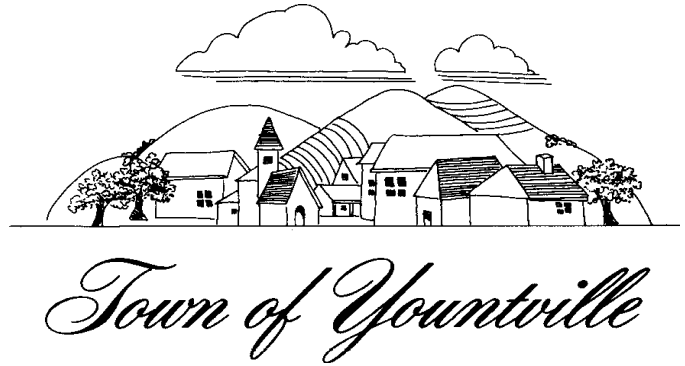


Town of Yountville Housing Element of the General Plan



Town of Yountville

6550 Yount Street
Yountville, CA 94599

FINAL

Janaury 2015

Technical Assistance By:



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A. INTRODUCTION

A.1 GUIDELINES FOR PREPARING HOUSING ELEMENTS

California law requires that each jurisdiction develop and maintain a General Plan. The General Plan must contain a Housing Element that includes an identification and analysis of existing and projected housing needs, including those of specific special needs populations, and an inventory of resources and constraints relevant to meeting those needs; a statement of goals, policies, and quantified objectives; and a discussion of scheduled programs for the preservation, improvement, and development of housing.

State law also requires that each update of a Housing Element evaluate the effectiveness of the previous Housing Element in attaining the community's housing goals and objectives; the appropriateness of the housing goals, objectives, and policies in contributing to meeting the state housing goal; and the progress of the community in implementing the Housing Element.

State law requires that a General Plan and its elements "comprise an integrated, internally consistent, and compatible statement of policies." The Housing Element must be consistent with population projections and land use goals and policies set forth in the Land Use Element and closely coordinated with the Circulation Element of the General Plan, both of which are found in Chapter II, Town Structure.

The intent of the Housing Element is to help accommodate the Town's housing needs. At the same time, Yountville intends to protect its small-town character and appearance, its sense of community, and its natural and historic setting, consistent with the General Plan.

A.2 PUBLIC PARTICIPATION

The Town recognizes the importance of engaging Town residents and stakeholders in the process of drafting the Housing Element update. Engaging a variety of stakeholders and residents creates an opportunity for dialogue in which problems are identified and potential solutions are developed. The Town held a series of public hearings and reached out directly to several organizations to gather input and feedback on the Housing Element.

A.2.a Public Hearings

The Town's public outreach effort consisted of a series of public hearings during the update, as well as consultations with organizations that assist persons with lower incomes and special housing needs. A hearing with the Zoning & Design Review Board was held on July 8, 2014 to review and discuss the draft Housing Element. A workshop and a hearing were held with the Town Council on July 29, 2014 and August 5, 2014, respectively, prior to submitting the initial 60-day draft to the California Department of Housing and Community Development (HCD). Following revisions made to the draft Housing Element after the 60-day review, Town staff presented the draft Housing Element to the Town Council on January 20, 2015 seeking adoption of the draft.

The hearings were noticed on the Town's website, in the Yountville Sun newspaper, and at selected locations in Town. In addition, Town staff specifically notified organizations and individuals interested in housing issues and representing groups with special needs, including Napa Valley Community Housing, Community Action Napa Valley, North Bay Regional Center, the Building Industry Association, Yountville Chamber of Commerce, Yountville Veterans Home, Gateway Mobile Home Park, and Rancho de Napa Mobile Estates.



A.2.b Stakeholder Consultations

The Housing Element consultant, on behalf of Town staff, reached out directly to several organizations that provide important services and resources for Yountville residents. In-person or telephone consultations were held with the North Bay Regional Center, an organization that contracted with the state to provide services to persons with development disabilities; the Housing Authority of the City of Napa, which monitors and administers affordable housing units in Yountville; Napa Valley Community Housing, a non-profit organization that develops and administers affordable homes; and the Yountville Veterans Home, a large-scale facility that is home to more than 1,000 veterans. Input and feedback from these organizations were used to assess housing needs in the town and determine appropriate policies and programs to address identified needs during the planning period.

B. REVIEW OF THE 2009 HOUSING ELEMENT

The 2009 Housing Element set forth housing objectives for the Town to be carried out through associated policies and programs. These objectives, policies, and programs were designed to guide the Town in the production of new housing and the rehabilitation of existing housing units for all segments of the community.

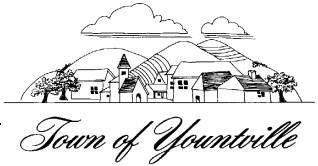
Government Code, Section 65588(a)(2) “Review and Revision” requires that each local government review its Housing Element to evaluate the effectiveness of program implementation in attainment of the community’s housing goals and objectives. **Table 1** describes actions taken to implement housing programs since the adoption of the 2009 Housing Element.

B.1 KEY ACCOMPLISHMENTS

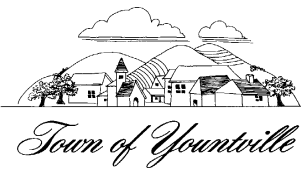
The Town made significant progress in achieving the 2009 Housing Element goals. Most notably, the Town facilitated the construction of 54 new affordable housing units, exceeding the total very low-, low-, and moderate-income housing allocation of 47 units. Key accomplishments include:

- Facilitated the construction of 71 new residences, including:
 - 54 homes restricted for affordability to very low-, low-, and moderate-income households
 - 6 market rate multi-family homes (in duplexes)
 - 4 market rate mixed-use apartments
 - 2 second units
 - 6 market rate single-family homes
- Contributed annually to Napa Valley Community Housing for farmworker housing assistance, the CANV homeless shelter program, and the Fair Housing Napa Valley renter liaison assistance program.
- Facilitated the resale of two below market-rate homes to existing Yountville residents through the application of local preference points and the lottery system.
- Established a Senior Mobile Home Park Overlay zone to maintain and improve affordable housing options for seniors.
- Adopted the 2013 California Green Building Standards Code (CalGreen).

The City also approved 4 new affordable units and 16 new market rate units. These homes will be available for occupancy in the 2014-2022 RHNA period and are described in further detail in Section D.1.a.

**Table 1. Review of the 2009 Housing Element**

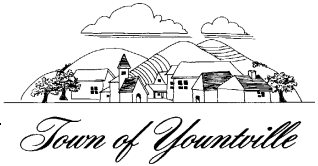
Housing Program	Responsible Agency/ Timeframe/Funding	Accomplishments	Continue/ Modify/ Delete
Program 1: Create a range of use types in the “Mixed Residential” (RM) zoning district. Description: Sites zoned for mixed residential use are currently assigned a density range of 8 to 10 units per acre. The Town’s Zoning Ordinance intends to create a mix of residential use types in the RM zone, thus a minimum of 50 percent of the site area of a project must be reserved for single-family development and 25 percent must be reserved for multi-family development except under the following conditions: • The project site is subject to the Affordable Housing Overlay and a lower percentage is required to accommodate the proposed number of affordable units; or, • The project has received a density bonus under the state density bonus program and a lower percentage is required to accommodate the proposed number of affordable units.	Responsible Agency: Planning Department/Town Council Timeframe: Ongoing, as projects are proposed through the Planning Department Funding: General Fund	The Town encourages a variety of use types in the Mixed Residential (RM) zoning district. The Zoning Ordinance requires that a minimum of 50 percent of the site area for projects in this zoning district be reserved for single-family uses and a minimum of 25 percent be reserved for multi-family housing. Additionally, the Town promotes affordable housing on sites zoned RM by offering a density of up to 25 units per acre, up from the 8 to 10 units per acre generally allowed. During the planning period, Vineyard Oaks, a 16-unit residential development, was approved on a 2-acre site zoned RM. The development includes 12 market-rate single-family residences and one affordable four-plex.	Continue.
Program 2: Retain Zoning Ordinance provisions limiting single-family lot sizes and residence sizes. Description: The Town’s current regulations limit lot sizes to a maximum of 8,000 square feet in the RS (single-family), RM (mixed residential), and H (old town historic) zones. Floor area ratios are established for all uses, such that house sizes are kept relatively small, with potential increases dependent on providing additional affordable housing units. This program will maintain those limitations for single-family residences and recognize existing developed lots that are brought into closer conformance.	Responsible Agency: Planning Department/Zoning & Design Review Board/Town Council Timeframe: Ongoing Funding: General Fund	The Town continues to implement Zoning Ordinance provisions that limit single-family lot sizes and residence sizes.	Continue.



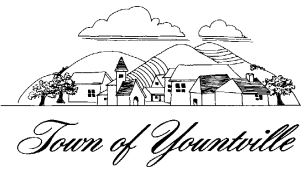
HOUSING ELEMENT

Housing Program	Responsible Agency/ Timeframe/Funding	Accomplishments	Continue/ Modify/ Delete
Program 3: Continue to review the design of proposed multi-family development and when feasible streamline the process to approve affordable housing projects. Description: The Town's review process requires design review approval of proposed developments by both the Zoning & Design Review Board and the Town Council, subject to findings that ensure compatibility with the community. Typically this involves a 3 stages process and a total of 5 meetings throughout the multifamily design review process. The Town is committed to allowing for a shortened process to help expedite affordable housing projects. Instances in which an applicant has a completed application at the start of the review process, the Town will work with the applicant to combine stages of the review process to help facilitate an expedited review. Additionally, the Town will continue to offer applicants assistance with the application process prior to the review process.	Responsible Agency: Planning Department/Zoning & Design Review Board/Town Council Timeframe: Ongoing Funding: General Fund	The Town continues to review the design of proposed multi-family development to ensure compatibility with the existing community. The Arroyo Grande Villas (25 units) affordable housing development was reviewed under the Master Development Plan process (completed in five meetings). The Hopper Creek Apartment (25 units) and North Block Hotel (4 units) affordable housing developments were reviewed in a similar process. Design review has been important in ensuring that new multi-family housing is in keeping with the style and character of the existing community.	Continue.
Program 4: Continue to implement the Town's inclusionary housing program and add a length of term requirement on the affordable units. Description: The Town's inclusionary zoning requirements currently mandate that, for a project of five or more residential units, a minimum of 15 percent of the units must be designated for housing affordable to very low-, low- and moderate-income households. The affordable units will be evenly divided between "very-low," "low," and "moderate" income households. It also requires that a mix of household sizes be provided (e.g., no more than 50 percent of the units should be studios, and at least 20 percent should have two or three bedrooms). Floor area ratio (FAR) bonuses will be allowed if an increased percentage of affordable units is provided, but will be adjusted to relate not only to the percentage of affordable units, but also to the number of affordable units constructed. In general, it is intended that such units will be provided on site as part of the proposed project. Fees in lieu of construction would only be	Responsible Agency: Planning Department/Town Council Timeframe: Ongoing implementation of the Town's inclusionary program and incorporate length of affordable term by June 2010. Funding: General Fund	The Town continued to implement the inclusionary housing program. Six units were developed under the inclusionary housing program in two developments: Ghirardi Place (three market-rate single-family homes, three market-rate duplex structures, and one affordable duplex) and Vineyard Oaks (12 market-rate single-family residences and one affordable four-plex). Both developers entered into Affordable Housing Regulatory Agreements with the Town that provided for an affordable housing term in perpetuity.	Continue.

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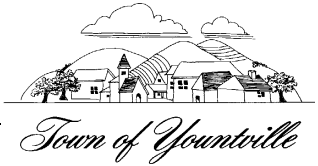
Housing Program	Responsible Agency/ Timeframe/Funding	Accomplishments	Continue/ Modify/ Delete
considered where an off-site affordable housing project has been approved and where the fees would be sufficient to assure construction of an equivalent number of affordable units (in addition to those required for the receiver site). The Town will consider requiring that affordable rental units constructed are affordable for a minimum of 55 years and affordable ownership units constructed are affordable for 45 years.			
Program 5: Continue to retain the current Agricultural (A) zoning on the Pelissa property (APN 31-120-05). Description: This 32.5 acre parcel is in active vineyard use and is intended to remain as such throughout the planning period and beyond. The site forms an appropriate transition between the more urban Town uses and the agricultural uses in the County.	Responsible Agency: Planning Department/Town Council Timeframe: Ongoing Funding: General Fund	The Town has continued to maintain the Agricultural zoning on the Pelissa property. The site is actively used for agricultural production.	Continue.
Program 6: Retain a density range of 13-18 total units on parcel #36-040-11 (Lands of Knight). Description: Due to its awkward shape, its location directly across the street from existing residential development, and its transitional nature between existing single-family residential uses and vineyards, it is not appropriate to increase the density on the site to reflect the modified RM district standards. Development would, however, remain subject to any revisions in standards (other than density) in the RM zone and to revised inclusionary provisions for affordable housing.	Responsible Agency: Planning Department/Town Council Timeframe: Ongoing Funding: General Fund	This parcel is currently under development. The project, Vineyard Oaks, consists of 16 units (12 market rate single-family homes and one affordable four-plex). As of April 2014, the Town has issued building permits for eight of the single-family residences, and expects to issue the remaining permits by the end of 2014. A minimum of two affordable units would have been required under the inclusionary housing ordinance, but the developer opted to provide four affordable units, which qualified the project for an increase in FAR from 0.25 to 0.40.	Delete (development is under way).



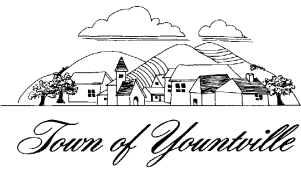
HOUSING ELEMENT

Town of Yountville

Housing Program	Responsible Agency/ Timeframe/Funding	Accomplishments	Continue/ Modify/ Delete
Program 7: The Town shall continue to ensure adequate water capacity for new residential projects. Description: The Town currently has a contract with Napa County Water District that secures water from the Rector Reservoir. The Town will also continue to require water-conserving fixtures in new construction and other mitigation to compensate for new demand. The amount of water requested is expected to be adequate to supply all new growth, including all potential affordable housing units outlined in the Housing Element.	Responsible Agency: Town Manager/Town Council Timeframe: Ongoing Funding: General Fund	The Town continues to work to ensure adequate water capacity for new residential projects which is secured by the 50-year water agreement with the California Department of Veterans Affairs (CDVA). The Town is working to utilize recycled water for appropriate projects and actively promotes water conservation for residential uses.	Continue.
Program 8: The Town will continue to allow the flexibility to align new streets to better accommodate preferred designs. Description: Town Structure Chapter of the General Plan allows the conceptual alignment of new streets. In addition, the resolution allows the Town Council to approve varied alignments during the review of proposed new development.	Responsible Agency: Planning Department/Town Council Timeframe: Ongoing Funding: General Fund	The Town continues to allow flexibility in street alignment to accommodate preferred designs.	Continue.
Program 9: Continue to permit design flexibility and to encourage a variety of house designs in the Town's Design Document. Description: The Town's Design Document currently provides guidelines for design of housing to allow for flexibility in the building envelope while limiting floor area ratio. Specific design standards are suggested for building materials, orientation to the street, and building elements to encourage a variety of designs.	Responsible Agency: Planning Department/Zoning & Design Review Board/Town Council Timeframe: Ongoing, as projects are submitted to the Planning Department. Funding: General Fund	The Town continues to implement design standards (Title 18 of the Yountville Municipal Code) to allow flexibility and encourage variety in residential designs.	Continue.
Program 10: Continue to allow the construction of single-family dwellings on lots as small as 4,000 square feet. Description: The Town's Zoning Ordinance permits construction of single-family dwelling on lots as small as 4,000 square feet in the RS and RM zoning districts.	Responsible Agency: Town Council Timeframe: Ongoing Funding: General Fund	The Town continues to allow the construction of single-family dwellings on lots as small as 4,000 square feet in the Single Family, Mixed Residential, and Master Planned Residential zoning districts.	Continue.

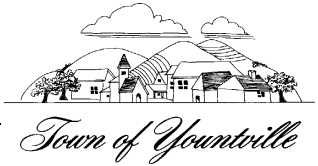


Housing Program	Responsible Agency/ Timeframe/Funding	Accomplishments	Continue/ Modify/ Delete
Program 11: Continue to allow live/work units in commercial zones. Description: The Town's Zoning Ordinance presently allows live/work units in commercial areas, and those provisions will be retained to provide opportunities for such workers to live on-site. The Ordinance also provides a 0.15 FAR bonus to accommodate live/work units.	Responsible Agency: Planning Department/Town Council Timeframe: Ongoing Funding: General Fund	The Town continues to allow live/work units in commercial zones and provides a FAR bonus to promote mixed-use development; however, no live/work units were constructed during the planning period.	Continue.
Program 12: Modify the Zoning Ordinance and Design Document to revise the density bonus to encourage construction of affordable housing units, and to be consistent with State density bonus law. Description: The Town's current regulations provide that, in the RM district, a 25 percent density bonus will be available (up to 12.5 units per acre) if a minimum of 20 percent of the total units are, per State law, affordable to "low" income households or a minimum of 10 percent of the units are affordable to "very low" income households, or a minimum of 50 percent of the units are for senior housing. The regulations also provide that the limitation that 50 percent of the project's site area must be single-family residential may be waived if the density bonus is applied. The Town will promote this bonus by providing for additional FAR or fee waiver incentives if the additional units are constructed.	Responsible Agency: Planning Department/Zoning & Design Review Board/Town Council Timeframe: Ongoing Funding: General Fund	The Town offers a density bonus of up to 35 percent, in keeping with state density bonus law. The Town offers additional density incentives under the Town density bonus program for properties to which the Affordable Housing Overlay is applied. No affordable units were developed under the density bonus program during the planning period.	Delete (completed).
Program 13: Continue to implement the Affordable Housing Overlay Zone as a way to provide affordable housing. Description: The Affordable Housing Overlay Zone permits densities of up to 20 units per acre, but only if a minimum of 25 percent of the units are "affordable" to very low- or low-income households. The density would be increased, on a sliding scale, up to a maximum of 25 units per acre if 100 percent of the units are "affordable." The overlay will be applied to appropriate portions of each site to	Responsible Agency: Planning Department/Town Council Timeframe: Continue to implement the Affordable Housing Overlay Zone as sites become available throughout the planning period. Remove the 5-acre limitation.	The Town continues to offer increased densities through the Affordable Housing Overlay Zone; however, the overlay was not applied to any projects during the planning period.	Continue.

