

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

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

The following is a summary of **demographic data and trends** of the Town of Yountville's non-Veterans Home population. This information is used to address housing and complementary opportunities at the former Yountville Elementary School property, with specific references including chapter, section, and page numbers from the [Yountville Housing Element \(2023-2031\)](#):

1. **Population Decline:** The town's population decreased by 4% from 2,933 in 2010 to 2,829 in 2022. This decline reflects regional trends (Page C-1) as well as the growth of the second-home market in the Town including the market for shared weekend homes which reduces the number of full-time residents and correspondingly decreases the housing supply (Page A-3).
2. **Ageing Population:** The median age of Yountville's population increased from 52.4 in 2010 to 64.4 in 2019. Seniors aged 65 and older make up 49% of the town's population as of 2019 (page C-3).
3. **Small Household Size:** Yountville's average household size is 1.88 persons, significantly smaller than Napa County's average of 2.73 (page C-2).
4. **Senior-Dominated Demographic*:** Seniors aged 55 and older make up over two-thirds (66.2%) of the town's population. This trend highlights the need for senior services and housing they can afford. (page C-28).
5. **Income Distribution:** Yountville households have a relatively high proportion of moderate- and above-moderate-income households, particularly among homeowners. However, a significant share of renters falls into the low- and very-low-income categories (page C-9).
6. **Racial and Ethnic Composition:** The town's population is predominantly White (74%), though this is down from 84% in 2010. The Hispanic population has grown from 10% to 17% over the same period (page C-4).
7. **Low Percentage of Children:** Only 10.3% of Yountville's population is aged 24 or younger, underscoring the small number of families with children in the town (page C-3).
8. **High Rate of Single-Person Households:** About 46% of Yountville households are single-person households, compared to 26% in Napa County and 25% in the Bay Area. This highlights the aging population and smaller household sizes (page C-6).
9. **Senior Homeownership:** Around 78.6% of senior households in Yountville own their homes. The majority of these senior homeowners are in moderate- and above-moderate-income categories, but many lower-income seniors face high housing cost burdens (page C-28).
10. **Low Labor Force Participation:** Yountville has a low labor force participation rate, largely due to its aging population. Less than 40% of residents aged 65 to 74 are employed (page C-12).

The trends reveal an older, predominantly senior community with small household sizes and a growing demand for workforce housing, particularly for hospitality and public workers who commute large distances for employment.

YOUNTVILLE COMMONS & THE YOUNTVILLE HOUSING ELEMENT

The 2023-2031 Yountville Housing Element followed the [requirements and goals for public involvement](#) in addressing requirements for new housing projects, emphasizing the importance of community engagement at multiple stages. The specific details are as follows:

Requirements and Goals for Public Involvement

1. **State Law Compliance:** State law mandates that cities and counties make a diligent effort to involve all segments of the community in preparing a Housing Element. This included actively seeking input from lower-income households and special needs groups, ensuring comprehensive public participation (page A-1)
2. **Public Participation Methods:** The Town conducted public outreach activities starting in January 2022, which included stakeholder consultations, town council meetings, ad hoc meetings, community workshops, and public hearings (page HO-4). Notifications for all meetings were sent to local housing advocacy groups, individuals, and organizations that had previously requested notices related to the housing element. The Town made active efforts to reach households at all income levels and special needs groups (page A-2).
3. **Community Workshops:** Two community workshops were held: one virtual workshop on February 16, 2022, and an in-person workshop on March 2, 2022, at the Yountville Community Center. Participants were given opportunities to provide input on the housing element and potential housing types they would like to see developed (page A-6).
4. **Stakeholder Consultations:** The Town reached out to nine stakeholder organizations and conducted one-on-one consultations on housing needs and program opportunities between February and April 2022. Stakeholders represented various groups, including affordable housing representatives, community housing agencies, and service providers for special needs populations (page A-2).
5. **Town Council and Zoning, Design, Review Board (ZDRB) Meetings:** Public hearings and meetings with the ZDRB and Town Council were held to ensure that public feedback was integrated into the decision-making process. These meetings allowed the community to review proposed developments and zoning changes (page A-4).
6. **Ad Hoc Meetings:** Ad hoc meetings were convened with representatives from the Town Council and the ZDRB to discuss specific housing needs, review potential development sites, and consider community feedback (page A-5).
7. **Focus Group Meetings:** A focus group meeting was held on March 2, 2022, with local business owners and managers to discuss housing needs for employees. This meeting identified housing affordability as a primary concern, with feedback focused on finding affordable housing options for employees (page A-6).
8. **Monthly Newsletters and Community Notices:** The Town used monthly newsletters, distributed through the water bill, and local newspaper advertisements to keep residents informed of housing plans and public engagement opportunities. This effort aimed to reach a broader audience and encourage feedback from residents who might not attend formal meetings (page A-1).
9. **Dedicated Housing Element Website:** A custom website was created to provide information on the housing element, upcoming meetings, and opportunities for public involvement. The Town also utilized press releases to inform the public about key developments in the housing element process (page A-1).
10. **Opportunity for Written Comments and Feedback:** The Draft Housing Element was made available for public comment for 30 days, from July 8, 2022, to August 7, 2022. Public comments received during this period were incorporated into the revised draft before submission to the Department of Housing and Community Development (page A-8).

These actions demonstrate the Town of Yountville's comprehensive approach to public involvement, ensuring that a wide range of community members had the opportunity to provide feedback and shape housing policies for new locations for potential housing such as the Yountville Commons.

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

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

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

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