

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**DIVISION OF HOUSING POLICY DEVELOPMENT**

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August 7, 2024

Brad Raulston, Town Manager
Town of Yountville
6550 Yount Street
Yountville, CA 94599

Dear Brad Raulston:

RE: Town of Yountville's 6th Cycle (2023-2031) Adopted Housing Element

Thank you for submitting the Town of Yountville's (Town) housing element that was adopted June 4, 2024 and received for review on June 12, 2024. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review.

HCD is pleased to find the adopted housing element in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq) as of date of letter. The adopted element was found to be substantially the same as the revised draft element that HCD's May 7, 2024 review determined met statutory requirements.

Additionally, the Town must continue timely and effective implementation of all programs including but not limited to the following:

- Program 2 (Streamlining Multifamily Development)
- Program 4 (Sites Identified in Previous Cycles)
- Program 8 (Affordable Housing Overlay Zone)
- Program 9 (Accessory Dwelling Units)
- Program 15 (Preserve Affordable Units)
- Program 21 (Special Needs Housing)
- Program 23 (Planning Regulations Amendments)
- Program 27 (Review and Revise Permit Processing Procedures)

The Town must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code section 65400.

Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke

housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the Town now meets housing element requirements for these and other funding sources.

HCD appreciates the dedication and work that was put into the housing element update and review process. HCD wishes the Town success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Sohab Mehmood, of our staff, at sohab.mehmood@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager