



# Town of Yountville

6550 Yount Street  
Yountville, CA 94599

## Staff Report

**Agenda Item #:** {{section.number}}A

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## Yountville Town Council Staff Report

**DATE:** July 19, 2022

**TO:** Mayor and Town Council

**FROM:** Kirsty Shelton, Planning & Building Director

**PREPARED BY:** Kirsty Shelton, Planning & Building Director

**SUBJECT:**

ZDRB and Town Council receive, review, and provide comments and recommendations for staff to incorporate prior to the submittal of the Draft Housing Element to the California Housing and Community Development Department (HCD) for the 6th Planning Cycle for the years 2023-2031.

### **DISCUSSION/BACKGROUND**

Since 1969, California has required that all cities and counties adequately plan to meet the housing needs of everyone in the community. This is accomplished through the adoption of a Housing Element, a required component of a local government's General Plan. The General Plan is a long-range planning document that helps craft the vision of the Town. The purpose of a Housing Element is to identify current and projected housing needs, and to set goals, policies, and programs to address those needs.

Unlike other Elements of the General Plan, which may be updated at the discretion of each jurisdiction, California Government Code Sections 65580-65589.8 requires local jurisdictions to update the Housing Element of their General Plans every eight years, subject to the review and approval of the HCD. The Town's current Housing Element ("5th Cycle") was adopted in 2014 and covers the period from 2015 to 2023.

For this next cycle ("6th Cycle"), an updated Housing Element covering the period from 2023 to 2031 must be adopted by January 31, 2023. Please note, there is a 120-day grace-period, until May 31, 2023, to accommodate for delays. In December of 2021, the Town hired Placeworks as the consultant to prepare the updated Draft Housing Element. They have been working with staff to conduct public outreach and draft the Housing Element.

This draft Housing Element Update process was guided by public and Council input and was launched with a public Town Council meeting on January 18<sup>th</sup>, three Ad Hoc Committee meetings in February, two community workshops (February 16<sup>th</sup> and March 2<sup>nd</sup>), focus group meetings and stakeholder consultations throughout the Spring, and another Town Council meeting April 19<sup>th</sup>.

Now at the public draft stage, public review will be ongoing from July 8 – August 8, 2022. The Draft Housing Element is online, attached to this Staff Report, and there are paper copies available at the library and Town Hall. Staff will be incorporating Council and the public's input prior to submitting to the HCD. HCD will then comment on the draft, which Staff and Placeworks will respond to. The goal is to present a Final Housing Element Update the first part of 2023 for ultimate Council adoption. The Final Housing Element Update will address the public and the State's comments and will return to the ZDRB and Town Council for a request to adopt at a Public

Hearing in February 2023. The Final Draft will be submitted to the HCD for certification in the Spring of 2023.

One of the primary purposes of the Housing Element update is to demonstrate that the Town can meet its Regional Housing Needs Allocation (RHNA). HCD provides an allocation to the Association of Bay Area Governments (ABAG). ABAG then determines the RHNA for the individual jurisdictions within its planning area. Table 1 provides the Town's RHNA allocation for the 2023-2031 planning period.

**Table 1: Regional Housing Needs Allocation by Income Group**

<b>Income Group</b>	<b>Income Range</b>	<b>RHNA (Units)</b>
<b>Very Low-Income</b> (<50% of Median Income)	<b>&lt;\$63,050</b>	<b>19</b>
<b>Low-Income</b> (50-80% of Median Income)	<b>\$63,051 - \$100,750</b>	<b>11</b>
<b>Moderate Income</b> (81-120% of Median Income)	<b>\$100,751 - \$143,300</b>	<b>12</b>
<b>Above Moderate Income</b> (>120% of Median Income)	<b>&gt;\$143,301</b>	<b>30</b>
<b>TOTAL</b>		<b>72</b>

The Draft Housing Element includes a Housing Sites Analysis, which provides an inventory of land suitable for residential development. State law requires each jurisdiction to demonstrate that sufficient land is zoned to provide housing capacity that is adequate to meet the RHNA for each income level. The Draft Housing Element Sites Analysis demonstrates that an adequate number of appropriately zoned sites exist to meet the Town's RHNA obligation, which is demonstrated through pending and approved residential projects, vacant sites which are zoned for low, medium, and high-density housing, and projected Accessory Dwelling Units (ADUs).