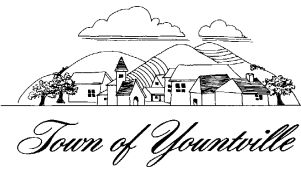


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Housing Program	Responsible Agency/ Timeframe/Funding	Accomplishments	Continue/ Modify/ Delete
be more precisely determined in conjunction with site analyses with affordable housing developers and participating property owners. Incentives included with the Overlay, similar to those for other affordable units, include FAR bonuses, expedited processing, and reduced or waived permit fees. Currently, the maximum number of acres permitted to have the Overlay is 5. In order to ensure that developers have the opportunity to take advantage of the incentives of the Overlay, the Town will remove the 5-acre limitation, allowing more opportunity for affordable housing	Funding: General Fund		
Program 14: Continue to provide information to property owners and developers, to inform them of the Town's second unit regulations, and continue to assess further means of facilitating development of second units. Description: Information is available at Town Hall regarding second units, and articles in the Town's bi-monthly newsletter, informing residents of opportunities to construct new second units. The annual review of the Housing Element will include an assessment of what, if any, further revisions can be made to facilitate second unit development.	Responsible Agency: Planning Department/Town Council Timeframe: Ongoing Funding: General Fund	The Town continues to provide information to property owners and developers about the Town's second unit regulations. Information is available on the Town's website and at Town Hall. Four second units were built or entitled during the planning period.	Continue.
Program 15: Continue to implement the Town's Local Preference Policy (resolution number 2387-05) that gives priority and additional chances to persons living and/or residing in Yountville for affordable housing sales and rentals. Description: The Town will, with the Town Attorney's assistance, develop affordable housing agreements for new affordable units, giving Town residents and employees within the Town priority opportunities to rent such units to the extent legally permissible.	Responsible Agency: Planning Department/Town Council/Town Attorney/HACN Timeframe: Ongoing, as affordable housing units become available. Funding: General Fund	Two below market-rate units resold during the planning period, both of which were purchased by existing Yountville residents. For one unit, the Housing Authority of the City of Napa utilized the Local Preference Policy and conducted a lottery.	Continue.

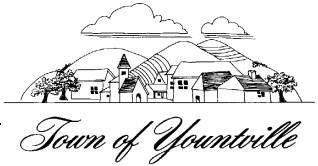


Housing Program	Responsible Agency/ Timeframe/Funding	Accomplishments	Continue/ Modify/ Delete
Program 16: Continue to coordinate with the Housing Authority of the City of Napa (HACN) and Napa Valley Community Housing (NVCH) to administer and monitor efforts for affordable housing in the Town. Description: The Town will coordinate with HACN and NVCH to continue their current efforts and to determine how best to monitor additional affordable housing agreements. Budgeting will provide for the administrative costs of those agencies for that effort.	Responsible Agency: Planning Department/Town Council/Town Attorney/HACN/NVCH Timeframe: Ongoing Funding: Housing Opportunity Fund	The City continues to work closely with the HACN and NVCH to maintain the Town's affordable housing stock. The HACN is under contract with the Town to administer and monitor all of the Town's rental and ownership affordable units. The NVCH is a nonprofit organization that owns and administers several affordable rental properties in Yountville that include Arroyo Grande (25 units), Mount Avenue Cottages (5 units), and Yount Street Apartments (8 units).	Continue.
Program 17: Continue to explore opportunities to create affordable housing with Napa Valley Community Housing and other non-profit housing developers. Description: The Town will work with Napa Valley Community Housing (NVCH) and other interested affordable housing developers to seek opportunities to provide additional affordable units in Yountville. This program may involve a range of opportunities, including construction of a new project or conversion of existing market-rate units to affordable housing. The Town will apply for funding and/or partner with the NVCH to apply for funding to assist with the development of new units affordable to extremely low-, very low-, low-, and moderate-income households. As appropriate the Town will prioritize funding for the development of housing affordable to extremely low- income households. To further this objective, the Town will annually provide information about potential affordable housing overlay sites and requirements to a minimum of five (5) affordable housing developers, and will solicit their interest in identifying a potential project or projects on those sites, along with a financial contribution by the Town. Housing developers will be identified in consultation with the Housing Authority of the City of Napa (HACN) and the State's Department of Housing and Community Development (HCD).	Responsible Agency: Planning Department/Town Council Timeframe: Apply for funding annually, or as projects are processed through the Planning Department Funding: General Fund	The Town contributed funding to support the development of Arroyo Grande Villas, a 25-unit affordable multi-family housing project developed by the Napa Valley Community Housing that was completed during the planning period. Note that while the development consists of a total of 25 units, 4 were supported by Napa County, thus Yountville is credited for 21 units, rather than the full 25.	Continue.

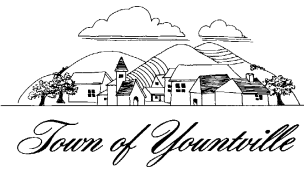


HOUSING ELEMENT

Housing Program	Responsible Agency/ Timeframe/Funding	Accomplishments	Continue/ Modify/ Delete
Program 18: Contribute funding from the Town's Housing Opportunity Fund to create or assist with the provision of affordable housing, including a commitment of seed money for an affordable housing project. Description: The Town will continue to seek ways to use the Housing Opportunity Fund to support the development of extremely low-, very low- low- and moderate-income housing units. As appropriate the Town will prioritize funding for the development of housing affordable to extremely low-income households. Primary among these efforts is a commitment to contribute seed funding to support development of an affordable housing project by a non-profit housing developer. Remaining funds may be used to provide for down payment assistance (silent second mortgages) for new homeowners, for use with self-help projects, and with cooperative efforts with private developers to create affordable housing. The Town will also continue to contribute to the Housing Authority of the City of Napa programs.	Responsible Agency: Planning Department/Town Council/Town Manager Timeframe: Annually develop a priority list for the use of Housing Opportunity Funds. Funding: Housing Opportunity Fund	The Town contributed funding to support the development of Arroyo Grande Villas, a 25-unit affordable multi-family housing project developed by the Napa Valley Community Housing. Note that while the development consists of a total of 25 units, 4 were supported by Napa County, thus Yountville is credited for 21 units, rather than the full 25.	Continue.
Program 19: The Town will annually review permit fees and review processes to minimize costs to construct affordable housing units. Description: The Town will reduce the per-unit cost of multi-family development, and especially reduce or eliminate fees for affordable housing units on a project by project basis. In particular, design review fees for affordable units will be waived, and impact fees for water and sewer connections will be evaluated to assess whether a reduced fee for smaller units is appropriate. Other fees may be considered for waiver for affordable units at the time of the application to the Town. The design review process provides for expedited processing for projects that propose 20 percent or more of the total units to be affordable to "very-low" and "low" income households.	Responsible Agency: Planning Department/Town Council Timeframe: Annually review fees, modify or waive fees on a project by project basis. Funding: General Fund	The Town continued to review permit fees annually throughout the planning period and waived impact fees for affordable housing that was developed in connection with commercial development, including Arroyo Grande Villas, Hotel Yountville affordable housing, and North Block Hotel affordable housing.	Continue.

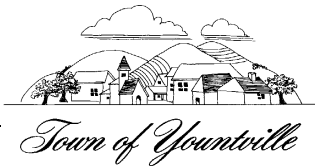


Housing Program	Responsible Agency/ Timeframe/Funding	Accomplishments	Continue/ Modify/ Delete
Program 20: Maintain standards for residential development in commercial zones, including evaluation of floor area ratio incentives. Description: The Town currently allows residential development on commercial parcels and provides a 0.15 floor area ratio (FAR) increase for sites with mixed use. This program evaluates the various standards applicable to mixed use on commercial sites, with an emphasis on potential increases in FAR and/or to allowing rezoning of a portion of a site with an Affordable Housing Overlay to accommodate affordable housing units.	Responsible Agency: Planning Department/Zoning & Design Review Board/Town Council Timeframe: Ongoing, as projects are proposed through the Planning Department. Funding: General Fund	The Town continues to maintain standards, including FAR incentives, for residential/commercial mixed-use development. Four mixed-use projects with a total of six residential units were approved and constructed during the planning period. The Priest Ranch tasting room includes one residential unit above the tasting room. The Hestan tasting room and cookware showroom includes one residential unit above and behind the showroom. The North Block Hotel includes four apartments. In addition, the Stewart Cellars tasting room, bookstore and café project includes one residential unit above and behind the tasting room. This project has been approved and a building permit application has been submitted but not yet issued (as of April 2014).	Continue.
Program 21: Where the conversion of residentially-zoned land to commercial uses is permitted, require provisions for adequate affordable housing to compensate for the loss of residential units. Description: Where conversion is allowed, the Town will work with individual property owners to require an affordable housing component that attempts to achieve the goal of providing affordable housing units equivalent to: 1) the minimum affordable units that would have been required of residential development on the site, plus 2) housing units for one-half of the number of expected full-time equivalent jobs generated by the commercial use. This would result in an increase in the number of affordable units on the site (minimum required for residential + 50 percent of jobs created), though the total units on the site would be reduced. Project requirements will assure that the units are constructed in a timely manner, as determined by the Town Council. Maximum flexibility will be provided for these units to be on-site or off-site as part of another development, and for the developer to provide land, construction costs, and/or financing for the units. In general, it is intended that such units will be provided on site as part of the proposed project. Fees in lieu of construction would only be considered where an off-site affordable housing project has been approved and where the fees would be sufficient to	Responsible Agency: Planning Department/Town Council Timeframe: Ongoing Funding: General Fund	The Hestan tasting room project was rezoned from Old Town Historic to Residential Scaled Commercial. A substandard four-plex and a single-family residence in poor condition were removed from the property and replaced with a market-rate residential unit above the tasting room. The French Laundry hotel project was rezoned from Mixed Residential to Primary Commercial. Eleven affordable residential units were required as a condition of approval, but the project approval expired and the units were not constructed. When the property eventually develops, the project proponent will need to address the affordable housing requirement.	Modify.

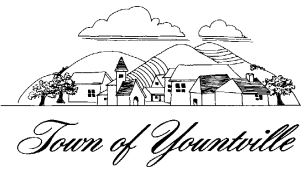


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Housing Program	Responsible Agency/ Timeframe/Funding	Accomplishments	Continue/ Modify/ Delete
assure construction of an equivalent number of affordable units (in addition to those required for the receiver site). Flexibility will also be provided to consider single-room occupancy (SRO) housing for commercial developments, and a ratio of SRO housing unit equivalency will be established. The Town may participate in the development of the affordable housing component of the project by contributing land, construction costs or financial assistance. The Town will evaluate funding options for its commitment to include, but not be limited to, dedicating sales tax or transient-occupancy tax from the development to affordable housing, soliciting the assistance of non-profit affordable housing developers, and/or providing financing contributions from the Housing Opportunity Fund.			
Program 23: Maintain information about vacant parcels at Town Hall, and provide information to potential developers regarding the Town's review process, regulations and standards, and fees. Description: The Town currently maintains information on parcels in Town related to development status, size, ownership, etc. The Town routinely conducts a pre-application meeting after the initial contact where information is provided on the review process, standards, and fees. In addition, Section D.1 to this element outlines all vacant parcels and all developed but subdividable parcels in Town as of the date of the element, and should be updated with subsequent housing element updates. The Planning Department and Town Manager frequently respond to inquiries regarding developable properties and will continue to do so.	Responsible Agency: Planning Department, Town Manager Timeframe: Ongoing Funding: General Fund	The Town continues to maintain and make available information about vacant parcels at Town Hall. Town staff regularly conducts pre-application meetings with property owners and developers to discuss development options and provide information regarding the planning and building process.	Continue.

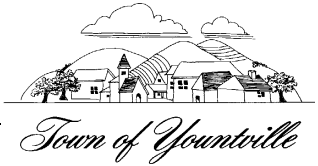


Housing Program	Responsible Agency/ Timeframe/Funding	Accomplishments	Continue/ Modify/ Delete
Program 24: Continue to provide information regarding the construction of second units and new affordable units in Town and the availability of Town and Housing Authority of the City of Napa (HACN) programs to provide assistance to lower- and moderate-income households. Description: Provide information at Town Hall regarding the process and regulations for developing second units and affordable housing. Maintain information regarding the Town's and HACN's various housing assistance programs available to low and moderate income Town residents, seniors, and the disabled. The Town will also make this information available on the Town web site.	Responsible Agency: Planning Department Timeframe: Continue to make information available at the Town Hall and incorporate information on the Town's web site by June 2010. Funding: General Fund	The Town provides information regarding the construction of second units on the Town's website and at Town Hall. While information specific to the HACN is not available on the Town's website, the Town posts current fiscal year information for the Housing Opportunity Fund, at the following link: http://townofyountville.com/Modules/ShowDocument.aspx?documentid=2812	Continue.
Program 25: Work with Housing Authority of the City of Napa to participate in their assistance programs. Description: The Town will annually explore with HACN the potential to apply appropriate programs in Yountville. These programs include but are not limited to the Mortgage Credit Certificate program, down-payment assistance to qualified buyers of below-market-rate housing, Section 8 rental assistance, and family self-sufficiency.	Responsible Agency: Planning Department/ HACN Timeframe: Ongoing Funding: General Fund	The Town contracts with the HACN to oversee the Town's existing below market-rate units. In addition, the HACN administers Section 8 housing choice vouchers for Napa County. As of April 2014, 14 households in Yountville received Section 8 assistance.	Continue.
Program 26: Continue to regulate the conversion of existing residential rental units to condominiums, and prevent the conversion of housing to bed and breakfast establishments. Description: The Town currently has programs to prevent the conversion of existing housing to bed and breakfast establishments and to prohibit the conversion of rental units to condominiums when rentals comprise less than 35 percent of total housing units, in order to preserve the existing housing stock.	Responsible Agency: Planning Department/Town Manager Timeframe: Ongoing Funding: General Fund	The Town continues to regulate the conversion of rental units through the Town's Zoning Ordinance, in keeping with state law. The Town also maintains policies to prevent the conversion of existing housing to bed and breakfast establishments. No housing was converted during the planning period.	Continue.

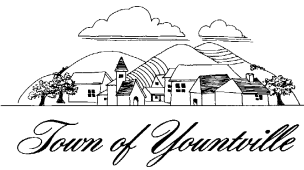


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Housing Program	Responsible Agency/ Timeframe/Funding	Accomplishments	Continue/ Modify/ Delete
Program 27: Continue to maintain the Town's MHP (Mobile Home Park) zoning. Description: Mobile Home Park zoning will remain in place for the two parks located in the Town. This district does not permit other kinds of uses, so it is critical to preserve the existing mobile homes.	Responsible Agency: Town Council Timeframe: Ongoing Funding: General Fund	The Town continued to maintain Mobile Home Park zoning to protect the Town's two existing mobile home parks.	Continue.
Program 28: Require the preservation or replacement of existing affordable housing units to be lost to new construction. Description: The Loss of Affordable Units ordinance (6.1.h) of the Provision for Affordable Housing section (6.1) of the Town Zoning Ordinance was amended in August of 2004. The amendment preserves affordable housing units as part of the housing stock, such that in the event affordable units are threatened to be removed from the Town's housing stock, such units shall be: a) Reconstructed on the site, b) Relocated to another site, or c) Replaced with affordable units on- or off-site, such that the required number of new affordable units is provided in addition to those existing.	Responsible Agency: Planning Department, Town Council Timeframe: Ongoing Funding: General Fund	None of the Town's designated affordable housing units were lost due to new construction during the planning period; however, one affordable unit converted to market rate due to a foreclosure.	Continue.
Program 29: Work with the Housing Authority of the City of Napa (HACN) to use CDBG funds and Housing Opportunity Funds to support housing rehabilitation efforts. Description: The Town will provide information to Town residents about the availability of funding from HACN regarding rehabilitation loans for low income households, including for mobile home upgrades.	Responsible Agency: Planning Department Timeframe: Ongoing Funding: CDBG Funds and Housing Opportunity Funds	The Town did not establish funding for a housing rehabilitation program during the planning period; however, as of April 2014, the Town is working with the HACN to establish a program using CDBG or HOME funds.	Continue.

