



# TOWN OF YOUNTVILLE

*The Heart of the Napa Valley™*

**2023-2031 Housing Element Update for the Town of Yountville**

# Presentation Agenda

- » Housing Element Overview
- » Housing Element Outreach
- » Regional Housing Needs Allocation (RHNA)  
and Sites Inventory Capacity
- » Housing Element Programs
- » Project Schedule
- » Recommendation
- » Q & A





# Housing Element Overview





# Housing Element Overview

## » It's required!

- One of eight mandated General Plan elements
- Heavily regulated by State law
- Must be reviewed and certified by California Department of Housing and Community Development (HCD)

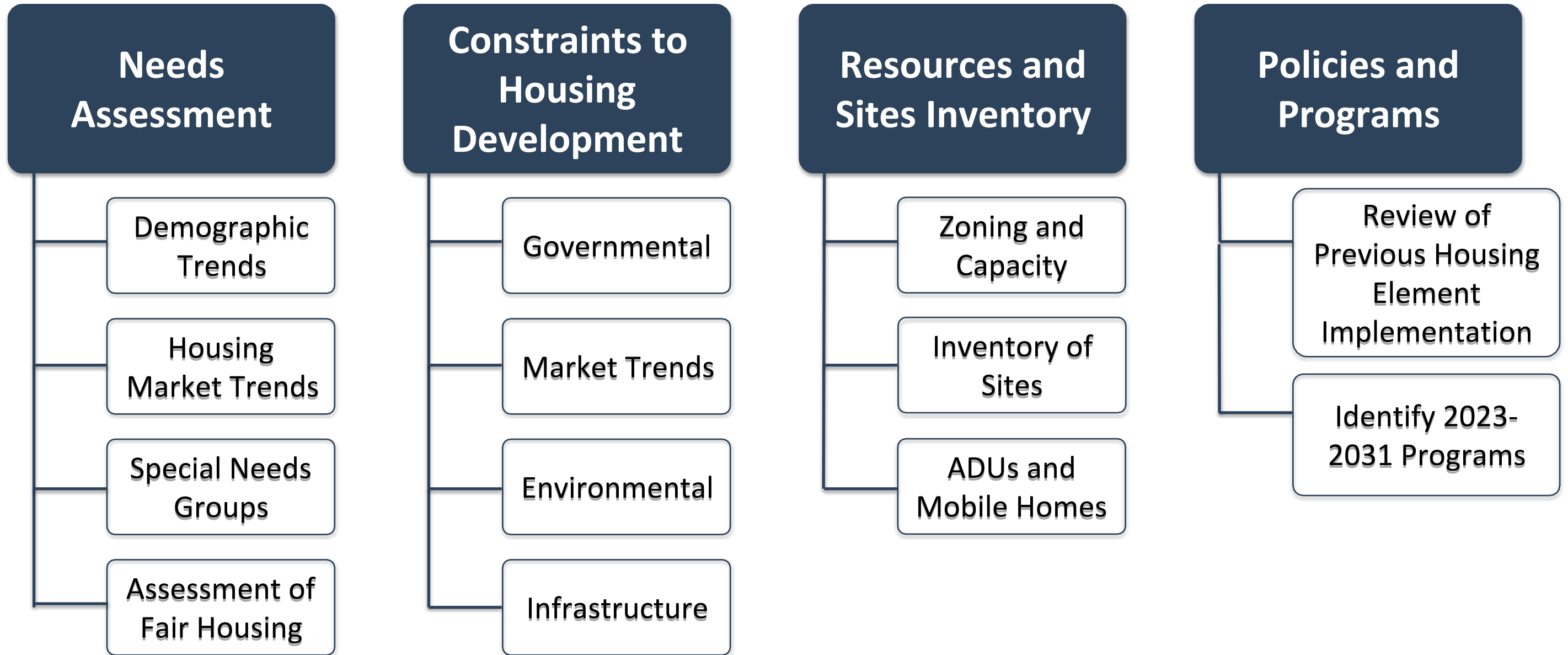


## » State sets schedule for Housing Element updates

- 5<sup>th</sup> Cycle: January 31, 2015 – January 31, 2023
- 6<sup>th</sup> cycle Housing Element has an 8-year timeframe
- Planning period: 2023-2031
- Housing Element due date: January 31, 2023