Accounting for approved and pending projects, vacant site capacity, and projected ADUs, the Town has a total 29 surplus units. This surplus, or buffer, is critical to ensure the Draft Housing Element follows state law if identified sites develop at a different number or income level from what was identified in the Sites Inventory. Table 2 provides an analysis of the projected development of the Site Inventory, Anticipated ADUs, showing the surplus.

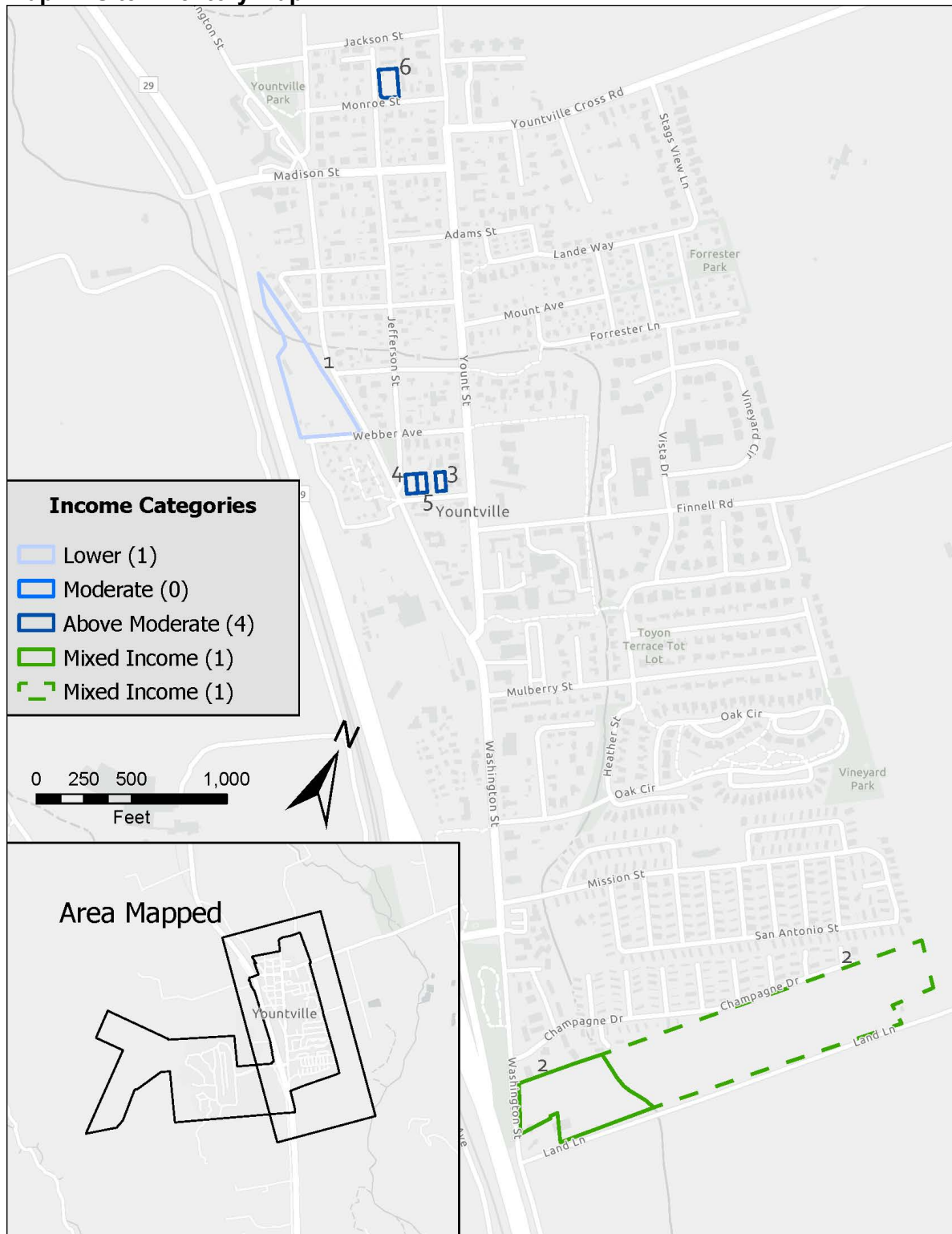
**Table 2: Plan to Meet the 6<sup>th</sup> Cycle RHNA**

