



Town of Yountville

6550 Yount Street
Yountville, CA 94599

Staff Report

Agenda Item #: 8H

Yountville Town Council Staff Report

DATE: April 1, 2025

TO: Mayor and Town Council

FROM: Aaron Hecock, Planning & Building Director

PREPARED BY: Aaron Hecock, Planning & Building Director

RECOMMENDATION

Receive and file this report recognizing that staff submitted the Annual Progress Report to HCD and OPR in keeping with the April 1, 2025 deadline.

DISCUSSION/BACKGROUND

The state of California mandates that all cities, towns, and counties plan for the housing needs of all residents regardless of income. This mandate is administered through the Housing Element (HE) and Regional Housing Needs Allocation (RHNA). The California Department of Housing and Community Development (HCD) determines the total number of new homes the Bay Area needs to build and how affordable those homes need to be in order to meet the housing needs of people at all income levels. The numbers are provided to the Association of Bay Area Governments (ABAG) who then divides them up between all Bay Area jurisdictions.

On June 4, 2024, the Town Council adopted the Town's 6th cycle Housing Element update, spanning the years 2023-2031. The Housing Element details how the Town plans to accommodate a total of 72 RHNA units across various income levels within this time frame; the unit breakdown is as follows:

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.

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

The 2023-2031 Housing Element and supporting information can be found at the following link:
<https://www.townofyountville.com/295/2023-2031-Housing-Element>

Pursuant to Government Code Section 65400, by April 1st of each year, cities are required to submit an annual report to the Governor's Office of Planning and Research (OPR) and HCD outlining the progress made towards implementing the City's HE. Specifically, the Annual Progress Report (APR) is required to detail local efforts to remove governmental constraints to the maintenance, improvement, and development of housing. In addition,

the APR must detail the actions taken by the local government towards completion of the programs and status of the local government's compliance with the deadlines in its HE.

The APR identifies the number of applications submitted, the number of permits approved, and the number of final inspections or Certificates of Occupancy granted. Of the permits reported, only those that received building permit approval are counted toward the Town's progress in meeting its regional housing needs allocation.

Staff have attached APR worksheets to supplement the information provided in this report. As identified in Table B of the APR, the City has issued building permits for 9 new residential units (including ADUs) in the first two years of the 6th Cycle. Table D from the APR worksheet shows adopted policies and progress made toward their implementation, or anticipated timeline for their implementation.

The required APR was submitted to and accepted by OPR and HCD prior to the April 1, 2025 deadline.

ENVIRONMENTAL REVIEW

Exempt per California Environmental Act (CEQA) Guideline, Section 15061(b)(3).

FISCAL IMPACT

Is there a Fiscal Impact? No

Is it Currently Budgeted? N/A

Where is it Budgeted? N/A

Is it Mandatory or Discretionary? Mandatory

Is there a Staff Resource Impact? Yes

STRATEGIC PLAN GOAL

Is item Identified in Strategic Plan? Yes

If yes, Identify Strategic Goal and Objective. **Visionary Leadership:** The Town's leadership maintains an open-minded, forward-thinking decision-making process. We value engagement and participation from all members of the community as we work together to create policies and plan for the future.

Briefly Explain Relationship to Strategic Plan Goal and Objective. Transmission of the Annual Housing Element Progress Report to HCD and OPR is in accordance with state law and is important in implementing the goals and policies of the General Plan. Transmission of the report reflects responsible leadership in conforming with state requirements.

ATTACHMENTS

1. APR Table B
2. APR Table D