# Housing Element Contents



# Housing Element Public Outreach

Activity	Dates
Stakeholder consultations	February to April 2022
Town Council meetings	January 18 and April 19, 2022
Ad Hoc Committee meetings	February 2, 9 and 24, 2022
Community workshops	February 16 and March 2, 2022
Focus group meeting with large employers	March 2, 2022
Joint ZDRB and Town Council meeting	July 19, 2022

## Announcements/information:

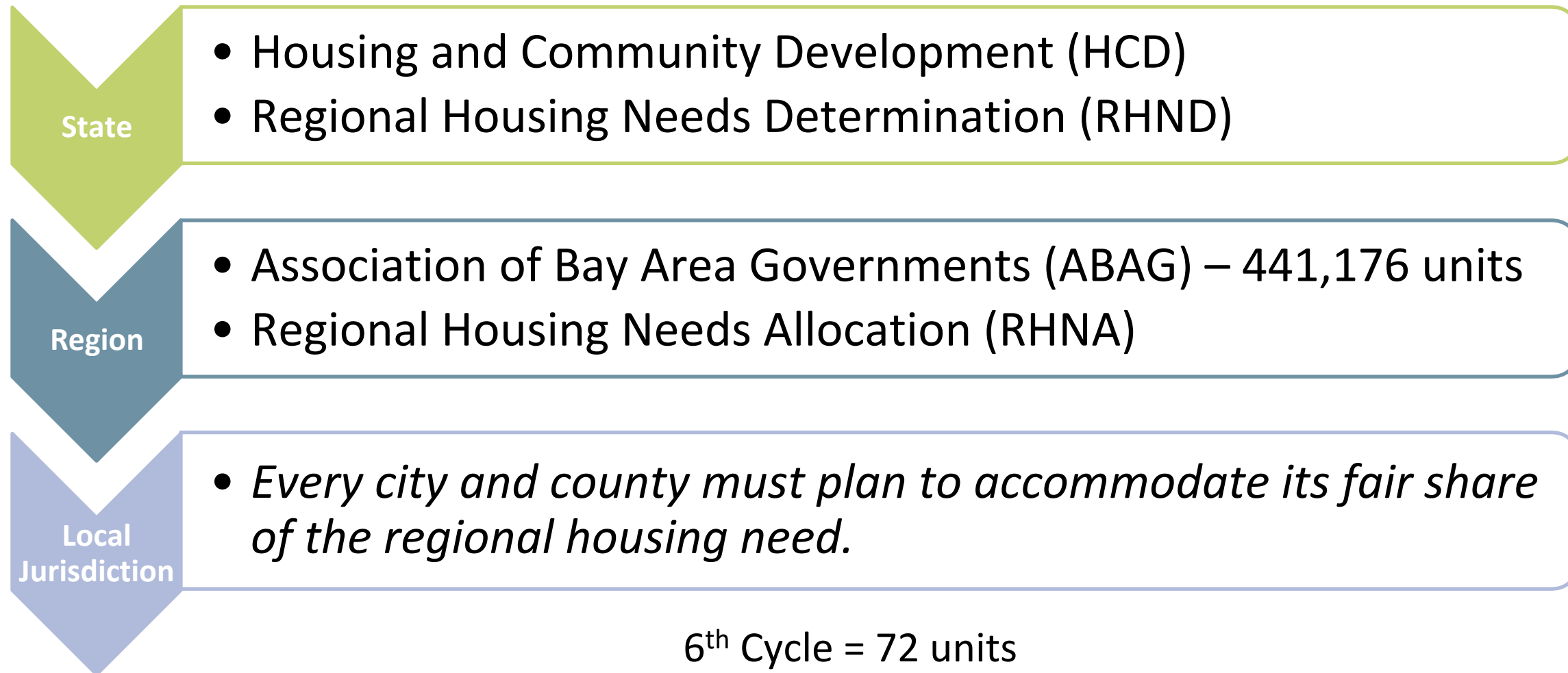
- Custom website
- Monthly newsletters to all residents through the water bill
- Advertisements in the local newspaper, the Yountville Sun
- Press releases to all major media outlets within the area