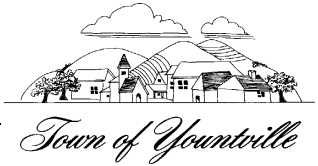


Housing Program	Responsible Agency/ Timeframe/Funding	Accomplishments	Continue/ Modify/ Delete
Program 30: Continue the Town's efforts to provide services to seniors. Description: The Town will continue to provide space for senior programs, to support mediation services for elderly residents, and to operate local transit service (including to the Veterans Home) to seniors and those with mobility impairments.	Responsible Agency: Town Council Timeframe: Ongoing Funding: General Fund	The Town continued to support and provide services for seniors. The Town provides space for senior services, supports mediation services for elderly residents, and provides free transport for seniors on the Yountville Trolley.	Continue.
Program 31: Amend the Zoning Ordinance to preserve the 55 and over mobile homes parks. Description: To preserve the Town's stock of senior affordable housing options the Town will amend the Zoning Code to requirement that at least 80 percent of existing mobile homes parks remain for residents 55 and over.	Responsible Agency: Planning Department/Town Council Timeframe: January 2010 Funding: General Fund	The Town established a Senior Mobile Home Park Overlay zone, which applies to parcels in the Mobile Home Park zone. The overlay requires that at least 80 percent of mobile home units in a mobile home park in the overlay zone be occupied by at least one person who is age 55 or older.	Modify to reflect adopted zoning changes.
Program 32: Amend the Zoning Ordinance to allow emergency shelters and transitional and supportive housing "by-right" in appropriate districts. Description: The Town will revise the Zoning Ordinance to allow emergency shelters, pursuant to State law (SB2), as allowed uses "by right" in the Primary Commercial and Public Facilities Districts, and will develop appropriate standards for their development. There is one vacant lot (10,000 sq. ft.) located at the South End of Veteran's Park which is located in the PF district. Development of an emergency shelter would be permitted "by right" on this site. The Town will continue to monitor this site to ensure that this site is viable for an emergency shelter and in the case that this sites develops as something other an emergency shelter the Town will identify additional sites within 1-year that would allow for the development of emergency shelters. SB 2 also requires jurisdictions to allow transitional and supportive housing in all residential zones with the same regulatory standards as those governing other residential uses. The goal of providing transitional and supportive	Responsible Agency: Planning Department/Town Council Timeframe: Revise Zoning Code by June 2010. Funding: General Fund	The Town amended the Zoning Ordinance on September 16, 2014 to add definitions for supportive housing and transitional housing, and treat these uses as residential uses, in compliance with SB 2 and allow emergency shelters in the Public Facilities (PF) zone.	Delete (Completed).



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Housing Program	Responsible Agency/ Timeframe/Funding	Accomplishments	Continue/ Modify/ Delete
housing services to targeted individuals is to assist in placing homeless persons and families in permanent housing. The Town will amend the Zoning Ordinance to include a definition of both supportive and transitional housing as well as appropriate development standards to ensure compliance with SB 2.			
Program 33: Continue to contribute annually to the Housing Authority of the City of Napa (HACN) and to other agencies as requested to assist with the provision of housing and services for special needs including homeless, physically handicapped and farmworkers. Description: The Town will continue to contribute funding to HACN to work with other agencies to assist the homeless with housing and services, and will consider providing direct contributions to the Napa Emergency Women's Service and other agencies upon their specific requests. The Town currently makes residents aware of the HACN's programs to assist housing rehabilitation efforts to make housing more accessible. The Town presently provides funding to the Farmworker Housing Program as part of a Joint Powers Agreement with other Valley cities and the County.	Responsible Agency: Town Council Timeframe: Ongoing Funding: Housing Opportunity Fund	The Town contributes annually to Napa Valley Community Housing for Farm Worker Housing, the CANV Homeless Shelter Program, and the Fair Housing Napa Valley renter liaison assistance program.	Continue.
Program 34: Continue to require the planting of street trees as part of residential projects to provide cooling during the summer months. Description: The Town will continue to require tree plantings as part of subdivision and site design reviews of residential projects.	Responsible Agency: Planning Department/Town Council Timeframe: Ongoing Funding: Developer paid.	The Town continues to require the planting of street trees as part of residential projects.	Continue.



Housing Program	Responsible Agency/ Timeframe/Funding	Accomplishments	Continue/ Modify/ Delete
Program 35: Adopt a Sustainable Building Code (Green Building Code) to encourage energy conservation in the design and construction of new housing. Description: The Town is in the early stages of adopting a Sustainable Building Code (Green building Code).that will include energy-efficient site planning techniques in review of new development, and to require strict compliance with energy-conservation codes (Title 24).	Responsible Agency: Planning Department/ Building Department Timeframe: Adopt new Building Code by January 2011. Funding: General Fund	The Town adopted the 2013 California Green Building Standards Code (CalGreen) and enforces these standards to encourage energy conservation in the design and construction of new housing. CalGreen provides multiple options to achieve mandatory green building measures as well as voluntary enhancements; thus, the Town does not plan to pursue development of its own unique sustainable building code. The Arroyo Grande Villas, an affordable housing development supported by the Town, features numerous energy-saving features including solar panels, tankless water heaters, and dual pane windows.	Delete.
Program 36: Refer fair housing complaints to the appropriate agencies. Description: The Town will continue to refer housing discrimination complaints to the Napa County Rental Information & Mediation Services organization and other appropriate agencies. The primary points of contact within the Town are the Town Manager and Planning Department, and information is available at Town Hall and at the library.	Responsible Agency: Town Manager/Planning Department Timeframe: Ongoing Funding: General Fund	The Town utilizes Fair Housing Napa Valley as its fair housing agency and refers complaints as needed.	Continue.
Program 37: Provide an annual report to the State's Department of Housing and Community Development. Description: The Town must develop an annual report to the State outlining its progress in implementing the provisions of the Housing Element. The report will be completed and forwarded to the State by April 1 of each year.	Responsible Agency: Planning Department Timeframe: Annually Funding: General Fund	The Town will report to HCD by April 1 of each year.	Continue.



C. HOUSING NEEDS ASSESSMENT

According to state law, the Housing Element must analyze demographic trends, housing characteristics and market trends, economic and income data, and the special housing needs of certain segments of the population. The analysis in this section primarily utilizes data compiled by the Association of Bay Area Governments (ABAG) in the Data Profiles for Housing Elements, released in January 2014. The profiles include population, housing stock, and economics data from the 2000 and 2010 US Census, the California Department of Finance (DOF), 2013 ABAG projections, the US Department of Housing and Urban Development's (HUD) Comprehensive Housing Affordability Strategy (CHAS) database, and the US Census American Community Survey (ACS). ACS figures are estimates based on samples; for an extremely small town like Yountville, reported figures may be subject to large margins of error and therefore the numbers reported may be different than numbers reported from other data source. Despite the inaccuracy in absolute numbers presented, ACS data is the only source for some topics and still presents the best available estimate for Yountville. ACS data is best interpreted by reading the relative proportions or percentages of subcategories. Data that was not included in the ABAG Data Profiles for Housing Elements packet was obtained from direct contact with public agencies, Town staff, or other publicly available data sources.

C.1 EXISTING NEED

C.1.a Population and Household Characteristics

Population Trends and Projections

As of 2013, the Town of Yountville population was estimated at 2,983 (California Department of Finance). As shown in **Table 2**, the Town of Yountville's population slightly increased from 2,916 in 2000 to 2,933 in 2010, an increase of approximately 1 percent (17 persons). Over the same period, the Napa County population as a whole grew from 124,279 to 136,484, an increase of approximately 10 percent (12,205 persons).

According to ABAG projections, the Yountville population will increase approximately 29 percent from 2010 to 2040, to a population of 3,800. For the same period, the countywide Napa population is expected to increase by 20 percent to 163,700 persons.

Table 2. Population Trends and Projections, 2000 to 2040

Year	Yountville		Napa County	
	Population	% Change	Population	% Change
2000	2,916	--	124,279	--
2010	2,933	1%	136,484	10%
2020*	3,100	6%	144,200	6%
2030*	3,400	10%	153,100	6%
2040*	3,800	12%	163,700	7%

Sources: 2000 and 2010 US Census (ABAG Housing Element Data Profiles 2013); ABAG Projections 2013

Note: Yountville population figures include persons residing at the Veterans Home and in the Napa Valley Adventist Retirement Estate.

* Estimates for 2020-2040 are projections prepared by ABAG. Based on growth trends in previous decades and the limited availability of developable land in the Town, the Town population is unlikely to meet these projections.

Household Characteristics

As of 2010, approximately 66 percent of the Yountville population (1,945 persons) resided in a household and 34 percent of the population resided in group quarters (988 persons). As shown in **Table 3**, the percentage of residents in group quarters in Yountville is significantly higher than that of Napa County as a whole. This is attributable to the significant number of persons residing in the Veterans Home and Seventh-Day Adventist Retirement Estates in Yountville.

Table 3. Yountville and Napa County Households, 2000

	Yountville		Napa County	
	Number	Percentage	Number	Percentage
Household population	1,945	66%	131,566	96%
Population in group quarters	988	34%	4,918	4%
Total population	2,933	100%	136,484	100%

Source: 2010 US Census

The average household size, which excludes persons living in group quarters, was 1.85 persons in Yountville in 2010, down slightly from 1.95 in 2000 (US Census). The average in Yountville was the smallest in Napa County. Napa County as a whole had an average household size of 2.69 persons. ABAG projects that the average household size in Yountville will remain small, but increase steadily to 1.91 in 2040.

Age Characteristics

Current and future housing needs are influenced by the age characteristics of a community's residents. Age can contribute to lifestyle choice, housing preferences, earning capability, and need for services and amenities.

The median age of Yountville residents increased from 60.4 in 2000 to 64.0 in 2010, which is significantly older than the Napa countywide median of 39.7 and the statewide median of 35.2. As shown in **Table 4**, approximately 57 percent Yountville residents were 60 years of age or older as of 2010, up from 50 percent in 2000. This is partially attributable to the large percentage of the population that resides in the Veterans Home and Seventh-Day Adventist Retirement Estates.

Approximately 33 percent were aged 20 to 59 and only 8 percent were children or young adults age 19 or younger.



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Table 4. Population Age Distribution, 2000 and 2010

Age	2000		2010	
	Number	Percentage	Number	Percentage
Under 5	79	3%	65	2%
5 to 19	259	9%	187	6%
20 to 34	265	9%	272	9%
35 to 44	304	10%	214	7%
45 to 59	539	18%	507	17%
60 to 74	639	22%	715	24%
75 and older	831	28%	973	33%
Total	2,916	100%	2,933	100%
Median Age	60.4		64.0	

Source: 2000 and 2010 US Census (ABAG Housing Element Data Profiles 2013) Race and Ethnicity

Note: Population figures include persons residing at the Veterans Home and at the Napa Valley Adventist Retirement Estate.

As of 2010, approximately 84 percent of the Yountville population was white, a slight decrease from 2000 when 87 percent of the population was white (US Census). **Table 5** summarizes the dispersion of the population in Yountville according to race and ethnicity. The minority population was primarily Hispanic, with Hispanics representing approximately 10 percent of the population in 2000 and 2010.

Table 5. Race and Ethnicity, 2000 and 2010

Race/Ethnicity	2000		2010	
	Number	Percentage	Number	Percentage
One Race				
White	2,524	87%	2,465	84%
Hispanic	281	10%	289	10%
Black or African American	28	1%	36	1%
Asian	40	1%	48	2%
Native Hawaiian or Pacific Islanders	2	<1%	0	--
American Indian or Alaska Native	9	<1%	18	1%
Other	3	<1%	6	<1%
Two or more races	29	1%	71	2%
Total	2,916	100%	2,933	100%

Source: 2000 and 2010 US Census (ABAG Housing Element Data Profiles 2013)

Note: Population figures include those residing at the Veterans Home and Napa Valley Adventist Retirement Estate.

C.1.b Employment and Income

Employment

While the Town of Yountville has a primarily tourism-based economy, the Veterans Home is the Town's largest employer, with approximately 1,000 employees (*Economic and Workforce Development in Napa County*, Napa County Workforce Investment Board, 2010).

According to estimates from ABAG, there were a total of 1,600 jobs in Yountville as of 2010. As shown in **Table 6**, ABAG projects that the number of jobs in the Town will increase approximately 6 percent by 2015 and continue to grow steadily through 2040.

Table 6. Existing and Projected Jobs in Yountville, 2010 to 2040

Year	Number	Percentage Change
2010	1,600	--
2015*	1,700	6%
2020*	1,810	6%
2025*	1,840	2%
2030*	1,870	2%
2035*	1,930	3%
2040*	1,980	3%

Source: ABAG Projections 2013

** Projected*

According to the ACS, 1,113 residents are employed. As shown in **Table 7**, nearly 20 percent of employed residents work in educational, health, and social services; 15 percent work in manufacturing; 15 percent work in retail trade, and 13 percent work in arts, entertainment, recreation, accommodation, and food services.

Table 7. Resident Employment, 2000 and 2011

Industry	2000		2011	
	Number	%	Number	%
Agriculture, forestry, fishing and hunting, and mining	42	4%	17	2%
Construction	34	3%	15	1%
Manufacturing	165	17%	164	15%
Wholesale trade	29	3%	5	<1%
Retail trade	108	11%	165	15%
Transportation and warehousing, and utilities	19	2%	16	1%
Information	24	2%	14	1%
Finance, insurance, real estate, and rental and leasing	60	6%	136	12%
Professional, scientific, management, administrative, and waste management services	85	9%	124	11%
Educational, health, and social services	233	24%	207	19%
Arts, entertainment, recreation, accommodation, and food services	139	14%	142	13%
Other services (except public administration)	28	3%	57	5%
Public administration	25	3%	51	5%
Employed civilian population 16 years and over	991	100%	1,113	100%

Sources: 2000 US Census; 2007–2011 ACS 5-year estimates (ABAG Housing Element Data Profiles 2013)



Jobs/Housing Balance

The ratio of jobs to housing is used as a measure of the degree to which communities and subregions are inducing commuter travel as growth occurs. A community with a balance of jobs and housing has as many jobs as residents that are able to work. For example, a city with 1,000 employed residents requires 1,000 jobs to be in balance. A community is out of balance if it has more jobs than employed residents or has more employable residents than jobs.

In 2010, Yountville had a jobs-to-employed residents ratio of 1.52 (1,600 jobs/1,050 employed residents), indicating that there are more jobs in the Town than there are housing units. This may be attributable to the high concentration of jobs at the Veterans Home. As shown in **Table 8**, ABAG projects that this ratio will steadily increase through 2040 up to 1.69.

Table 8. Jobs/Housing Balance, 2010 to 2040

Year	Number of Jobs	Number of Employed Residents	Ratio of Jobs to Employed Residents
2010	1,600	1,050	1.52
2015*	1,700	1,100	1.55
2020*	1,810	1,170	1.55
2025*	1,840	1,170	1.57
2030*	1,870	1,160	1.61
2035*	1,930	1,160	1.66
2040*	1,980	1,170	1.69

Sources: ABAG Projections 2013

Household Income

According to the California Department of Housing and Community Development (HCD), the area median income in Napa County was \$86,100, as of 2014. According to the ACS 2007–2011 Five Year Estimates, the median family income in Yountville was \$68,370, up from \$63,374 in 2000 (adjusted up from \$46,944 for inflation to provide a better comparison).

In addition to publishing annual area median incomes, HCD publishes income amounts by income category (extremely low-, very low-, low-, and moderate-income). Categories and associated income amounts are used to assess affordability levels for purposes of analysis and program qualification. **Table 9** shows 2014 income levels by category for Napa County.

Table 9. State Income Limits, Napa County, 2014

Income Category	Income Level (% of AMI)	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Extremely low	Less than 30%	\$18,100	\$20,700	\$23,300	\$25,850	\$27,950	\$30,000	\$32,100	\$34,150
Very low	31-50%	\$30,150	\$34,450	\$38,750	\$43,050	\$46,500	\$49,950	\$53,400	\$56,850
Low	51-80%	\$46,150	\$52,750	\$59,350	\$65,900	\$71,200	\$76,450	\$81,750	\$87,000
Moderate	81-120%	\$72,300	\$82,650	\$92,950	\$103,300	\$111,550	\$119,850	\$128,100	\$136,350

Source: California Department of Housing and Community Development Income Limits 2014

Table 10 shows the distribution of Yountville households by the income categories described above. Note that due to variations in data sources and the timing of information publication, the distribution in this table is based on the median family income from HUD's CHAS database, based on the 2006–2010 ACS, and does not align directly with the 2007–2011 median family income or 2014 area median incomes described above. In addition, ACS data has a high margin of error for small communities such as Yountville; thus it is appropriate to focus on percentages and trends rather than specific numbers for analysis.

Approximately 61 percent of Yountville households earned moderate- or above-moderate incomes as of 2010. The percentage of extremely low- and very low-income households was higher among homeowners (approximately 22 percent) than among renters (approximately 8 percent). While a larger number of low-income households were homeowners, low-income households accounted for a larger percentage of renter households (approximately 37 percent).

Table 10. Household Income Distribution in Yountville by Tenure, 2010

Income Level	Owner Occupied		Renter Occupied		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Extremely low	100	11%	13	4%	113	9%
Very low	100	11%	13	4%	113	9%
Low	140	16%	125	37%	265	22%
Moderate	164	18%	29	9%	193	16%
Above moderate	390	44%	159	47%	549	45%
Total	894	100%	338	100%	1,232	100%

Source: CHAS 2006–2010 (ABAG Housing Element Update Data Profile 2014)

Note: 2010 Median Family Income: \$68,370

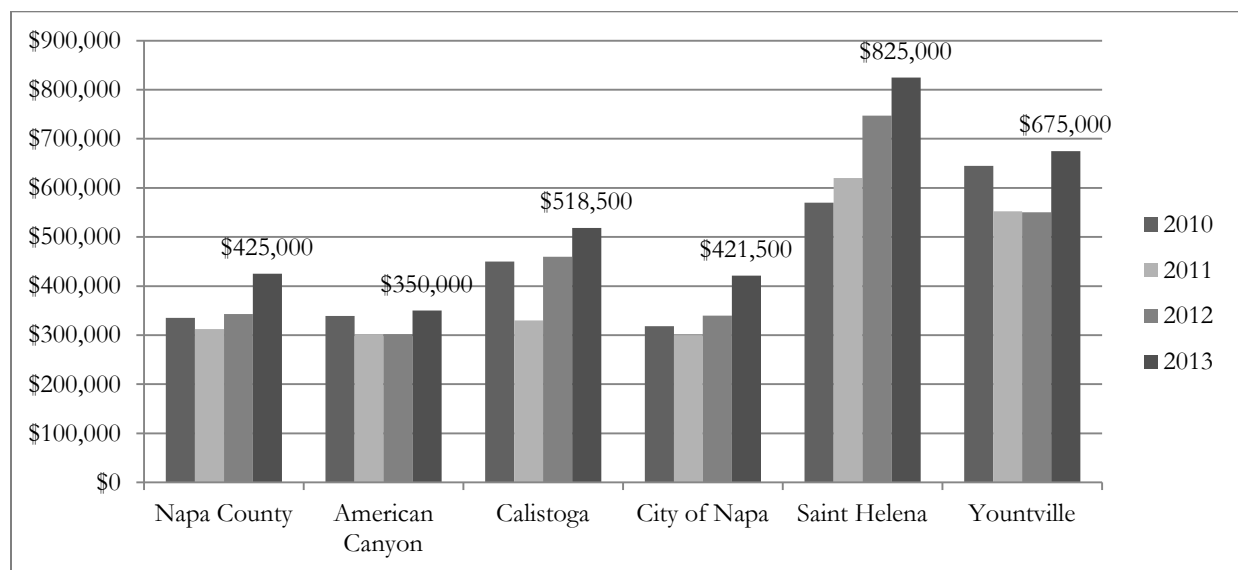
Cost of Housing

The median home sales price in Yountville was \$675,000 as of 2013. **Figure 1** and **Table 11** show median home sales prices in Yountville and nearby jurisdictions from 2010 to 2013. The median price in Yountville is higher than that of Napa County as a whole and the nearby jurisdictions of the City of Napa and Calistoga but is lower than Saint Helena.

The median price in Yountville decreased from 2010 through 2012 before increasing sharply in 2013. This trend is similar to that of the Bay Area and metropolitan areas throughout California and can be attributed to low interest rates, job growth, and greater economic stability following the recession.

Assuming a 10 percent down payment and 5.75 interest rate, 30-year fixed-rate mortgage, a household would need to earn approximately \$170,000 per year to afford a home priced at the 2013 median. It is important to note, however, that while the median is high, home prices can vary widely. For example, in April 2014, a three-bedroom single-family home was listed for sale at \$750,000 (www.redfin.com). Another three-bedroom home, a manufactured home, was listed for sale at \$164,600 (note that the manufactured home was listed in a park and is subject to monthly lot fees for common maintenance and amenities).

Figure 1. Annual Median Sales Prices, 2010 to 2013



Source: DataQuick, www.DQNews.com

Table 11. Annual Median Sales Prices, 2010 to 2013

	2010	2011	2012	2013	% Change 2010-2013
Napa County	\$335,000	\$312,500	\$343,000	\$425,000	27%
American Canyon	\$339,000	\$302,000	\$302,000	\$350,000	3%
Calistoga	\$450,000	\$330,000	\$460,000	\$518,500	15%
Napa County	\$318,000	\$300,000	\$340,000	\$421,500	33%
Saint Helena	\$570,000	\$620,000	\$747,500	\$825,000	45%
Yountville	\$645,000	\$552,500	\$550,000	\$675,000	5%

Source: DataQuick, www.DQNews.com

Table 12 reports the results of a point-in-time survey of available rental units conducted in March 2014. Asking rents range from \$1,050 to \$1,800 for a one-bedroom, \$2,150 to \$2,300 for a two-bedroom, and \$2,499 to \$2,600 for a three-bedroom. Assuming that an affordable payment is equivalent to 30 percent of a household's monthly income (based on HUD standards), a family would need to earn \$42,000 per year to afford rent for a one-bedroom unit, \$88,000 for a two-bedroom unit, and \$99,960 for a three-bedroom unit.

Table 12. Rental Unit Price Survey, 2014

Number of Bedrooms	Rent Price Range	Number of Units Surveyed
1 bedroom	\$1,050 – \$1,800	2
2 bedroom	\$2,150 – \$2,300	4
3 bedroom	\$2,499 – \$2,600	3
4+ bedroom	No units available at time of survey	

Source: craigslist.org retrieved March 2014

Affordability

As previously noted, HUD has established that households should spend no more than 30 percent of their monthly income on housing costs in order for their housing payment to be considered affordable. **Table 13** shows the monthly income, maximum affordable monthly rent prices, and maximum home sale prices for households in a range of sizes by income category. For example, the annual income limit for an extremely low-income, two-person household was \$20,700 (see **Table 9**). The monthly income is calculated by dividing the annual income by 12 months, and thus the monthly income is \$1,725. Thirty percent of monthly income was calculated to determine the maximum monthly rent, which was \$518 per month. The maximum sales prices was calculated by determining the price affordable to households at different income levels based on 30 percent of gross income spent for mortgage payments, a 5.75 percent interest rate, and 10 percent down.

The ability of households to purchase a home and secure a mortgage with an affordable monthly payment may be difficult for households earning less than a moderate income. For example, a four-person, very low-income household can afford to purchase a home with a maximum sales price of \$166,400, which is lower than the median sales price in Yountville. However, as noted above, a manufactured home may serve as an affordable option for this household.

To create affordable home ownership and rental opportunities, the Town will continue to implement its inclusionary housing program (Program 4), allow small lot single-family dwellings (Program 9), and incentivize affordable housing development (Program 12). In addition, the Town will work with HACN to explore opportunities to encourage home ownership such as Mortgage Credit Certificates and a down payment assistance program (Program 24).



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Table 13. Housing Affordability by Income Category

Income Group	Household Affordability Levels			
	1-Person	2-Person	3-Person	4-Person
Extremely Low				
Monthly income	\$1,508	\$1,725	\$1,942	\$2,154
Monthly rent	\$453	\$518	\$583	\$646
Max. sales price	\$69,900	\$80,000	\$90,000	\$99,900
Very Low				
Monthly income	\$2,513	\$2,871	\$3,229	\$3,588
Monthly rent	\$754	\$861	\$969	\$1,076
Max. sales price	\$116,500	\$133,100	\$149,700	\$166,400
Low				
Monthly income	\$3,846	\$4,396	\$4,946	\$5,492
Monthly rent	\$1,154	\$1,319	\$1,484	\$1,648
Max. sales price	\$178,400	\$203,900	\$229,400	\$254,700
Moderate				
Monthly income	\$6,025	\$6,888	\$7,746	\$8,608
Monthly rent	\$1,808	\$2,066	\$2,324	\$2,583
Max. sales price	\$279,500	\$319,500	\$359,300	\$399,300

Source: 2014 Income Limits, Department of Housing and Community Development, February 2014

Note: Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility cost.

Monthly mortgage calculation: <http://www.mortgage101.com/Calculators/Afford.asp?p=amo>

Note: Affordable housing sales prices are based on the following assumed variables: 10% down payment, 30-year fixed-rate mortgage at 5.75% annual interest rate. 30% of household gross income used to calculate affordable monthly mortgage payment. Taxes, interest, hazard and mortgage insurance are assumed in the total cost of ownership.

Overpayment

Definitions of housing affordability can vary; however, as previously noted, according to HUD standards, a household should spend no more than 30 percent of its monthly income on housing costs. Households that pay more than 30 percent are considered to be overpaying for housing and households that pay more than 50 percent are considered severely overpaying. HUD's CHAS database reports information on overpayment by tenure. As illustrated in **Table 14**, approximately 34 percent of households (427 households) paid 30 percent or more of their income toward housing as of 2010. Approximately 1 percent of Yountville households (103 households) had a cost burden of 50 percent or more.

Table 14. Households Overpaying by Income Category, 2010

Tenure/Income Category	30% to 50% Cost Burden	50%+ Cost Burden	30%+ Cost Burden (Total Overpaying)	% of Total Occupied Units
Total Owner Occupied	229	53	282	23%
Very low	80	29	109	9%
Low	30	4	34	3%
Moderate	39	20	59	5%
Above moderate	80	0	80	6%
Total Renter Occupied	95	50	145	12%
Very low	0	25	25	2%
Low	70	25	95	8%
Moderate	15	0	15	1%
Above moderate	10	0	10	1%
Total Overpaying Occupied Units	324	103	427	34%
Total Occupied Units¹	1,250			100%

Source: CHAS, based on 2006–2010 ACS 5-year estimates (ABAG Data Profiles for Housing Elements 2013)

¹ The total number of occupied units varies between tables due to the different sources of data. This table relies on figures from the ACS, which has a larger margin of error than the US Census.

C.2 HOUSING CONDITIONS

C.2.a Existing Housing Stock

According to the DOF, there were an estimated 1,252 dwelling units in Yountville as of 2010. As shown in **Table 15**, approximately 63 percent of Yountville housing units were single-family homes (attached or detached). Mobile homes accounted for 23 percent of the housing stock and multi-family structures with two or more units comprised the remaining dwelling units in the town.

Table 15. Housing Units by Type, 2010

Type	Number	Percentage
Single-family detached	633	51%
Single-family attached	152	12%
Multi-family, 2–4 units	95	8%
Multi-family, 5 or more units	73	6%
Mobile homes	299	23%
Total	1,252	100%

Source: California Department of Finance, 2010 (ABAG Housing Element Update Data Profile 2014)

Note: Unit count figures do not include beds at the Veterans Home or units in the Napa Valley Adventist Retirement Estate.

C.2.b Occupancy and Vacancy Rates

HCD suggests that an overall vacancy rate of 5 to 6 percent indicates a market that is reasonably well balanced between supply and demand. As of 2010, Yountville had a vacancy rate of approximately 16 percent. While this would seem to indicate an abundance of supply and consumer options, it is important to note that over half of the units described as vacant units were held for seasonal, recreational, or occasional use and were not available for rent or purchase. The effective vacancy rate of about 2 percent was lower than ideal, potentially resulting in upward price pressure. The percentage of vacant homes in Yountville that are



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held for seasonal, recreational or occasional uses (such as vacation homes) increased from 49 percent in 2000 to 63 percent in 2010. See **Table 16** for occupancy and vacancy data.

Table 16. Occupancy of Housing Units, 2010

Occupancy Status	Number	Percentage
Total occupied housing units	1,050	84%
Total vacant housing units	202	16%
For rent	20	2%
For sale only	30	2%
Rented or sold, not occupied	5	<1%
For seasonal, recreational, or occasional use	128	10%
All other vacant	19	2%
Total housing units	1,252	100%

Source: 2010 US Census (ABAG Housing Element Update Data Profile 2014)

Note: Unit count figures do not include beds at Veterans Home or units in the Napa Valley Adventist Retirement Estate.

C.2.c Age and Condition

Housing Age

Over two-thirds of Yountville homes have been built since 1970 (including approximately 300 mobile homes, almost all of which are located in two mobile home parks). Only 8 percent of Yountville homes were built before 1940. **Table 17** shows the age of Yountville's housing stock by year built.

Table 17. Age of Yountville Housing Stock

Year Constructed	Number	Percentage
Before 1940	114	8%
1940-1949	53	4%
1950-1959	58	4%
1960-1969	204	14%
1970-1979	382	25%
1980-1989	234	16%
1990-1999	300	21%
2000-2011	115	8%
Total	1,460	100%

Source: 2007–2011 ACS (ABAG Data Profiles for Housing Elements, 2013)

Note: The number of housing units listed in this table varies from other tables in this Housing Element due to the data source. According to the 2006–2010 ACS and the California Department of Finance (2010), there were 1,250 housing units in Yountville. Unit count figures do not include beds at the Veterans Home or units in the Napa Valley Adventist Retirement Estate.

Housing Conditions

The Town conducted a windshield survey of housing conditions in 2009. The survey focused on homes located in older neighborhoods that tend to have a greater need for rehabilitation. Neighborhoods included the old town historic district (northwest of Yount Street), the subdivisions located east of Yount Street, and

both mobile home parks (Gateway Park and Rancho de Napa). A total of 538 homes were surveyed, 317 of which were located in the mobile home parks.

Surveyed homes were determined to be in one of the following conditions:

- **Sound** – A unit that appears new or well maintained and structurally intact. The foundation appears structurally undamaged and roof lines are straight. Siding, windows, and doors are in good repair with good exterior paint condition. Minor problems such as small areas of peeling paint and/or other maintenance items are allowable under this category.
- **Minor** – A unit that show signs of deferred maintenance or which needs only one major component such as a roof.
- **Moderate** – A unit in need of replacement of one or more major components and other repairs, such as roof replacement, painting, and window repairs.
- **Substantial** – A unit that requires replacement of several major systems and possibly other repairs (e.g., complete foundation work, roof structure replacement and re-roofing, as well as painting and window replacement).
- **Dilapidated** – A unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is nonexistent, not fit for human habitation in its current condition, may be considered for demolition or, at minimum, major rehabilitation will be required.

As shown in **Table 18**, a large share of surveyed homes were found to be in sound condition. A small portion of mobile homes were found to be in need of minor or moderate rehabilitation. None of the homes surveyed were categorized as “dilapidated.” **Appendix A** provides a map highlighting the surveyed areas.

Table 18. Housing Conditions/Rehabilitation Needs, 2009

Condition	Standard Construction	Mobile Homes	Total Units
Sound	201	307	508
Minor	12	7	19
Moderate	7	3	10
Substantial	1	0	1
Dilapidated	0	0	0
Total	221	317	538

Source: Housing Conditions Survey, April 2009

Based on survey results and observations from Town staff, homes in Yountville are generally maintained in good condition and there is not a significant need for rehabilitation; however, as stated in Program 28, the Town will work with the Housing Authority of the City of Napa (HACN) to pursue funding for a rehabilitation loan or grant program to assist Yountville homeowners with repairs, improvements, and modifications.

Veterans Home

The Yountville Veterans Home is an important source of housing and services for approximately 1,000 veterans. Veterans Home residents are accounted for in the population figures shown in tables and analysis throughout this section, but are excluded from the household figures. The US Census divides the population between those living in households and those living in group quarters. Residents of the Veterans Home are



counted as part of the population in group quarters. Thus, in tables and analysis that analyze the Yountville population according to households, Veterans Home residents and residents in other group living facilities are not included.

There are 1,021 beds in units that offer a range of assistance levels – skilled nursing (231 beds), assisted living (153 beds), and independent living (637 beds). In addition, the facility has 25 housing units for staff members.

The Veterans Home features a wide range of amenities and historic structures on approximately 615 acres of State-owned land. In December 2012, the California Department of Veterans Affairs (CalVet) released a Facilities Master Plan Evaluation that describes the condition of existing facilities and identifies opportunities for improvements. The plan calls for substantial improvements to housing units, clinics, community spaces, and employee housing over a 20 to 30 year period. The Town is supportive of upgrades to the Veterans Home and will work closely with the Veterans Home, CalVet, and other relevant parties to discuss and refine planned improvements (Program 29).

C.2.d Subsidized Units at Risk

Federal, state, and local government programs have provided both low interest loans and rent subsidies to private developers of multi-family rental housing throughout the nation. In return, developers were required to build and operate their rental projects under agreements that established a schedule of below-market rents for lower-income households. The restrictions to low-income occupancy were set for a limited period of time, usually in accordance with the length of term of the government subsidies. When the low-income occupancy restrictions expire, the owner may convert the units to market-rate rentals.

The Housing Element is required to identify the number of affordable units at risk of conversion to market rate for the next 10 years and to include programs to mitigate or preclude the loss of any at-risk units between 2015 and 2025. An inventory provided by California Housing Partnership Corporation showed that there are no federally subsidized units in Yountville at risk during this period; however, four affordable homes developed under local programs have affordability restrictions that are expected to expire in 2018.

As shown in **Table 19**, 96 affordable units have been developed through Town programs and assistance. For ownership units, homes must be sold to qualifying lower-income buyers at a rate below the market rate until affordability restrictions expire. Rental units must be rented to households that meet income restrictions at rates that are affordable to these households.

Table 19. Affordable Housing Units, Yountville

Development Name/Location	Number of Units	Affordability Restriction	Year of Expiration
Single-Family			
Oak Leaf Subdivision	7	Resale	2042
Washington Park ¹	14	Resale	2027–2032
Stags View	1	Resale	2027
Yountville Square	6	Resale	2050
6570 Oak Leaf Court	1	Rent	2026
Multi-Family			
1932 Mount Avenue (Cottages)	5	Rent	Perpetuity
2028 Adams Street ²	2	Rent	2018
6 & 8 Burgundy Street (Duplex) ²	2	Rent	2018
2 & 4 Ghirardi Place	2	Rent	Perpetuity
6774 Washington Street	2	Rent	Perpetuity
6776 Yount Street	8	Rent	Perpetuity
Hotel Yountville	25	Rent	Perpetuity
Arroyo Grande Villas ³	21	Rent	2039
Total Units	96		

Source: Town of Yountville 2014

¹ The expiration dates for single-family homes in Washington Park vary for each unit, depending on the affordability contract start date.

