search on Zillow.com on April 20, 2022, did not show any available land in Yountville for sale. Land costs near the town ranged from $23,946 to $191,182 for a one-acre lot.

Construction Costs

Construction cost increases, like increases in land cost, have raised the cost of housing and have affected the ability of consumers to pay for housing. Construction cost increases are due to the cost of materials, labor, and higher standards imposed by government (e.g., seismic and energy conservation requirements).

Estimates can vary greatly based on assumptions and variables. According to construction cost data provided by the Craftsman Book Company, a wood-framed, single-story, four-cornered home in Yountville is estimated to cost approximately $310,633 to build, excluding the cost of buying land. This cost estimate is based on a 2,000-square-foot house of good quality construction with a two-car garage and forced air heating and cooling. This cost is $155.32 per square foot.

The estimated cost to construct a multifamily two-story building in Yountville with 20 units and an average unit size of 1,200 square feet each is $167,053 for each unit (at a rate of $139.21 per square foot) and $3,483,393 for the entire building. This cost includes labor, materials, and equipment but does not include the cost of buying land or off-street parking.

A reduction in construction costs can be brought about in several ways. A reduction in amenities and quality of building materials in new homes (still above the minimum acceptability for health, safety, and adequate performance) may result in lower sales prices. State housing law provides that local building departments can authorize the use of materials and construction methods if the proposed design is found

to be satisfactory and the materials or methods are at least equivalent to what is prescribed by the applicable building codes.

In addition, prefabricated, factory-built housing may provide lower-priced products by reducing labor and material costs. As the number of units built at one time increases, savings in construction costs over the entire development are generally realized as a result of an economy of scale, particularly when combined with density bonus provisions. Housing construction costs have risen significantly in recent years, similar to the rest of the Napa County, and although they contribute to the challenges of providing affordable housing beyond the Town's authority, the Town is committing to programs to assist in the provision of housing to meet its RHNA allocation.

Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a home affects the availability and affordability of housing. Higher interest rates reduce the buying power of potential homebuyers and may render a housing project that could have been developed at lower interest rates infeasible. When interest rates decline, sales increase. The reverse has been true when interest rates increase.

Over the past decade, there has been a dramatic growth in alternative mortgage products, including graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and to qualify for larger home loans. However, variable rate mortgages are not ideal for low- and moderate-income households that live on tight budgets. In addition, the availability of variable rate mortgages has declined in the last few years due to greater regulation of housing lending markets. Variable rate mortgages may allow lower-income households to enter into homeownership, but there is a definite risk of monthly housing costs rising above the financial means of that household. Therefore, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates.

Table F-~~13~~16, Interest Rates, illustrates interest rates as of April 2022. The table presents both the interest rate and annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money which is paid for its use for a specified time, and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance and is therefore a more complete measure of a loan's cost than the interest rate alone. However, the loan's interest rate, not its APR, is used to calculate the monthly principal and interest payment.

Table F-~~13~~16. Interest Rates

	Interest Rate	APR
Conforming		
30-year fixed	4.875%	5.063%
15-year fixed	4.250%	4.550%
7/6-month adjustable rate	4.250%	3.747%
Jumbo		
30-year fixed	4.250%	4.342%
7/6-month adjustable rate	3.625%	3.399%

Source: www.wellsfargo.com, April 2022.

Environmental Constraints

The environmental conditions and the state and capacity of infrastructure can constrain the development and availability of housing in Yountville by reducing the amount of viable land for development. Yountville is vulnerable to a range of public safety threats—both natural and human made. Earthquakes, flooding, fire, and extreme heat events pose serious and real threats to the town. Yountville is in the seismically active San Francisco Bay region, and there are a couple of fault lines in or near the town. The town is also subject to flooding along the natural creeks and drainages that are in the area as a result of excessive overflow of the Napa River and Hopper Creek. Fire hazards are also a threat to the town. There are moderate, high, and very high fire hazard severity zones surrounding Yountville. Historically, fires in the Yountville area have occurred mainly to the east and west of the town in the hillside areas.

Environmental constraints were taken into account while determining the realistic capacity for sites listed in **Table E-2, Land Inventory,** and shown on **Figure E-1, Land Inventory**. None of the identified sites are constrained, and all are ready for development. As described in **Section E.2, Land Inventory**, only the 4.8-acre portion west of the creek on APN 036-090-002 is considered for development as Site 2. The 4.8-acre site is shown with a solid outline on **Figure E-1, Land Inventory**. A creek on the eastern edge of Site 2 separates the site from the remainder of the parcel, which is shown with a dashed outline. The portion of the parcel shown with the dashed outline is undevelopable at this time. The total acreage is 16.86, but the 12.06 acres east of the creek would need a floodwall to be installed before the land could be developed. The 4.8 acres west of the creek is not constrained and is ready for development. As noted in **Table E-2**, the assumed capacity of this site is based the developable area, yielding approximately 72 units. **Program 1** is included to facilitate residential development on large sites.

The rest of the sites described in section **E.2, Land Inventory,** are outside a flood hazard zone or away from SR-29; they are either vacant or have older housing units that can easily be removed to allow for new housing developments.

Available Dry Utilities

Dry utilities, including electricity and telephone service, are available to all areas in the town. The extension of power and gas to service new residential development has not been identified as a constraint. Service providers are:#

- Electricity/Gas: Pacific Gas and Electric Company
- Telephone: AT&T
- Internet Services: AT&T, Comcast

Water and Wastewater

Domestic Water

The Town's water distribution system is operated and maintained by the Town's Utility Operations Division. The treated water is purchased from the State of California's Department of Veterans Affairs treatment facility at Rector Reservoir. The Town also has two connections to the city of Napa transmission main as a second source, which allows for a reliable water source when the Rector Reservoir facility in not operating. The Town also has one well that is designated for emergency use.