# Regional Housing Needs Allocation (RHNA) and Sites Inventory Analysis

# Regional Housing Needs Allocation (RHNA)



Yountville:      6<sup>th</sup> Cycle = 72 units  
                         5<sup>th</sup> Cycle = 17 units, 21 constructed  
                         4<sup>th</sup> Cycle = 87 units, 101 constructed

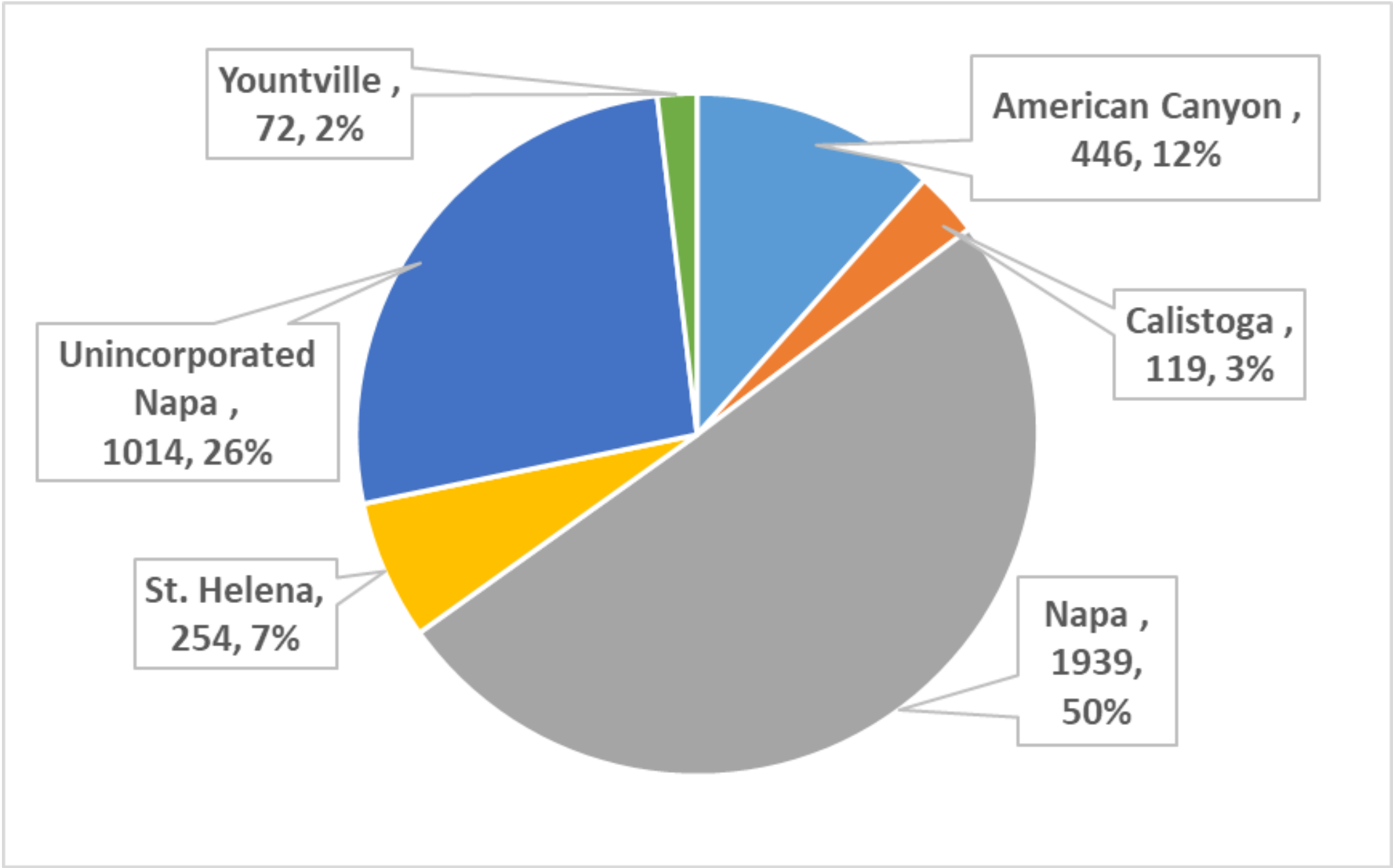


# Regional Housing Needs Allocation (RHNA)

- » State-required process
- » Seeks to ensure local jurisdictions are planning for enough housing to accommodate all economic segments
- » Local jurisdictions must provide sites with appropriate zoning and housing development strategies to meet their RHNA
- » Not a mandate to construct homes