² Units at risk of converting to market rate

³ The Arroyo Grande Villas project contains 25 affordable units. The portion shown are those that were built with the assistance of and are monitored by the Town of Yountville. The additional units are monitored by Napa County.

The Town contracts with the HACN to monitor and enforce the rent restriction and homeownership resale agreements for all of the above developments. As presented in **Table 19**, there are a total of four units considered to be at risk of conversion to market-rate units. The units are duplex developments and both have affordability agreements that expire in 2018. The Town will monitor affordability agreements and take appropriate steps to preserve the affordability of expiring affordability agreements (Program 16).

In addition, 14 families in Yountville receive Section 8 rental assistance, which is administered by the HACN.

Preservation and Replacement Options

The cost to construct new affordable units varies greatly due to land costs and availability. For example, the Arroyo Grande Villas were constructed at a cost of approximately \$320,000 per unit (\$262 per square foot). Note that the land was donated for this project so this estimate does not include land costs. Using this cost example, the cost to construct four new units would be \$1.28 million, assuming land could be identified and purchased.

Generally, the cost of preserving assisted housing units is estimated to be less than replacing units through new construction. Preserving units entails covering the difference between market rate and assisted rental rates. This cost varies greatly based on the willingness and interest of the seller in keeping the units affordable, the condition of the units, and the market rate value of the property.



Financial Resources to Assist in Preservation

Costs to preserve or replace housing units that rent at levels significantly below market rates are substantial. The Town must consider what resources are available to help preserve or replace at-risk units so that lower-income tenants are not displaced in the event that the projects are converted to market rates. The Town has access to a range of different funds that could potentially assist in a preservation effort including:

- CDBG
- HOME
- Mortgage revenue bonds
- State grant programs
- Federal grant programs
- Low-Income Housing Tax Credits
- HUD Housing Choice Vouchers

In addition, **Program 4** directs the Town to consider revising the Town's inclusionary housing program to allow greater flexibility in the payment of in-lieu fees. This would allow the Town to accumulate funds in the Housing Opportunity Fund to be used to assist in the preservation of at-risk units.

Affordable Housing Developers and Property Managers Interested in Participating in Preservation Projects

In many cases, the Town will find it advantageous to collaborate with private affordable housing developers or managers to develop and implement a viable plan to preserve affordable housing units. Private developers can often bring additional expertise and access to funding, such as tax credits. HCD maintains a list of affordable housing developers and property managers who have expressed an interest in working with local communities on preservation of affordable housing projects. The database lists numerous organizations that have expressed interest in working on preservation projects in Napa County in particular. This list includes such organizations as Affordable Housing Foundation, Bridge Housing Corporation, Christian Church Homes of Northern California, Inc., Housing Corporation of America, Napa Valley Community Housing, Nehemiah Progressive Housing Dev. Corp., Petaluma Ecumenical Properties Inc., Rural California Housing Corp., Senior Housing Foundation, Solano Affordable Housing Foundation, and Vallejo Neighborhood Housing Services, Inc.

C.3 SPECIAL NEEDS

C.3.a Seniors

As of 2010, seniors, those aged 65 and over, made up approximately 49 percent of the Yountville's population. This is an increase from 2000 when approximately 45 percent of the population was seniors. As shown in **Table 20**, the senior population grew by 114 persons, an increase of approximately 9 percent. As mentioned in the discussion regarding age characteristics, the large population of seniors is chiefly attributable to the number of residents in the Veterans Home and Seventh-Day Adventist Retirement Estates. In addition, a portion of the homes located within the Town's two mobile home parks are reserved for persons aged 55 or older.

Table 20. Senior Population, 2000 and 2010

Age	2000		2010	
	Number	% of Total Population	Number	% of Total Population
65 to 69	221	8%	230	8%
70 to 74	262	9%	225	8%
75 to 79	342	12%	286	10%
80 to 84	266	9%	318	11%
85 to 89	143	5%	243	8%
90 and older	80	3%	126	4%
Total Population 65+	1,314	45%	1,428	49%
Total Population	2,916	100%	2,933	100%

Source: 2000 and 2010 US Census (ABAG Data Profiles for Housing Elements 2013)

Note: Population data includes persons residing in the Veterans Home and the Napa Valley Adventist Retirement Estate.

Senior households are defined as households in which one or more persons is over 65 years of age. As shown in **Table 21**, nearly 33 percent of all households in Yountville included one or more senior in 2010.

The majority (more than 75 percent) of senior households own their homes. While homeownership is beneficial in that costs are generally stable, which is important because many seniors live on fixed incomes, it can become difficult for seniors to maintain their homes and yards due to financial and physical constraints.

Table 21. Senior Households by Age and Tenure, 2000 and 2010

	2000		2010	
	Number	Percentage	Number	Percentage
Renter-Occupied Households				
65 to 74 years	11	1%	30	3%
75 to 84 years	10	1%	34	3%
85+ years	3	<1%	46	4%
Total Renter	24	2%	110	10%
Owner-Occupied Households				
65 to 74 years	150	14%	161	15%
75 to 84 years	149	14%	130	12%
85+ years	49	5%	55	5%
Total Owner	348	33%	346	33%
Total Households	1,048	100%	1,050	100%

Source: 2000 and 2010 US Census (ABAG Data Profiles for Housing Elements 2013)

Note: The number of households in this table varies from the total listed in previous tables in this Housing Element due to the data source. The 2006–2010 ACS showed a total of 1,232 households. The US Census is the more accurate source. The ACS has a large margin of error for small communities. Residents of the Veterans Home and Napa Valley Adventist Retirement Estate are not included in the household population.



In general, seniors have lower earning capacity than middle-aged persons. However, the 2007–2011 ACS reports that the majority of senior residents earned at least \$50,000 per year as shown in **Table 22**. Senior income estimates may be misleading, as many elderly persons have access to capital outside the earned income measured by the US Census.

Table 22. Senior Household Income, 2011

Annual Household Income	Number	Percentage
Less than \$30,000	206	25%
\$30,000 to \$49,999	116	14%
\$50,000 to \$74,999	286	35%
\$75,000 to \$99,999	49	6%
\$100,000 or more	153	19%
Total	810	100%

Source: 2007–2011 ACS 5-year estimates (ABAG Data Profiles for Housing Elements 2013)

Note: The number of households in this tables varies greatly from the previous table due to the different data source (2006–2010 ACS).

The ACS has a very large margin of error for small communities. Residents of the Veterans Home and Napa Valley Adventist Retirement Estate are not included in the household population.

The Town funds operation by Napa County Transportation and Planning Agency (NCTPA) of the Yountville Trolley, a local bus service that, while serving all residents, is of special importance to senior residents who do not own cars or who have mobility limitations. The bus provides free door-to-door service through residential and commercial areas of the Town and connects the Town with the Veterans Home.

Many senior housing opportunities are available in the Town. The Veterans Home, the Seventh-Day Adventist Retirement Estates, and the 55 and older mobile home parks provide a range of housing choices limited primarily to seniors. Programs 26, 29, 30, and 31 commit the Town to maintaining and improving these resources.

C.3.b Disabled Persons

Disability status was not counted in the 2010 US Census and the ACS does not provide estimates for very small cities such as Yountville. As such, 2000 Census data is the best available and is used in this analysis as a proxy for current disability figures.

The 2000 US Census provided data for the following disability types:

- Sensory – blindness, deafness, or a severe vision or hearing impairment
- Physical – a condition that substantially limits one or more basic physical activities, such as walking, climbing stairs, reaching, lifting, or carrying
- Mental – difficulty learning, remembering, or concentrating
- Self-care – difficulty dressing, bathing, or getting around inside the home
- Go outside home – difficulty going outside the home alone to shop or visit a doctor’s office
- Employment – difficulty working at a job or business

As shown in **Table 23**, the 2000 US Census reported 663 disabilities in the Town. There were zero disabilities for persons age 15 and younger, 338 for those aged 16 to 64, and 325 for those aged 65 and older. The largest share of total disabilities was for persons with a physical disability (25 percent), followed by employment disabilities (22 percent). The data in **Table 23** contains a count for the total disabilities of residents in the Town and does not quantify instances in which persons have multiple disabilities.

Table 23. Persons with Disabilities, 2000

Disability Type	Age				Total	
	16-64		65+			
	Number	Percentage	Number	Percentage	Number	Percentage
Sensory	9	10%	82	90%	91	14%
Physical	64	39%	101	61%	165	25%
Mental	47	49%	49	51%	96	14%
Self-care	29	57%	22	43%	51	8%
Go outside home	43	38%	71	62%	114	17%
Employment	146	100%	--	--	146	22%
Non-institutional population	338	51%	325	49%	663	100%

Source: 2000 US Census

Note: Includes only non-institutionalized civilian population 5 years or over. No data are available for children under age 5.

Persons with disabilities may have unique housing needs such as affordability issues due to limited incomes or a need for accessibility features. The Town complies fully with the standards of the Americans with Disabilities Act (ADA), as well as all building code provisions, to improve access for disabled persons. The Yountville Trolley transit system (described above) meets ADA requirements for accessibility.

The Town will continue to provide transit services for those with mobility impairments (Program 30) and contribute to regional efforts to provide housing and services for disabled persons (Program 32).

C.3.c Developmental Disabilities

Senate Bill (SB) 812 requires that the Housing Element include an analysis of the special housing needs of individuals with a developmental disability within the community. According to Section 4512 of the Welfare and Institutions Code, a “developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently in a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.



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The California Department of Developmental Services currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The North Bay Regional Center (NBRC) is one of 21 regional centers in California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

According to the NBRC, the center serves nine developmentally disabled persons who reside in and around Yountville (those residing within the 94559 zip code). As shown in **Table 24**, nearly 90 percent of these residents are age 22 or younger and thus are likely to live at home with family and receive services through public schools.

Table 24. Developmentally Disabled Residents by Age, 2014

Zip Code	0-14 Years	15-22 Years	23-54 Years	55-65 Years	65+ Years	Total
94559	7	1	0	1	0	9

Source: North Bay Regional Center 2014

A number of housing types are appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating “barrier-free” design in all new multi-family housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

To improve access to housing for those with developmental disabilities, this Housing Element includes Program 32, which directs the Town to contribute to agencies providing housing and assistance to persons with development disabilities.

While the NBRC and its service partners typically promote and work toward a scattered-site housing model in which persons with developmental disabilities reside in housing units that are incorporated into the community, group facilities remain an option for some clients with more severe medical needs. Sonoma County is home to the Sonoma Developmental Center, one of four remaining large group care facilities in California. The center is home to over 400 persons with developmental disabilities.

While plans and a specific time frame have not yet been finalized, the State is slated to close the Sonoma Developmental Center. The closure will result in a need for new housing sites for center residents. Program 34 directs the City to monitor the potential closing of the Sonoma Developmental Center and work with the NBRC, relevant agencies, other local jurisdictions, and housing and service providers to provide support and assistance, as appropriate.

C.3.d Large Families and Overcrowding

According to the state definition, a housing unit that is occupied by more than one person per room (excluding bathrooms and kitchens) is considered to be overcrowded. As of 2010, only 1 percent of Yountville housing units were overcrowded. This was much lower than in Napa County, where approximately 7 percent of housing units were overcrowded. As shown in **Table 25**, among the 14 overcrowded units in Yountville, 10 were renter-occupied and 4 owner-occupied.

The problem of overcrowding is often related to household size. As shown in **Table 26**, only 1 percent of Yountville households included five or more persons as of 2010.

Table 25. Overcrowding, 2010

Persons Per Room	Yountville		Napa County	
	Number	% of Total Occupied Housing Units	Number	% of Total Occupied Housing Units
Renter-Occupied				
1.0-1.5	0	--	1,175	3%
>1.5	10	1%	750	2%
Overcrowded rental units	10	1%	1,925	5%
Owner-Occupied				
1.0-1.5	4	<1%	699	2%
>1.5	0	--	219	1%
Overcrowded owner units	4	<1%	918	2%
Total Overcrowded	14	1%	2,843	7%
Total Occupied Units	1,250	100%	41,950	100%

Source: CHAS 2005–2010 Estimates (based on ACS)

Table 26. Household Size, 2010

Household Size/Tenure	2000		2010	
	Households	% of Total Occupied	Households	% of Total Occupied
Owner-Occupied				
4 or fewer persons	738	71%	679	65%
5 or more persons	15	1%	9	1%
Total Owner-Occupied	753	72%	688	66%
Renter-Occupied				
4 or fewer persons	278	27%	347	33%
5 or more persons	17	2%	15	1%
Total Renter-Occupied	295	28%	362	34%
Total Occupied	1,048	100%	1,050	100%

Source: 2000 and 2010 US Census (ABAG Data Profiles for Housing Elements 2013)



C.3.e Farmworkers

According to the 2012 Napa County Farmworker Housing Needs Assessment, a report prepared by Bay Area Economics (BAE) in 2013, the Napa County economy is based in its \$430 million agriculture industry. Wine grapes make up approximately 98 percent of annual crop values. It is difficult to obtain accurate data regarding agricultural workers; however, the California Employment Development Department indicates that agricultural employers in Napa County hire an average of approximately 5,000 farmworkers per year. This estimate does not include farmworkers who are hired casually or those employed by contractors based outside of the county.

The 2007–2011 ACS five-year estimate indicates that, as of 2011, 17 Yountville residents were employed in the “agriculture, forestry, fishing and hunting, and mining” sector. This number was down from the 2000 US Census count of 42. This decrease may be attributable to the large margins of error associated with ACS data for small communities. While there are a limited number of farmworkers currently living in Yountville, there may be additional demand for housing in the Town from farmworkers employed in other areas of Napa County.

The BAE report notes that most farmworker households have extremely low or very low incomes. There are very few market-rate options available at rates affordable to households earning at these levels, resulting in many farmworker households overpaying for housing or living in overcrowded conditions.

Unaccompanied men have the option of residing in one of the three Napa County farmworker centers (owned and operated by the Napa County Housing Authority). The centers, located in Calistoga, Saint Helena, and Napa (this facility is approximately two miles from Yountville), provide dormitory beds and subsidized meals for 180 farmworkers. In addition, licensed private farmworker housing facilities can house up to 130 farmworkers. One such facility, Yount Mill Vineyards, is located near Yountville (outside of Town limits) and can accommodate up to 32 persons.

Most farmworkers seek and find housing situations that are not specifically designated for farmworkers. Permanent rental housing, such as Yountville’s Arroyo Grande Villas, is an important housing option for farmworkers, particularly for farmworker families.

The Town contributes approximately \$5,000 per year to Napa Valley Community Housing to assist with the provision of farmworker housing. The Town will continue to support regional efforts through funding and assistance (Program 32). In addition, the Town amended its Zoning Ordinance to allow agricultural employee housing in residential and agricultural zoning districts.

C.3.f Female-Headed Households

Female-headed single-parent households may experience a variety of housing problems, including affordability, overcrowding, insufficient housing choices, and discrimination. Often with only one source of income, female-headed households have more difficulties finding adequate, affordable housing than families with two income-earning adults. This special needs group would benefit generally from expanded affordable housing opportunities. More specifically, the need for dependent care also makes it important that housing for female-headed families be located near child care facilities, schools, youth services, and medical facilities.

As shown in **Table 27**, as of 2010, approximately 13 percent of Yountville families were headed by a female with no husband present. Approximately 41 percent of female-headed families included a child or children under 18 years of age. According to the 2007–2011 ACS (ABAG Housing Element Data Profiles), 552 female residents live alone in Yountville.

Table 27. Female-Headed Families (No Husband Present), 2000 and 2010

	2000		2010	
	Number	% of Total Families	Number	% of Total Families
Total Female-Headed Families	78	14%	64	13%
With children under 18	40	7%	26	5%
No children under 18	38	7%	38	8%
Total Families	553	100%	498	100%

Source: 2000 and 2010 US Census (ABAG Data Profiles for Housing Elements 2013)

C.3.g Homelessness

The housing needs of homeless persons are more difficult to assess than those of any other population subgroup. Since these individuals have no permanent addresses, they are not likely to be counted in the US Census, and since they also are unlikely to have stable employment, the market provides them with few housing opportunities. Others in need of emergency shelter include battered women and children, persons displaced from their homes by disasters such as fires, tenants who have been evicted from rental housing, and runaway youth.

The Napa Valley Shelter Project, a program of Community Action of Napa Valley (CANV), operates Napa's homeless shelters, open to any homeless person but with a priority for those from Napa County. Additionally, Progress Foundation operates homeless outreach as part of its clinical services and housing for the mentally ill, which includes three residential treatment centers in and around Napa.

HUD data identified a homeless population of 248 persons in Napa County (see **Table 28**) in 2012. Among these, approximately 63 percent were sheltered in an emergency or transitional housing facility. In a phone interview, the Napa County Sheriff's Office in Yountville indicated that there was one chronically homeless person in Town. Occasionally, other transient persons or families will pass through.