A 2012 report reviewed water use and availability in the Town's municipal boundaries, including the Yountville Veterans Home and approximately 4,000 acres of vineyards within a five-mile radius of its existing recycled water pipelines. The report identified four sources of water, with Rector Reservoir and groundwater as the Town's principal water supplies.

Rector Reservoir on Rector Creek is owned and operated by the State of California and delivers local surface water to the Veterans Home and the Town for municipal supply and to the California Department of Fish and Wildlife for environmental uses and a fish hatchery. There have been several studies of Rector Reservoir's capacity and safe yield. The most recent technical study by the California Department of Water Resources in 2000 calculated the reservoir capacity to be 4,535 acre-feet. The safe yield was estimated to be 1,670 acre-feet annually based on actual deliveries during the 1992 drought, including 1,190 acre-feet per year in flow releases needed to meet the Department of Fish and Wildlife's in-stream flow requirements. The Town's contractual allowance in Rector Reservoir is 500 acre-feet per year minimum.

Yountville overlies the Napa Valley groundwater subbasin, which provides municipal and agricultural water supply in the area. The groundwater level data illustrate generally stable long-term trends in the St. Helena, Yountville, and Napa areas. Groundwater quality is generally good, though selected areas along the Napa Valley floor have elevated levels of nitrates. The Town has developed a groundwater supply system that is anticipated to yield 300 acre-feet annually and is generally used as backup to the Rector Reservoir supply. In 2005 the Napa County Flood Control and Water District, as part of its water supply functions, developed the 2050 Napa Valley Water Resources Study, which reviewed the water supply and demand balances for municipal and agricultural uses in Napa County. The study projected that the safe yield of the Napa Valley groundwater subbasin is 28,000 acre-feet. The study indicated that basin demands could exceed supply during dry years by 6,000 acre-feet in 2020 and 10,000 acre-feet in 2050.

Program 5, Water Capacity, continues to ensure adequate water capacity for new residential development.

Wastewater

The Town currently has approximately 800 active sewer connections, and the sewer lines consist of eight miles of pipe and 0.75 mile of force main from the Joint Treatment Plant (JTP), five miles of recycled water force main, and 1.5 miles of gravity discharge piping from the JTP to the Napa River. The JTP treats wastewater from the Town and the Veterans Home. As of October 2020, the average dry weather flow design capacity of the JTP was 0.55 mgd for normal flows and 2 mgd for high flows. Flows in excess of the JTP's secondary treatment capacity are stored in a 3.8-million-gallon pond for later treatment. The JTP has adequate capacity to treat flows from the service area and to comply with its water quality and discharge requirements.

Pursuant to SB 1087, which requires the Town to ensure a copy of the adopted Housing Element reaches its water and wastewater providers, the Town will forward its adopted Housing Element to the Town Public Works Department. Government Code 65889.7 requires water and wastewater providers to establish a schedule that prioritizes services to developments with affordable housing. The Town will forward the adopted Housing Element to local water and wastewater agencies to assist those agencies with prioritizing water and wastewater allocations.

Requests to Build at Lower Densities

The Town of Yountville received one request to build a residential project lower than the allowable density of the applicable zoning designation; however, the project was denied.

F.3 Opportunities for Energy Conservation

The cost of housing includes not only the rent but utility costs. Higher utility expenses reduce affordability. Building affordable homes is not the same as making homes affordable to live in. Cheaply built homes invite callbacks, complaints, and discomfort, and they waste energy. Therefore, additional first costs to improve energy efficiency do not make housing less affordable in the long run. Energy efficiency in affordable housing, more than any other building sector, makes a critical impact on the lives of tenants. According to HUD, utility bills burden the poor and can cause homelessness.

Federal funds for rehabilitation, such as CDBG funds, can provide an important tool to assist homeowners with home upgrades that have the added benefit of assisting with energy conservation. The California Department of Energy's Energy Weatherization Assistance Program, and other State funding programs such as CalHOME can provide similar assistance to fund rehabilitation projects that will promote energy conservation.

More locally, PG&E provides weatherization services and assistance through grants and financial assistance. Eligible projects may include energy conservation measures, weatherization such as weather stripping, water heater wrap, insulation of various home components, and financial assistance. The utility provider also offers free Home Energy Checkups. After answering a few basic questions, the provider gives

an estimate of what uses energy in your home and a list of personalized, suggested improvements from PG&E that can help save energy and costs.

The Town of Yountville has been awarded over $800,000 in grants in order to provide assistance to eligible homeowners in their home improvement projects. These funds will be used to assist households through deferred-payment loans. The projects eligible for these funds must be 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. To qualify for the project, the applicant must be an income-eligible homeowner. The owner's total household income must be at or below 80 percent of the area median income.

In October 2020, the Town Council adopted Ordinance 20-498, which bans the use of all gas-powered leaf blowers in Yountville. The Town Council took this action in response to a citizen-led petition that gathered over 200 signatures and a formal request by residents who raised concerns about the environment, noise, and quality of life. Residents and businesses now need to use electric- or battery-powered leaf blowers, starting July 1, 2021. The Town Council included an incentive program with $30,000 in funding to help residents and landscapers partially offset the cost of replacing gas-operated leaf blowers with electric- or battery-operated leaf blowers or vacuums as well as additional batteries or extension cords.

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