# Napa County RHNA Breakdown

» ABAG established a methodology to distribute the units to each jurisdiction (441,176)



# Building Progress During 5<sup>th</sup> Cycle

» Building Permits Issued by year: 2015 – 2020

	2015	2016	2017	2018	2019	2020	Total Building Permits	5 <sup>th</sup> Cycle RHNA Goal
Very Low-Income Units	0	0	0	0	0	0	0	4
Low-Income Units	0	0	0	0	0	0	0	2
Moderate-Income Units	1	0	2	4	0	3	10	3
Above Moderate-Income Units	1	2	3	1	1	3	11	8
<b>Total Production</b>	2	2	5	5	1	6	21	17

*4<sup>th</sup> Cycle (2007-2014) accomplishment: 54 new affordable housing units, exceeding the total very low-, low-, and moderate-income housing allocation of 47 units (total RHNA 87)*



# Yountville 2023-2031 Allocation

Income Category	Income Range (4-person household)	Yountville RHNA
<b>Very Low Income</b> <50% AMI	<\$63,050	19
<b>Low Income</b> 51-80% AMI	\$63,051 - \$100,750	11
<b>Moderate Income</b> 81-120% AMI	\$100,751 - \$143,300	12
<b>Above Moderate</b> 121% + AMI	>\$143,301	30
<b>TOTAL</b>		<b>72</b>

*Area Median Income (AMI), Four-Person Household, 2022: \$119,400*

*Source: California Department of Housing and Community Development,*

*State Income Limits for Napa County, 2022; ABAG Regional Housing Needs Allocation 2023-2031*

# Plan to Meet the 6<sup>th</sup> Cycle RHNA

Income Category	RHNA	Sites	Anticipated ADUs	Total Capacity	Surplus
Lower* <80% AMI	30	35	6	41	11
Moderate 81-120% AMI	12	24	3	27	15
Above Moderate >120% AMI	30	31	1	33	3
<b>Total</b>	<b>72</b>	<b>90</b>	<b>11</b>	<b>101</b>	<b>29</b>

*\*Includes all income categories earning less than 80% AMI.*

# Sites

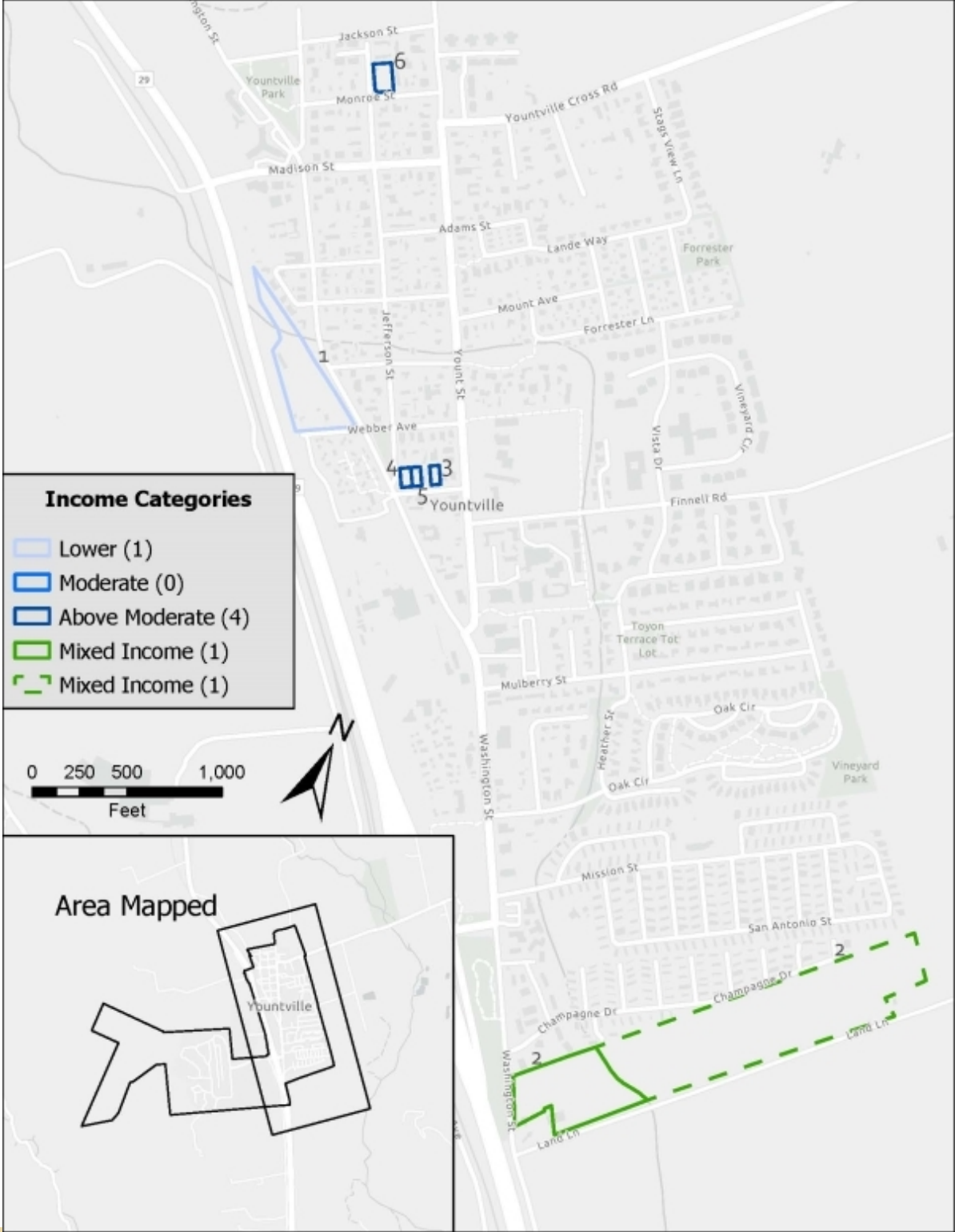
#	APN	Address	Acres	Unit Capacity			
				Lower	Moderate	Above Moderate	Total
1	036-330-001	Washington Street and Webber	3.18	11	0	0	11
2	036-090-002	6406 Washington Street	4.5*	24	24	24	72
3	036-054-020	Humboldt Street	0.12	0	0	1	1
4	036--054-023	Humboldt Street	0.14	0	0	2	2
5	036-054-022	Humboldt Street	0.12	0	0	2	2
6	036-027-008	6902 Jefferson Street	0.34	0	0	2	2
		Total	8.26	35	24	31	130

*\*Total site acreage 16.86. 4.5 acres is considered for development potential due to floodplain constraints*