Table 28. Napa County Homeless Population and Sub-Populations, 2012

Type	Number
Sheltered	156
Unsheltered	92
Total	248
Chronic Homeless	84
Veterans	14
Persons in Families with Children	64

Source: HUD 2013 (ABAG Housing Element Data Profiles 2013)

Table 29 provides a list of homeless resources in Napa County. According to personal communication with the operator of the largest shelters, CANV, the shelters tend to operate at capacity. The Town supports CANV by providing pass-through funding for the agency's effort to provide staffing for the countywide Homeless Prevention Program.



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Table 29. Napa County Homeless Resources

Resource Name	Operator	Service Provided	Number of Beds
Shelters			
South Napa Shelter	Community Action Napa Valley	Year-round	62
Samaritan Family Shelter	Community Action Napa Valley	Year-round homeless shelter	7 families
The Hope Center	Community Action Napa Valley	Provides basic services; serves as entry point to shelters	--
Yountville Veterans Home	California Department of Veterans Affairs	Year-round homeless veteran shelter	2
Winter Shelter	Community Action Napa Valley	Seasonal homeless shelter (November 15–April 15)	50
Napa Emergency Women's Services	Napa Emergency Women's Services	Domestic violence shelter for women and children	3 families
Transitional and Supportive Housing			
Supportive Living Program	Buckelew Programs	Supportive mental health rehabilitation services	--
Supported Community Living (Rainbow House)	Catholic Charities	Housing and support for homeless or formerly homeless women age 18 to 24	34
Permanent Housing Program	Family Service of Napa Valley	Permanent housing and support services for homeless individuals with disabilities	10
Satellite Housing Program	Family Service of Napa Valley	Transitional housing for adults with mental disabilities	16

Source: County of Napa 2014; Community Action Napa Valley 2014

The Town will continue to fund and support regional efforts to address homelessness (Program 32). In addition, the Town amended its Zoning Ordinance to allow emergency shelters by right in at least one zoning district and allow transitional and supportive housing as residential uses, subject only to the same regulations that apply to other uses of the same type in the same district on September 16, 2014.

C.3.h Disadvantaged Unincorporated Communities

Senate Bill 244 (2012) requires that jurisdictions identify and analyze the housing and infrastructure needs of disadvantaged unincorporated communities, which are inhabited areas of 10 or more dwellings located adjacent to or in close proximity to one another in which the median household income is 80 percent or less than the statewide median income (\$49,306 according to the 2010 American Community Survey). Based on a map of disadvantaged unincorporated communities produced by the US Department of Agriculture (using data from the 2006-2101 ACS), there are no disadvantaged communities located within or adjacent to the Yountville sphere of influence.

Summary of Special Needs

Most of the Town's special needs relate to the lack of affordable housing, e.g., for overpaying households, those with disabilities, and single-parent head of households. Section H.9 contains programs designed to provide for increased affordability to address affordable housing needs of special needs groups. Seniors and overcrowded households do not appear to require additional Town actions, and farmworker housing and homelessness require regional solutions in which the Town continues to participate.

C.4 REGIONAL HOUSING NEEDS ALLOCATION

State law (Government Code Section 65580 et seq.) requires HCD to project statewide housing needs and allocate the anticipated need to each region in the state. For the greater Bay Area, including Napa County, HCD provides the regional need to ABAG, which then distributes the Regional Housing Needs Allocation (RHNA) to the towns, cities, and counties within the ABAG region. ABAG allocates these housing production goals to member jurisdictions based on their projected share of the region's household growth, the state of the local housing market and vacancies, and the jurisdiction's housing replacement needs.

ABAG adopted the 2014–2022 RHNA in July 2013. Projected housing needs for the planning period are described by income categories as established by HCD: very low, low, moderate, and above moderate income. Housing needs for extremely low-income households are assumed to be half of the number allocated for very low-income households.

Yountville's share of the 2014 to 2022 RHNA is 17 units. Refer to **Table 30** for a breakdown of units by income category.

Table 30. Regional Housing Needs Allocation, 2014–2022

Income Level	Number	Percentage
Very Low	4	24%
Low	2	12%
Moderate	3	17%
Above Moderate	8	47%
Total	17	100%

Source: ABAG, Regional Housing Needs Allocation, July 2013

D. LAND AVAILABILITY AND HOUSING RESOURCES

As shown in **Table 30** and described in Section C.4 Regional Housing Needs Allocation (RHNA), Yountville has a RHNA of 17 units for the 2014 to 2022 planning period. Local governments can employ a variety of strategies to meet RHNA housing production goals, as provided in Government Code Section 65583(c)(1), including identifying entitled and unentitled vacant land, development potential on underutilized sites, and the potential for the addition of second units.

As shown in **Table 31**, the Town can accommodate its RHNA through a combination of units of entitled projects, vacant land, and underutilized sites. As of April 2014, there were 21 units approved for development, several of which are under construction. Two of these units will be restricted for affordability to lower-income households and two will be affordable to moderate-income households. Vacant land can accommodate 45 units, 18 of which are likely to be affordable to lower-income households (refer to the analysis in D.1.b Vacant Land). Underutilized sites can accommodate an additional 26 units, which are assumed to be appropriate for moderate- and above moderate-income housing for purposes of this analysis. Refer to **Appendix B** for a map of sites identified to meet the RHNA.

As stated in Program 8, the Town will continue to track and monitor the inventory of available sites throughout the planning period to ensure that adequate sites remain available to accommodate the Town's RHNA.

Table 31. Capacity to Meet the 2014–2022 RHNA

	Lower Income (Extremely Low, Very Low, and Low)	Moderate and Above Moderate	Total
2014–2022 RHNA	6	11	17
Approved Projects (see Table 32)	2 ¹	19	21
Vacant Land (see Table 33)	18 ²	27	45
Underutilized Land (see Table 34)	0	26	26
Remaining RHNA (surplus)	(14)	(61)	(75)

Sources: ABAG, *Housing Needs Allocation*, July 2013; Town of Yountville Planning Department 2014

¹ As described in the *Approved Projects* section, these two units will be deed-restricted for affordability to lower-income households under an agreement with the developer.

² As described in the *Vacant Land* section, 15 of these units are estimated for Site 6, a site that allows affordable housing at 20–25 units per acre under the Town’s Affordable Housing Overlay. The other three units are estimated on Site 7. Because of the size of a potential development on that site, it will be subject to the Town’s inclusionary ordinance. Lower-income units provided would be deed-restricted for affordability.

D.1 LAND INVENTORY

D.1.a Approved Projects

As of April 2014, 21 housing units in five development projects were approved in Yountville, several of which were under construction (see **Table 32**). The Vineyard Oaks project (Site 1), which includes a total of 16 units, is under construction. The project includes 12 market-rate single-family homes and an affordable four-plex. The affordable component will offer deed-restricted rental homes, two of which will be affordable to moderate-income households, and two will be affordable to low-income households.

There are three single-family homes entitled for development (Sites 2, 3, and 5), one of which includes a second unit. In addition, a new apartment is planned as part of the Stewart Tasting Room mixed-use development (Site 4). The project is approved and it is expected that a building permit will be issued shortly. **Appendix B** provides a map of residential projects approved for development.

The number of units listed for each approved site is the actual number approved, based on the planned development program and agreements with the developer or property owner.

Table 32. Approved Residential Projects

Site #	Project Name	Lower-Income Units (Extremely Low, Very Low, and Low)	Moderate and Above Moderate Units	Total
1	Vineyard Oaks ¹	2	14	16
2	Single-family home	0	1	1
3	Single-family home and second dwelling unit	0	2	2
4	Mixed-use apartment	0	1	1
5	Single-family home	0	1	1
Total		2	19	21

Source: Town of Yountville Planning Department 2014

¹ The Vineyard Oaks development includes a four-plex that will include two units restricted for occupancy by low-income households and two units restricted for moderate-income households.

D.1.b Vacant Land

As shown in **Table 33**, vacant sites can realistically accommodate 45 units on 18.69 acres. **Appendix B** provides a map of vacant land appropriate for residential development. Sites 6 and 7 are most likely to develop with projects that include lower-income units, while Sites 10 through 14 will likely develop as single-family homes affordable to moderate- or above moderate-income households. Note that Site 14 is likely to accommodate a single-family home as well as a second unit. Sites 8 and 9 hold potential for mixed residential/commercial developments. While they are not subject to a maximum residential density, it is assumed that units on these sites would be affordable to moderate or above moderate households based on recent similar developments.

Site 6 is within the Primary Commercial (PC) zone and the Town's Affordable Housing Overlay (AHO). The underlying PC zone allows residential uses in combination with commercial uses with a use permit. The AHO designation allows for a residential only product and establishes the maximum density on this site. All undeveloped parcels in this zone are subject to Master Development Plan (MDP) review, which is intended to establish the site layout, parking, circulation, lighting, and building design. The MDP process allows multiple exceptions to the Zoning and Design Ordinance standards that are generally not possible outside the MDP process. Potential exceptions include modifications to minimum yards and setbacks, max building height, min and max lot size, max floor area ratio, and minimum number of parking spaces. The MDP process requires a minimum of one meeting at the Zoning and Design Review Board (ZDRB) and one public hearing at the Town Council. The ZDRB reviews a project in its advisory capacity and provides comments and recommendations to the Town Council. The Town Council evaluates the project in its decision making capacity. Applicants, however, may elect to go before the ZDRB and/or Town Council on more than one occasion if they are looking for feedback before submitting a formal application or to review a revised design that is in response to comments made by the ZDRB at the first meeting.

This parcel was envisioned for use as an inn as well as affordable workforce housing. While the potential project has stalled, the AHO remains in place and the site remains viable for affordable housing. Under the AHO designation, a project that includes affordable housing is eligible for a density bonus (beyond the amount offered under state density bonus law) as well as incentives and concessions such as direct financial aid, waived, reduced, or deferred fees, modifications to zoning or design standards, and priority review processing.



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Under the AHO, a project in which 25 percent of the units are affordable may develop at a density of up to 20 units per acre. Based on the size of Site 6, this could result in a development project of 64 units. However, because this property allows for a mix of uses, it is conservatively estimated that the site will provide 15 affordable units.

The AHO has been a very effective tool for achieving affordable housing development in Yountville. During the 2007–2014 planning period, 55 new affordable units were developed in AHO sites. Through implementation of the AHO, the Town fully met its RHNA construction goals.

Site 7 is a large vacant site adjacent to the Gateway Mobile Home Park. The site is large and zoned RM, which allows residential development at a density of up to 10 units per acre. Should a potential developer opt to apply the AHO to this site, it could be developed at up to 25 units per acre. Based on the RM density, the site could potentially accommodate up to 169 units; however, the site is constrained by potential flooding (within a floodplain area). Thus, it is estimated that the site could realistically accommodate 18 units on the portion of the site that fronts on Washington Street. Based on the Town's inclusionary housing provisions, a development of this size would be required to designate three units (15 percent) as affordable to lower-income households.

Table 33. Vacant Land Inventory

Site #	APN	Address	Acres	GP/Zone	Max. Capacity	Realistic Capacity	Constraints
6	036-330-001	Washington Street and Webber ¹	3.18	PC-AHO	80	15	None
7	036-090-002	6406 Washington Street ²	16.86	RM	169	18	Floodplain
8	036-082-026	6490 Washington Street	0.38	RSC ³	4	2	None
9	036-032-008	6275 Washington Street	0.52	OTC ³	5	3	None
10	036-054-023	Humboldt Street (Woodson Parcel)	0.12	H	1	1	None
11	036-054-020	Humboldt Street (Woodson Parcel)	0.12	H	1	1	None
12	036-054-022	Humboldt Street (Woodson Parcel)	0.12	H	1	1	None
13	036-027-008	6902 Jefferson Street	0.34	H	3	2	None
14	036-010-016	Mount Street (Green Parcel)	0.23	RS	2	2	None
Subtotal			18.69		186	45	

Source: Town of Yountville Planning Department 2014

¹ Site 6 is subject to the AHO designation, which allows a density of 20 to 25 units per acre for projects that include a certain percentage of affordable units. Based on a previous planned development project and recent experience on other AHO sites, it is assumed that 15 units on this site will be affordable to lower-income households.

² Due to flooding constraints, a limited number of units is feasible on this site. However, based on the zoning designation and site features, 18 units are feasible on this site. Based on the Town's inclusionary requirement, three of these units must be affordable to lower-income households.

³ There is no established maximum residential density for these districts. Both sites hold potential for mixed-use development. The maximum density is estimated at 10 units per acre and realistic capacity is assumed at 50 percent of the maximum.

D.1.c Underutilized Sites

As shown in **Table 34**, there is potential capacity for an additional 26 housing units on sites that are currently underutilized. Underutilized sites are those in which, under existing zoning regulations, there is potential to subdivide the lot or add units to an existing parcel. **Appendix B** provides a map of underutilized residential sites.

Due to the size of the lots and the allowed density, it is assumed for purposes of the RHNA analysis that these sites will develop with homes that are affordable to moderate- or above moderate-income households. Note that there is sufficient capacity in approved projects and on vacant land to meet the RHNA; however, these sites are included to show excess capacity and additional residential development opportunities.

Table 34. Underutilized Sites

Map #	APN	Address	Acres	GP/Zone	Max. Capacity	Realistic Capacity (add'l units)	Constraints/Existing Use
15	036-041-027	22 Tallent Lane	0.36	RS	3	1	None; 1 existing unit
16	031-260-026	1980 Yountville Cross	1.29	RS	9	6	None; 2 existing units
17	036-090-014	1901 Finnel Road	1.01	RS	7	6	None; 1 existing unit
18	036-090-027	6464 Washington Street	1.73	RS	12	11	None; 1 existing unit
19	036-041-033	1951 Yountville Cross	0.49	RS	4	2	None; 1 existing unit
Subtotal			4.88		35	26	

Source: Town of Yountville Planning Department 2014

D.2 AVAILABILITY OF SERVICES

All of the sites identified in **Tables 32, 33, and 34** can be provided with services and facilities. The most current information about water demand and supply is provided in the Town of Yountville Feasibility Study and Facilities Planning Report (2012). The information in the following domestic water and wastewater subsections comes from this report.

Domestic Water

The 2012 report reviewed water use and availability in the Town's municipal boundaries, including the Yountville Veterans Home, and approximately 4,000 acres of vineyards within a 5-mile radius of its existing recycled water pipelines. The report identified four sources of water, with Rector Reservoir and groundwater as the Town's principal water supplies.

Rector Reservoir on Rector Creek is owned and operated by the State of California and delivers local surface water to the Veterans Home and the Town for municipal supply and to the California Department of Fish and Wildlife (CDFW) for environmental uses and a fish hatchery. There have been several studies of Rector Reservoir's capacity and safe yield. The most recent technical study by the California Department of Water Resources in 2000 calculated the reservoir capacity to be 4,535 acre-feet. The safe yield was estimated to be 1,670 acre-feet annually based on actual deliveries during the 1992 drought, including 1,190 acre-feet per year in flow releases needed to meet the CDFW's in-stream flow requirements. The Town's contractual capacity allowance in Rector Reservoir is 500 acre-feet per year minimum.



Yountville overlies the Napa Valley groundwater subbasin, which provides municipal and agricultural water supply in the area. The groundwater level data illustrates generally stable long-term trends in the St. Helena, Yountville, and Napa areas. Groundwater quality is generally good; selected areas along the Napa Valley floor have elevated levels of nitrates. The Town has developed a groundwater supply system that is anticipated to yield 300 acre-feet annually and is generally used as backup to the Rector Reservoir supply. In 2005 the Napa County Flood Control and Water District, as part of its water supply functions, developed the 2050 Napa Valley Water Resources Study, which reviewed the water supply and demand balances for municipal and agricultural uses in Napa County. The study projected that the safe yield of the Napa Valley groundwater subbasin is 28,000 acre-feet. The study indicated that basin demands could exceed supply during dry years by 6,000 acre-feet in 2020 and 10,000 acre-feet in 2050.

Wastewater

The Town's wastewater treatment plant, known as the Joint Treatment Plant or JTP, treats wastewater from the Town and the Veterans Home. The average discharge rate from 2004 to 2007 was 0.57 million gallons per day (mgd), and the highest maximum daily effluent flow rate during this period was 1.76 mgd. The JTP can accept up to 2.8 mgd through its primary system during peak wet weather conditions. Flows in excess of the JTP's secondary treatment capacity are stored in a 3.8-million-gallon pond for later treatment. The Joint Treatment Plant has adequate capacity to treat flows from the service area and to comply with its water quality and discharge requirements.

Pursuant to SB 1087, which requires the Town to ensure a copy of the adopted Housing Element reaches its water and wastewater providers, the Town will forward its adopted Housing Element to the Town Public Works Department. Government Code 65889.7 requires water and wastewater providers to establish a schedule that prioritizes services toward developments with affordable housing. The Town will forward the adopted Housing Element to local water and wastewater agencies to assist those agencies with prioritizing water and wastewater allocations.

D.3 FINANCIAL RESOURCES FOR HOUSING ASSISTANCE

Through the Inclusionary Zoning Ordinance, a Housing Opportunity Fund was established in 1992 to provide seed money for affordable housing developments or programs. Revenues are generated from in-lieu fees received from new commercial and residential developments. The Zoning Ordinance requires that money deposited into the Housing Opportunity Fund is used to increase and improve the supply of housing affordable to very low-, low-, and moderate-income households.

