



Memorandum

Date: February 2024
To: Town of Yountville
From: Planning and Building Department, PlaceWorks
Subject: Housing Element Draft Update Summary of Revisions

Below is a summary of revisions to the Housing Element Update drafted February 2024. The summary was provided by the Town's Housing Element Consultant, PlaceWorks.

The Town has released the latest version of the Housing Element to address comments received from HCD last year as well as several follow up conversations with HCD over the last few months. After 7-days the Town will submit the Housing Element to HCD for a 60-day review. The Town and its consultant will try to work with HCD during this review period to address HCD revisions. The goal will be to receive a conditional compliance letter from HCD at the end of the 60-day review period. The Town will then readopt the Housing Element (April-May) and submit to HCD for final certification. The changes include in the latest Housing Element include revisions to the land inventory to include more development certainty and revisions to programs to help streamline housing development. The following revisions were made.

Program 22. Item #3 was updated to address the latest emergency shelter requirements. The Town will amend the zoning 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."

Program 22. Item #11 was updated to ensure that development can occur on the opportunity sites in the land inventory by amending the RM-2 Zoning District to remove the Floor Area Ratio requirement and allow up to three stories.

Brand new Program 25 was included to facilitate development on Site 2 (the church sites). This includes committing the Town to meeting with potential developers, offer incentives and provide technical support once a project is proposed. In addition, the Town has included a site plan showing the feasibility of a project on the site.

Brand new Program 26 was included to review and revise permit processing procedures. 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.