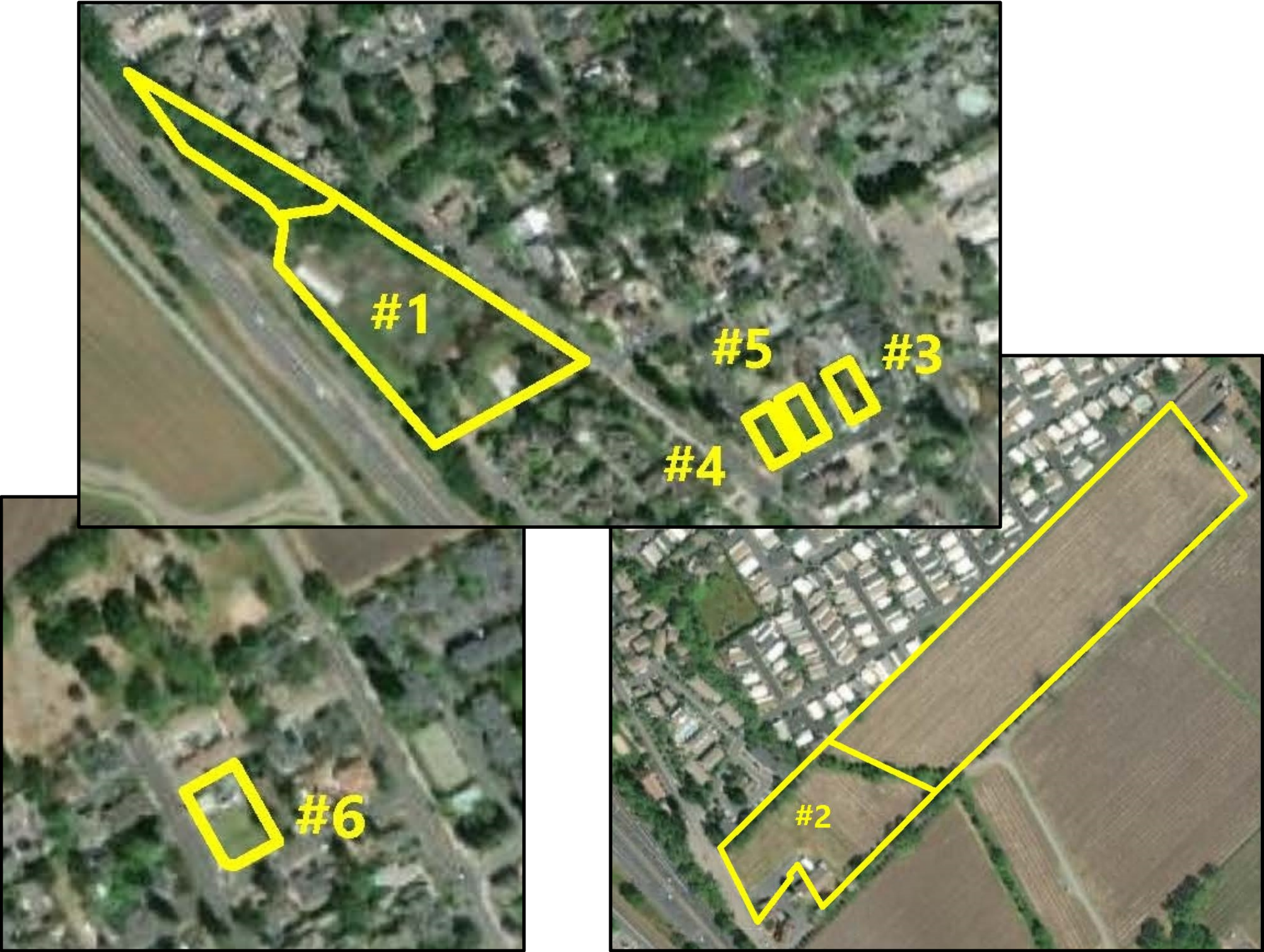
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# Projected Accessory Dwelling Units (ADUs)

- HCDs projection methodology
- ABAGs Affordability Methodology

Year	ADU Production
2018	3
2019	0
2020	1
2021	0
Annual Average (for 3 years)	1.33
Projected over 8 years	10.67

Income Category	Affordable Percentage	Unit Allocation
Lower	60%	6
Moderate	30%	3
Above Moderate	10%	1
Total	<b>100%</b>	<b>11</b>



# Other Sites to Consider

## » Veterans Home

- **Current uses:** Residential accommodations for independent living with recreational, social, and therapeutic activities, Skilled Nursing Care and Memory Care Centers
- **Ownership:** State of California, CalVet – interested in developing housing but the timing is tricky for the Housing Element
- **Development potential:** 100-150 units on 5 acres in the northeast corner; area is currently a meadow with a few old structures that could be moved or demolished
- **Target population for new housing:** Independent living for Veterans, employee housing

## » Yountville Elementary School

- **Current uses:** Decommissioned school site
- **Ownership:** School District
- **Size:** 6.83 acres
- **Potential other sites where the Affordable Housing Overlay (AHO) could be added**

# Plan to Meet the 6<sup>th</sup> Cycle RHNA

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*\*Includes all income categories earning less than 80% AMI.*



# Housing Element Programs





# Programs

## » 2023-2031 Housing Element includes 24 Programs:

- 15 programs continuing without modifications
- 4 programs modified
- 5 new programs