<b>Income Group</b>	<b>RHNA</b>	<b>Sites</b>	<b>Anticipated ADUs</b>	<b>Total Capacity</b>	<b>Surplus</b>
<b>Lower Income</b> (<80% AMI)	<b>30</b>	<b>35</b>	<b>6</b>	<b>41</b>	<b>11</b>
<b>Moderate Income</b> (81-120% of Median Income)	<b>12</b>	<b>24</b>	<b>3</b>	<b>27</b>	<b>15</b>

<b>Above Moderate Income</b> (>120% of Median Income)	<b>30</b>	<b>31</b>	<b>2</b>	<b>33</b>	<b>3</b>
<b>TOTAL</b>	<b>72</b>	<b>30</b>	<b>11</b>	<b>101</b>	<b>29</b>

The Town's Draft Housing Element is considering that the housing units would be developed within six sites throughout the Town.

**Map 1: Site Inventory Map**



For the HCD to approve the sites listed as potential for infill housing development, sites must be fully zoned and ready for development. There are other sites that may have the potential for housing development even though they couldn't be relied upon to meet the RHNA. These other sites include the Veterans Home and the Yountville Elementary School Site.

#### 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: Napa Valley School District
- Size: 6.83 acres

This will be the first time the Public and Town Council will review the revised programs and the analysis of Fair Housing. This Draft Housing Element includes 24 Programs, 15 of which are a continuation of the previous cycle. Four of the programs are proposed to be modified and the Draft proposes five new ones. The proposed changes were made in response to public comments along with changes in state law.

In response to changes in state law, the Housing Element update process requires local governments to include a goal and programs to affirmatively further fair housing, this is an extensive new program (Program 23) that outlines the barriers to fair housing. In addition to the Fair Housing the following changes in state law were responded to:

- **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]*
- **Residential Care Facilities** shall be subject to the same restrictions that apply to other residential uses of the same type in the same zone.
- **Employee Housing** shall be allowed anywhere the Town permits a single-family residential land use. (Health and Safety Code section 17021.6)
- **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))

- **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)
- **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).
- **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.
- **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.

The public comment period is open until August 8, 2022. The final draft including a response to comments will be uploaded on the Town's website. Staff will continue to keep the ZDRB, Council, and the public informed as the process moves forward. The public is encouraged to join the mailing list on the Town's Housing Element update webpage or email any public comments to [publiccomment@yvill.com](mailto:publiccomment@yvill.com).

### **ENVIRONMENTAL REVIEW**

Proposed Amendments to the Housing Element Update were contemplated in the General Plan EIR (SCH# 2018082008). This Housing Element Update is consistent with the General Plan land use designations, and with the Yountville Municipal Code. Pursuant to Section 15183 of the California Environmental Quality Act (CEQA) guidelines, there is nothing peculiar to the project that would require additional environmental analysis. Therefore, the proposed project is considered within the General Plan EIR, and the Notice of Determination (NOD) filed for the EIR.

### **FISCAL IMPACT**

Is there a Fiscal Impact? Yes

Is it Currently Budgeted? Yes

Where is it Budgeted? 02-2115-4010 - Planning staff budget.

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. **Exceptional Town Services and Staff:** The Town supports its talented staff who deliver high quality municipal programs and services while maintaining public infrastructure for the benefit of the community. **Premier Destination:** The Town values its residents, rich history, natural environment, culinary excellence, arts, and distinguished businesses that make our home a place people love. **Quality of Life:** The Town enhances the livability of Yountville by providing well-maintained public facilities, parks, and trails, and quality programs and events. **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. By planning for and adopting a plan to meet the regional workforce housing needs, the adoption of the draft Housing Element Update will continue the goals of the General and Strategic Plan.

**RECOMMENDATION**

Receive staff report and direct questions to staff.

Receive public comment.

Conduct Council discussion on the Draft Housing Element.

Authorize Staff to incorporate public, ZDRB, and Council input and submit the Draft Housing Element to the HCD for their review and comments after the conclusion of the public comment period.