Money in the Housing Opportunity Fund will be used in accordance with the affordable housing priorities identified in the Housing Element and affordable housing implementation strategies. Such strategies include assisting other government entities, private organizations, or individuals with construction or rehabilitation, or providing subsidies for very low-, low-, and moderate-income housing.

In the previous planning period, the Town contributed over \$800,000 toward the development of the Arroyo Grande Villas, which the Town and Napa Valley Community Housing partnered to develop.

In addition, the Town partnered with the NVCH in the development of Arroyo Grande Villas. The Town contributed funds toward the cost of development. In addition to lending money and providing funds from the Housing Opportunity Fund, the Town waived \$524,000 in processing and building permit fees for the development of Arroyo Grande Villas and Hopper Creek Apartments, all of which provide affordable housing.

E. POTENTIAL CONSTRAINTS TO HOUSING PRODUCTION

Various interrelated factors can constrain the ability of private and public sectors to provide adequate housing and meet the housing needs for all economic sectors of the community. These factors include potential constraints that result from governmental policies or actions and potential non-governmental constraints that are generally driven by market conditions. Potential governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permits, and approval processing. Potential non-governmental constraints include land availability, land cost, construction costs, and availability of financing.

E.1 POTENTIAL LOCAL GOVERNMENTAL CONSTRAINTS

E.1.a Land Use Controls

The Yountville General Plan, Zoning Ordinance, and Design Ordinance regulate residential land use, lot sizes, density, and building size and type. To provide for a variety of housing types affordable to households at a range of income levels, the Town's zoning regulations establish minimum densities, maximum lot and unit sizes, and mixed residential unit types.

General Plan land use designations are implemented by zoning districts of the same name. **Table 35** lists these designations/zones and describes the allowed density and general intent.

Table 35. General Plan and Zoning Ordinance Land Use Designations

General Plan Land Use and Zoning Ordinance Designation	Density	Description
Agricultural (A)	No more than one dwelling unit per 10-acre tract or parcel	Regulates existing agricultural lands and related uses.
Single-Family Residential (RS)	Up to 7 units/acre	Intended to provide areas for low density single-family development. House size is regulated by building type, height, setbacks, and floor area ratio (FAR).
Mixed-Residential (RM)	8-10 units/acre	Intended to provide a variety of housing types and sizes integrated with affordable housing.
Old Town Historic (H)	Up to 8 gross units/acre for single-family homes	Intended to maintain the area known as Old Town. The area is predominantly single-family detached houses on relatively small lots. Infill multiple family housing is allowed at densities that meet all design criteria in the Design Ordinance.
Mobile Home Park Residential (MHP)	Up to 8 units/acre	Intended to maintain existing mobile homes, which serve as an important source of lower cost housing. These factory-built homes are the only form of residential development allowed in these areas.
Master Planned Residential (MPR)	Varies	Intended to preserve the character of master planned residential developments and neighborhoods that were existing or under construction at the time of adoption of the General Plan.
Civic and Community Facilities (PF)*	Varies	This designation consists of all public and semi-public uses including existing public buildings, institutions, and schools. The designation also includes the Veterans Home of California – Yountville, which is home to over 1,000 older American war veterans.
Primary Commercial (PC)	Varies	This is the most permissive commercial designation and applies only to the west side of Washington Street. Under this land use designation visitor-oriented businesses, inns, new restaurants as defined by the Zoning Ordinance, professional offices, and other businesses which provide goods and services for the recurring needs of the town's residents and the



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General Plan Land Use and Zoning Ordinance Designation	Density	Description
		surrounding area are permitted. Buildings that accommodate various combinations of working and dwelling are permitted, such as housing above commercial, commercial adjacent to housing on the same parcel, and live/work buildings in which the workspace exceeds 25 percent.
Residential Scaled Commercial (RSC)	Varies	This designation is used where the Washington Street commercial area abuts residential neighborhoods. It is intended to blend Washington Street commercial areas into the residential fabric of the town, and ensure that it is not set apart as a separate tourist district.
Old Town Commercial (OTC)	Varies	Applied to specified properties that front along Washington Street. It is intended to reflect Yountville's commercial beginnings and in so doing create a distinct commercial district.
Retained Commercial (RC)	Varies	This designation applies to four properties on the edge of the Old Town Historic district to serve as a transitional buffer between residential and commercial uses.

Source: Town of Yountville Zoning Ordinance, March 2009; Town of Yountville General Plan 2003

* Note: Although the designations cover the same area, the Civic and Community Facility Land Use is designated as the Public Facilities Zone in the Zoning Ordinance.

Table 36 provides a summary of the residential use types allowed in zones that permit residential uses. For example, in the single-family residential zone (RS), single-family use types are permitted (P), whereas multi-family use types are not permitted (--).

Table 36. Residential Use Permit Requirements

Residential Use Type	A	RS	RM	H	PF	PC	MHP	OTC	RC
Single-family	P	P	P	P	--	--	--	--	--
Duplex	--	--	P	UP	--	--	--	--	--
Triplex	--	--	P	UP	--	--	--	--	--
Multi-family	--	--	P	UP	--	--	--	--	--
Residential unit over or adjacent to commercial uses	--	--	--	--	--	UP	--	UP	UP
Second unit	--	P	P	P	--	--	--	--	--
Residential care facility	--	P	P	P	--	--	--	--	--
Congregate residences ¹	--	--	--	--	UP	UP	--	--	--
Emergency shelter ²	--	--	--	--	P	--	--	--	--
Live/work (home occupations)	--	--	--	--	--	UP	UP	UP	UP
Manufactured homes	P	P	P	P	--	--	P	--	--
Mobile homes	P	P	P	P	--	--	P	--	--

Source: Town of Yountville Zoning Ordinance, March 2009

Note: "P" denotes a permitted use. "UP" denotes that a use permit is required. "--" denotes use type is not permitted.

1 The Town defines congregate residences as rental housing with communal dining and/or bathroom facilities.

2 The Town has adopted an amendment to the Zoning Ordinance Code allow emergency shelters by right in the PF district.

Mobile Homes

The MHP designation is intended to protect existing mobile homes from conversion to conventional types of housing. It is intended to reinforce the Town's policy to provide affordable housing, retain its existing housing stock, and safeguard mobile homes from potential economic forces that could encourage their removal. Permitted use types are designated by the master development plan of each mobile home park with the MHP designation, which provides protection of mobile home units in the MHP zones. Growth is limited to 8 units per acre in the MHP zones, which does not constrain the development of mobile homes in the MHP zones.

In addition to land within the MHP designation, mobile and manufactured homes are permitted in the A, RS, RM, and H districts.

Second Units

The Town recognizes the potential of second units as a source of affordable rental housing. Section 116.010 of the Town's Zoning Ordinance establishes standards for second unit construction. The Zoning Ordinance allows second units, attached or detached, on single-family residential lots in excess of 6,000 square feet in the RS, RM, and H districts. Unit sizes may be up to 600 square feet, 300 square feet of which is exempt from FAR requirements.

One additional parking space is required for the second unit, as is 100 square feet of adjacent open space. Each second unit must have its own bathroom (with toilet, sink, and bath and/or shower) and kitchen (with sink and standard appliances). In keeping with state law, second units are approved ministerially and efficiency units and manufactured homes may be utilized as second units. The Town's regulations for second units are consistent with state law and are not considered a constraint to second unit construction.

Emergency Shelters

Senate Bill (SB) 2 (2007) requires that all California jurisdictions allow emergency shelters by right in at least one zoning district and must show adequate vacant or underutilized land to accommodate the development of a shelter within the designated zone. An emergency shelter is defined as a shelter with minimal supportive services for homeless persons, with limited term occupancy not to exceed six months.

The Town amended zoning regulations to allow emergency shelters as a permitted use in the PF zone on September 16, 2014. The PF zone is appropriate for emergency shelters as they are close to transit and services. There is one vacant lot (10,000 square feet) located at the south end of Veteran's Park which is located in the PF district. Development of an emergency shelter would be permitted by right on this site.

The Town amended the Zoning Ordinance to replace the homeless shelter use with emergency shelter, include a revised definition, and allow emergency shelters by right in the PF district.

Transitional and Supportive Housing

SB 2 also requires jurisdictions to allow transitional and supportive housing, subject only to the regulatory standards as those governing other residential uses of the same type in the same zone. The Town amended the Zoning Ordinance on September 16, 2014 to add definitions for supportive housing and transitional housing, and treat these uses as residential uses, in compliance with SB 2.



Extremely Low-Income

AB 2634 (2006) requires jurisdictions to quantify and analyze the existing and projected housing needs of extremely low-income households. Extremely low-income households are defined as those earning less than 30 percent of the area median income. As reported in **Table 10** in the Needs Assessment, approximately 9 percent of Yountville households were extremely low-income, as of 2010. It is assumed that half of the Town's very low-income RHNA will be extremely low-income households; thus this Housing Element plans for a need for housing appropriate for two additional extremely low-income households during the planning period.

The Institute for Local Governments Housing Resource Center has identified that in most locations, single-room occupancy (SRO) residences are the lowest-cost type for permanent housing. The definition of an SRO varies in each jurisdiction; however, it is generally understood that an SRO project is a type of residential hotel offering low-cost long-term occupancy. Residents in SROs share common facilities, such as bathrooms and/or kitchens, which lowers development cost, thus providing housing at a rate affordable to lower-income households.

In 2004, the Town updated the Zoning Ordinance to include a definition and development standards for congregate residences. The Town defines congregate residences as "rental housing with communal dining and/or bathroom facilities." It is the intention that congregate residences will serve a similar purpose as SROs and provide affordable housing options for extremely low-income residences. Congregate housing also assists in providing affordable housing and support services for the elderly population. The Zoning Ordinance allows for the development of congregate residences in the PF and PC zones with a use permit.

Through the actions described in Programs 17, 18, and 21, the Town will work to provide housing opportunities for extremely low-income households.

Housing for Disabled Persons

SB 520 (Chapter 671, Statutes of 2001) requires all local jurisdictions to undertake an analysis of governmental constraints to the development, improvement, and maintenance of housing for persons with disabilities and to include a program to remove constraints to, or provide reasonable accommodations for housing designed for occupancy by, or with supportive services for persons with disabilities.

In 2004, the Town adopted revisions to the Zoning Ordinance to include a definition and development standards for residential care facilities. Residential care facilities provide 24-hour, non-medical care for six or fewer persons in need of services for sustaining the activities of daily living. The adopted 2004 revisions to the Zoning Ordinance allow the development of residential care facilities in the RS, RM, and H districts as a permitted use. The regulations governing the placement of residential care facilities are the same as those governing similar residential uses in each of the three districts, which comply with the regulations of SB 520.

Housing for disabled persons could be constrained if additions or alterations (such as a new access ramp or an expansion to a bathroom or hallway) to an existing residence needed to encroach into a setback or would result in exceeding floor area limits. The Town amended the Zoning Ordinance to include a specific procedure for processing requests for reasonable accommodation on September 16, 2014.

The Town utilizes the latest version of the California Building Code and other building-related codes, and has no amendments that would impact housing for disabled persons. The Town also follows requirements of Title 24 and those described in the California Disabled Accessibility Guidebook. The County of Napa

enforces all of the provisions of those codes related to disabled access, though most such provisions apply to public buildings, rather than single-family and other residential uses.

Agricultural Employee Housing

The Zoning Ordinance does permit a variety of housing types in residential zones that typically best serve agricultural employees. Mobile homes, manufactured homes, and second units are permitted uses within residential zones in the town. Agricultural employees are often lower wage earners dependant on housing that is affordable. The permitted housing types within the town are suitable for meeting the affordability requirements of agricultural workers.

Health and Safety Code 17021.6 requires that jurisdictions with land designated for agriculture allow for up to 36 beds or 12 units as a single-family use for employee housing, and Health and Safety Code 17021.5 requires that jurisdictions allow employee housing with six or fewer persons as a single-family use type. The Town amended its Zoning Ordinance in compliance with these requirements on September 16, 2014.

Residential Development Standards

Residential development standards are intended to ensure that new development is orderly and compatible with existing land uses. This analysis of residential development standards identifies potential regulatory constraints to the development of housing for all income levels in the town. An analysis of housing density, lot size, floor area ratio, setbacks, open space provisions, and parking requirements is provided below. Residential standards in the RS and RM district represent the majority of residential standards in the Town's Zoning Ordinance and are the basis for the analyses of each development standard.

Housing Density

Residential densities range from up to 7 units per acre in the RS zone to up to 10 units in the RM zone. The RM zone is intended to facilitate a mix of residential use types; thus a minimum of 50 percent of the site area of a project must be reserved for single-family development and 25 percent must be reserved for multi-family development. However, the conditions regulating a variety of use types and densities are broadened for RM parcels with an Affordable Housing Overlay (AHO). Parcels in the RM zone with an AHO are permitted to be developed at up to 25 units per acre. In addition, RM parcels designated AHO may allocate less than 50 percent for single-family development.

The allowable density in each of the identified residential zones does not place a constraint on the development of housing for all income levels.

Lot Size

The RS and RM districts are intended to accommodate the majority share of new residential development and the H, MHP, and MPR districts are established residential districts that are generally built out.

Single-Family Residential (RS)

The minimum lot size allowed in the RS zone is 4,000 square feet and the maximum is 8,000 square feet. Floor area ratios (FAR) are established for lots in the RS zone, which regulate the percentage of each lot that is allowed for residential structures. FAR provisions are discussed in a subsequent analysis.



Mixed Residential (RM)

The minimum lot size allowed in the RM district is 4,000 square feet and the maximum is 8,000 square feet. FAR regulations also dictate the allowable percentage of each lot that is allowed to contain a residential structure.

The minimum and maximum lot sizes allowed do not constrain the development of housing for all income levels. FAR standards ultimately dictate the utilization lots are allowed to realize.

Floor Area Ratio (FAR)

FARs have been established for the residential zones throughout the town. The intent of FAR regulations is to prevent development from over-utilizing land and implement the Town's goal of ensuring that growth is compatible with existing uses. The Town's Design Ordinance establishes the maximum FAR allowed on lots zoned for residential development. The Design Ordinance also includes FAR bonuses for affordable housing and FAR exemptions.

Lots of less than 8,000 square feet in the RS zone are allowed a FAR of 0.30 for living space and 0.35 for the gross building square footage (including garage). Lots greater than 8,000 square feet are allowed a maximum of 0.25 FAR for living space and 0.30 for the gross building square footage. In the RM district, the maximum FAR allowed is 0.25, except that with a FAR bonus, lots are allowed a FAR of up to 0.40 depending on the percentage of affordable units included.

FAR Bonus for Affordable Housing

The Design Ordinance provides incentives to builders constructing single-family projects on lots in the RM zone. The Town's inclusionary housing program requires that a minimum of 15 percent of units in new developments with five or more units must be affordable to very low-, low-, and moderate-income households. **Table 37** displays the maximum FAR bonus granted to developers based on the percentage of affordable units included in the project beyond the 15 percent required in the inclusionary program. The FAR bonus is a regulatory incentive that allows developers to provide affordable housing units beyond those required in the inclusionary program.

Table 37. FAR Bonus for Affordable Housing

Percentage of Affordable Units	Maximum FAR per Single-Family Lot
20%	0.275
21%	0.30
22%	0.325
23%	0.35
24%	0.375
25%	0.40

Source: Town of Yountville Zoning Ordinance, March 2009

FAR Exemptions

The Design Ordinance permits a variety of structures and elements that are exempt from being considered in the FAR calculation. Up to 300 square feet of second residential units are exempt from consideration of FAR, which provides incentive for the construction of second residential units, which are often rented at levels affordable to lower-income households. Other types of exemptions provided do not directly promote or

constrain the development of housing. Rather, the exemptions are established to allow construction of varying preferences representing housing demand. For example, swimming pools, basements, and interior staircases are exempt from FAR calculations.

The Town's FAR regulations do not constrain the development of housing for all income levels. In fact, the FAR bonus provision and second unit exemption promote the construction of affordable housing by providing cost savings to developers through regulatory controls.

Setbacks and Open Space

The Design Ordinance does not set minimum open space requirements for single-family residential units. However, duplexes are required to provide a minimum of 200 square feet of open space, and structures with three or more units are required to provide 100 square feet of open space for each residential unit. Open space requirements do not constrain the development of housing for all income levels.

Table 38 provides a summary of setback requirements for the variety of residential use types allowed in the town. The setback requirements intend to promote orderly development. The size of residential structures are limited with a combination of FAR, lot size limits, and open space and setback requirements. Without such regulations, development and growth would likely not occur in an orderly manner.

Table 38. Residential Setback Standards

Residential Use Type	Minimum Setback (feet)		
	Front	Side	Rear
Single-family or duplex	20	5 ¹	20
Triplex/four-plex and multi-family (5+ units)	20	5	20

Source: Town of Yountville Design Ordinance, March 2009

¹ 10 feet for street side yards

Parking

Two parking spaces are required for each single-family unit or duplex, four spaces for a triplex, and six spaces for a four-plex. For each unit above four, one covered space per unit is required; for each additional two units, one screened space is required. A single additional screened space must be provided for a second residential unit. Parking requirements are not considered to be excessive or a constraint to affordable housing.

Table 39 provides a summary of off-street parking requirements.

Table 39. Off-street Parking Standards

Residential Use Type	Parking Requirement
Single-family/duplex	1 covered and 1 screened
Triplex	2 covered and 2 screened
Four-plex/multi-family (5+) ¹	3 covered and 3 screened

Source: Yountville Zoning Ordinance, April 2009

¹ More than five units require one covered space per unit and one screened space per each two units.