## » Proposed changes to the programs were made as a result of comments received, along with changes in State law



# Programs to Address New State Law

- » **SB 166:** Requires local governments to maintain enough land to meet the RHNA. *[Program 6. Adequate Sites]*
- » **AB 686:** Requires local governments to include a goal and programs to affirmatively further fair housing. *[Program 23. Fair Housing]*
- » **AB 1397:** Allow housing developments with at least 20 percent affordable housing by-right, consistent with objective development and design standards, on lower-income vacant sites identified in the sites inventory that have been counted in two previous housing cycles or lower-income nonvacant sites counted in one previous housing cycle. *[Program 4. Sites Included in Previous Cycles]*

# Programs to Address State Law

**1. *Residential Care Facilities*** shall be subject to the same restrictions that apply to other residential uses of the same type in the same zone.

**2. *Employee Housing*** shall be allowed anywhere the Town permits a single-family residential land use. (Health and Safety Code section 17021.6)

**3. *Emergency Shelters*** standards may allow sufficient parking to accommodate all staff, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone. (G.C. 65583(a)(4))

**4. *Low Barrier Navigation Shelters*** shall be allowed as a by-right use in all zones allowing for mixed-uses and in non-residential zones that permit multi-family housing. (G.C. 65660-65668)

*[Program 22. Planning Regulations Amendments]*

# Programs to Address State Law

**5. *Single Room Occupancy (SRO)*** and/or congregate residences (rental housing with communal dining and/or bathroom facilities) (other than those for seniors) shall be allowed in at least one zoning district. (G.C. 65583).

**6. *Reasonable Accommodations*** procedures shall be reviewed and updated if needed to ensure the required findings are not potential barriers to housing for persons with disabilities, including developmental disabilities.

**7. *Definition of Family*** shall be reviewed and amended as needed to ensure the definition of family does not act as a constraint for persons with disabilities.

*[Program 22. Planning Regulations Amendments]*

# Continuing Programs

- » Program 2. Streamlining Multifamily Development Commercial
- » Program 3. Inclusionary Housing Program
- » Program 5. Water Capacity
- » Program 7. Density Bonuses
- » Program 8. Affordable Housing Overlay Zone
- » Program 11. Increase Access to Affordable Housing Programs
- » Program 12. Local Preference
- » Program 13. Fees
- » Program 14. Conversion from Residential to
- » Program 15. Preserve Affordable Units
- » Program 16. Preserve Rental Units
- » Program 17. Replacement Units
- » Program 18. Rehabilitation
- » Program 20. Veteran's Home
- » Program 24. CalGreen Building Standards



# Modified Programs

- » Program 9. Accessory Dwelling Units (ADUs)
- » Program 10. Create New Affordable Housing Opportunities
- » Program 21. Special Housing Needs
- » Program 23. Fair Housing

# New Programs

- » Program 1. Large Site Development
- » Program 4. Sites Included in Previous Cycles
- » Program 6. Adequate Sites
- » Program 19. Yountville Home Repair Program
- » Program 22. Planning Regulations Amendments





# Project Schedule





# Project Schedule

WE ARE HERE

<b>Project Kick-Off</b>	November 2021
<b>Outreach Completed To Date</b>	January – July 2022
<b>Release Public Review Draft Housing Element</b>	July 8, 2022
<b>Joint ZDRB – Town Council Meeting</b>	July 19, 2022
<b>Incorporate Public Comment</b>	August 8 – 19, 2022
<b>Submit Draft Housing Element to HCD</b>	August 22, 2022
<b>HCD 1<sup>st</sup> Initial Review (up to 90 days)</b>	August 23 – November 21, 2022
<b>Revise Draft for Resubmittal to HCD</b>	November 22 – December 9, 2022
<b>HCD 2<sup>nd</sup> Initial Review (up to 60 days)</b>	December 12 – February 10, 2022
<b>Town Council Adoption Hearing</b>	February 2023
<b>Submit Final Adopted Housing Element to HCD – Review and Certification (up to 60 days)</b>	February – April 2023

# Recommendation

- » It is recommended by the Planning and Building Department that the ZDRB and Town Council receive and provide input on the Public Review Draft Housing Element and authorize staff to submit the draft to HCD for initial review.





# Q & A About this Presentation





# Thank You

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