HOUSING ELEMENT

Provisions for Affordable Housing

The intent of the affordable housing policy established in this section is to provide housing for people of all income levels who live and work in Yountville; however, its fulfillment depends on the initiative of the Town and the private efforts of developers and landowners.

The basis of the affordable housing provision policy is inclusionary zoning and an incentive system that grants bonus dwelling units for providing affordable housing units within a development and a FAR bonus on single unit and multiple-family unit lots.

Inclusionary Requirements

The inclusionary zoning requirements of the Town provide that, for developments of five residential units or more, a minimum of 15 percent of the units must be affordable to very low-, low-, and moderate-income households. The inclusionary units must be approximately divided among the three income groups.

To meet the demands of lower-income households at a range of sizes, inclusionary units must be provided in a range of number of bedrooms. No more than 25 percent of inclusionary units may be studios and at least 25 percent of required units must have more than one bedroom. Regulating a variety of housing sizes restricts developers from fulfilling the inclusionary requirement by developing studio and single-bedroom units, which would not meet the demands of larger lower-income households.

The Town's inclusionary housing program also provides developers with alternatives to providing required units, including the donation of land to a nonprofit housing developer, constructing the units on another site, or a cash payment into the Town's Housing Opportunity Fund.

Density Bonus

The Town has adopted provisions of the state density bonus law as described by California Government Code Sections 65915 and 65917. In addition, the Town offers local density bonus incentives to encourage the provision of housing affordable to lower-income households by allowing increases in density for projects that include 25 percent or more affordable housing units. Since the Town's AHO density bonus provides for beyond the State's density bonus provisions, applicants can use either the State's density bonus or the Town's AHO, but they can not be combined. Since applicants receive a greater bonus from the Town's AHO, recent examples shown that applicant's prefer this to the State density bonus program. The density bonuses shown in **Table 40** apply to development proposals in sites with the AHO designation.

Table 40. Density Bonus

Percentage Affordable	Density (DU/Acre)	Density Bonus
25%	20	100%
40%	21	110%
55%	22	120%
70%	23	130%
85%	24	140%
100%	25	150%

Source: Town of Yountville Zoning Ordinance, April 2009

Note: Applicable to projects with an AHO proposing to construct 10 or more units, of which 25 percent or more of the units are restricted to be affordable to lower-income households.

FAR Bonus

As previously presented in the discussion of FAR regulations in the Development Standards section of this Housing Element, the Town allows developers to increase the floor area of residential structures if the proposed number of affordable housing units exceeds the inclusionary requirement.

Affordable Housing Overlay (AHO)

The AHO allows for increased densities through the provisions set forth in the density bonus program, mainly through density bonuses. The AHO designation can be applied to any lot allowing residential development as long as the total acres in the town with an AHO designation do not exceed 5 (Program 13 directs the Town to remove this limitation). Sites within the AHO are permitted to be developed at up to 25 units per acre. The density bonuses granted in the AHO are based on the percentage of affordable units proposed.

E.1.b Codes and Enforcement

The Town follows the California Building Code (CBC) in its requirements for new construction, as adopted at a statewide level. There are no local amendments to the CBC for new construction. However, the Town has adopted a local amendment requiring fire sprinklers in certain remodels and additions to single-family residences.

Yountville's building code requirements are largely identical to those in most other cities. While it is recognized that building codes affect the cost of housing development by establishing structural and occupancy standards, the code as applied in Yountville is not a constraint to housing development.

The Town enforces code compliance to enforce the Town's zoning regulations and ensure compliance with use permits. Code compliance is primarily conducted in response to complaints.

E.1.c Fees and Exactions

Table 41 provides a comparison of fees for single-family and multi-family development in Yountville. The fees are presented as a per unit basis. The fees for multi-family development are \$7,328.34 less per unit than single-family development. Thus, a four-unit multi-family project would cost \$29,313.36 less than a project consisting of four single-family homes. In addition to the cost savings related to multi-family development, the Town has waived fees for many recent affordable housing projects, including the Arroyo Grande Villas. The Town's development fees do not constitute a constraint to the development of affordable housing.

In-lieu fees that may be paid as an option to satisfy inclusionary zoning regulations are not included in **Table 41**. These fees are applicable only to projects with five or more units proposed, and the Town has generally chosen to require the provision of affordable units, rather than accepting an in-lieu fee. The impact of the inclusionary requirements has not been estimated for the market-rate units, but the Town believes the benefit of providing affordable units well exceeds the marginal additional cost per market-rate unit. The affordable housing provisions of the Zoning Ordinance also provide that all fees may be waived for affordable housing, further reducing those costs.



Table 41. Development Fees per Unit

Fee Type	Single-family	Multi-family
Water	\$4,505.24	\$3,165.40
Sewer	\$6,888.61	\$4,821.65
Civil facilities	\$3,496.77	\$2,447.49
Drainage & flood control	\$577.74	\$404.54
Park & recreation	\$1,337.52	\$935.51
Public safety	\$551.19	\$385.58
School fees - Napa Unified School District (\$4.28 per square foot)	\$5,564.00	\$5,564.00
Traffic facilities	\$5,479.03	\$3,835.57
Undergrounding of utilities	\$1,515.77	\$1,027.79
Total Fees	\$29,915.87	\$22,587.53

Source: Yountville Development Impact Fees 2013-2014, July 2013

Note: Fees are based on a unit size of 1,300 square feet.

E.1.d Processing and Permit Procedures

The Town of Yountville requires design review of new homes, a process that generally takes one to two months. After Town review, building permits for single-family dwellings are obtained from the Building Department in two to six weeks, mainly driven by how quickly the developer responds to plan check comments. Design review for multi-family development could likely be completed within a similar time frame. Multi-family development projects must be reviewed by the Zoning & Design Review Board (ZDRB), followed by approval from the Town Council. Arroyo Grande Villas, Hopper Creek Apartments, and Ghirardi Place Affordable Housing are examples of recently approved multi-family developments.

Design Review for Multi-Family Development

The multi-family design standards are intended to ensure the compatibility of multi-family residential buildings with single-family houses in ways which encourage new development to provide a mix of residential building types.

Multi-family development applications require approval from the Town Council. The approval process consists of three stages: 1) Concept, 2) Preliminary, and 3) Final.

- The Concept stage consists of one meeting with the Town Council in which the applicant and staff share information; thus there is no action taken and no findings necessary.
- The Preliminary stage consists of two meetings. The first is a review and comment meeting with the ZDRB and the second is a public hearing with the Town Council. ZDRB comments are reported and considered by the Town Council. The Town Council is responsible for approving applications in the Preliminary stage. Required Council findings for the Preliminary stage are defined in the Design Ordinance (Section 7.3.e) and include the identification of site layout, circulation, parking, setbacks, FAR, and open space.
- The Final stage also consists of a review and comment period by the ZDRB and a public hearing with the Town Council. The ZDRB reports comments to the Town Council. The Town Council is responsible for approving applications in the Final stage based on findings related to architectural design, building materials, building height, colors, landscape, and lighting.

There are a total of five meetings in the multi-family design review process. Council review and decisions are informed by the review by the ZDRB, staff reports, and public testimony. The design review process typically takes two to four months.

The process can be shortened into two stages to help expedite affordable housing projects. If an applicant presents a completed application, the Preliminary and Final stages can be combined into one meeting.

The design review for multi-family development does not constrain the development of housing affordable to lower-income households. It is the intent of the review to ensure compatibility of multi-family residential buildings with single-family homes, which encourages new multi-family development and provides a mix of residential use types.

E.1.e On- and Off-Site Improvements

To maintain its rural character and ensure that new development does not adversely impact existing neighborhoods, the Town of Yountville imposes basic standards for on- and off-site improvements. The Town requires only those improvements necessitated by the development. Typical improvements include storm drainage features, sewer and water connections, utility connections, water conservation measures, and landscaping.

The Town Structure chapters of the General Plan and Design Ordinance provide that the alignment of streets is conceptual and that the Town Council may approve varied alignments upon review of proposed new development. Providing the Town Council with discretion for approving new street alignments allows flexibility to developers by not constraining the possibility of new development to specific street alignments.

E.2 NON-GOVERNMENTAL CONSTRAINTS

E.2.a Land Costs

Yountville's growth is limited by the fact that the town is surrounded by prime agricultural land and the town has no sphere of influence outside its corporate limits. Measure J, adopted by Napa County voters in the late 1990s, requires voter approval for any reclassification or subdivision of agricultural land. Such approval is unlikely to be given for any land adjacent to the town's boundaries.

Land costs in the Bay Area have escalated at an extremely rapid rate since the mid-1990s. Whereas the price of finished lots used to comprise about one-quarter of the total cost of a house, the land cost now frequently exceeds the cost of even a newly constructed home on the lot. This cost increase has an obvious adverse effect on the ability of households, particularly low- and moderate-income households, to pay for housing.

Few properties have been sold or were listed for sale in early 2014. Land in the Yountville area was listed (Loopnet.com) at a wide range of prices, from \$376,569 to \$800,000 per acre.

E.2.b Construction Costs

Construction cost increases, like increases in land cost, have raised the cost of housing and have affected the ability of consumers to pay for housing. Construction cost increases are due to the cost of materials, labor, and higher government-imposed standards (e.g., seismic and energy conservation requirements). As noted in the analysis of affordable units at risk of converting to market rate, construction costs for the recent Arroyo Grande Villas project were estimated at \$262 per square foot.

Estimates can vary greatly based on assumptions and variables. Based on information from Building-cost.net, construction costs in 2013 for a single-family home in Yountville were estimated to begin at approximately \$200 per square foot (on the low end). The estimate was based on a 1,300-square-foot, single-story, single-family home. The estimate includes building materials, labor, and the contractor's markup. Though the valuation is based on basic building materials, many of the homes in Napa County are built at considerably higher costs to include high-quality building materials and interior finishes.

E.2.c Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a home affects the availability and affordability of housing. Higher interest rates reduce the buying power of potential homebuyers and may render a housing project that could have been developed at lower interest rates infeasible. When interest rates decline, sales increase. The reverse has been true when interest rates increase.

Over the past decade, there has been a dramatic growth in alternative mortgage products, including graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and to qualify for larger home loans. However, variable rate mortgages are not ideal for low- and moderate-income households that live on tight budgets. In addition, the availability of variable rate mortgages has declined in the last few years due to greater regulation of housing lending markets. Variable rate mortgages may allow lower-income households to enter into homeownership, but there is a definite risk of monthly housing costs rising above the financial means of that household. Therefore, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates.

Table 42 illustrates interest rates as of January 2013. The table presents both the interest rate and annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money which is paid for its use for a specified time, and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance and is therefore a more complete measure of a loan's cost than the interest rate alone. However, the loan's interest rate, not its APR, is used to calculate the monthly principal and interest payment.

Table 42. Interest Rates

	Interest Rate	APR
Conforming		
30-year fixed	4.375%	4.547%
15-year fixed	3.375%	3.669%
5-year adjustable rate	2.875%	3.033%
Jumbo		
30-year fixed	4.000%	4.112%
5-year adjustable rate	2.375%	2.808%

Source: www.wellsfargo.com, January 2013

Notes: Conforming loan is for no more than \$417,000. A jumbo loan is greater than \$417,000.2

F. OPPORTUNITIES FOR ENERGY CONSERVATION

The Town of Yountville recognizes the need for greater resource efficiency in existing dwelling units as well as new construction. The federal and state government provide incentives, such as rebates and tax benefits, for incorporating energy-saving devices into residential units. Examples include the installation of energy-efficient appliances or providing solar panels for water heating. Assistance with identifying upgrade opportunities and financial assistance is available through Sustainable Napa County (www.sustainablenapacounty.org) and Energy Upgrade California (energyupgradeca.org).

Additionally, Title 24 of the California Building Standards Code requires that all new residential units (and additions) be designed to comply with relatively stringent energy-efficiency standards. These standards address windows, insulation, and weather stripping, as well as heating and cooling system efficiencies. For subdivisions and larger projects, an environmental review is generally required, in compliance with the California Environmental Quality Act (CEQA). The review must include an evaluation of energy and infrastructure impacts and suggest measures to minimize any negative impacts.

In addition to energy conservation, the Town recognizes the need to improve water use efficiency in residential development. The Town adopted the California Model Water Efficient Landscape Ordinance and is in the process of expanding its recycled water distribution system. The expansion project will minimize discharge to the Napa River and reduce the use of local and imported water.

The Town will continue to require tree planting for residential projects to provide cooling in the summer (Program 35) and continue to implement CalGreen standards and the Water Efficient Landscape Ordinance to encourage resource efficiency in residential projects (Program 36).

To improve financing options for residential energy and water efficiency projects, the Town opted in to the Home Energy Renovation Program Opportunity (HERO) program. The program provides low-cost loans for approved improvement projects. It is anticipated that financing through HERO will be available by late summer 2014.

G. GENERAL PLAN CONSISTENCY

State law requires that “the general plan elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies.” The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement and development of housing within the Town.

All elements of the Town of Yountville General Plan, including the goals, policies, and implementation measures have been reviewed for their internal consistency with this Housing Element. In addition, the Town of Yountville Zoning and Design Ordinances have been reviewed for compatibility with this Housing Element’s goals, policies, and implementation measures. The Town will continue to review the General Plan, Zoning Ordinance, and Design Ordinance for internal consistency as amendments are proposed and adopted.



H. HOUSING OBJECTIVES, POLICIES, AND PROGRAMS

The Town will continue to pursue policies and programs that increase affordable housing opportunities, while ensuring that new development is consistent with the character of the community and does not result in adverse impacts on the environment. Policies include inclusionary housing requirements, as well as development incentives for the provision of affordable housing. The Town will continue to participate proactively in the production of affordable housing.

The programs outlined below indicate the entity that is primarily responsible for implementation, the anticipated date for completion and, for new programs and those requiring Town contributions, the expected source of funding. Following the goals, objectives, policies, and programs, **Table 43** summarizes quantified objectives for the 2015–2023 planning period.

H.1 TOWN CHARACTER

Objective

1. Preserve the rural, small-town character and scale of Yountville.

Policies

- 1.1 Establish residential densities that continue to allow the development of single-family detached houses.
- 1.2 Continue to limit maximum lot sizes and unit sizes in single-family residential areas.
- 1.3 Encourage the design of multi-family units to integrate with the Town's character.
- 1.4 Ensure that multi-family housing units for workforce housing are dispersed throughout the community.
- 1.5 Protect the Town's agricultural properties.

Program 1: Continue to create a range of use types in the mixed residential (RM) zoning district.

Description: Sites zoned for mixed residential use are currently assigned a density range of 8 to 10 units per acre. The Town's Zoning Ordinance intends to create a mix of residential use types in the RM zone; thus a minimum of 50 percent of the site area of a project must be reserved for single-family development and 25 percent must be reserved for multi-family development except under the following conditions:

- The project site is subject to the Affordable Housing Overlay and a lower percentage is required to accommodate the proposed number of affordable units; or,
- The project has received a density bonus under the state density bonus program and a lower percentage is required to accommodate the proposed number of affordable units.

Responsibility: Planning Department, Town Council

Time Frame: Ongoing; implemented as projects are proposed through the Planning Department.

Funding: General Fund

Program 2: Retain Zoning Ordinance provisions limiting single-family lot sizes and residence sizes.

Description: The Town's regulations limit lot sizes to a maximum of 8,000 square feet in the RS (single-family), RM (mixed residential), and H (old town historic) zones. Floor area ratios are established for all uses, such that house sizes are kept relatively small, with potential increases dependent on providing additional affordable housing units. This program will maintain those limitations for single-family residences and recognize existing developed lots that are brought into closer conformance.

Responsibility: Planning Department, Town Council
Time Frame: Ongoing; implemented as projects are proposed.
Funding: General Fund

Program 3: Continue to review the design of proposed multi-family development and, when feasible, streamline the process to approve affordable housing projects.

Description: The Town's review process requires design review approval of proposed developments by the Zoning & Design Review Board and the Town Council, subject to findings that ensure compatibility with the community. Typically this involves a three-stage process and a total of five meetings throughout the multi-family design review process. The Town is committed to allowing a shortened process to help expedite affordable housing projects and will work with applicants to combine stages of the review process to help facilitate an expedited review. Additionally, the Town will continue to offer applicants assistance with the application process prior to the review process.

Responsibility: Planning Department, Zoning & Design Review Board, Town Council
Time Frame: Ongoing; implemented as projects are proposed.
Funding: General Fund

Program 4: Continue to implement the Town's inclusionary housing program and consider modifications to the program to provide greater flexibility in the payment of in-lieu fees and add a minimum length of term requirement on the affordable units.

Description: The Town's inclusionary zoning requirements mandate that, for a project of five or more units, a minimum of 15 percent of the units must be designated for housing affordable to very low-, low- and moderate-income households. The affordable units must be evenly divided between very low-, low-, and moderate-income households. It also requires that a mix of household sizes be provided (e.g., no more than 50 percent of the units should be studios, and at least 20 percent should have two or three bedrooms). Floor area ratio bonuses are allowed if an increased percentage of affordable units is provided, but are adjusted to relate not only to the percentage of affordable units, but also to the number of affordable units constructed.

In general, it is intended that such units will be provided on-site as part of the proposed project. Fees in lieu of construction are only considered when an off-site affordable housing project has been approved and when the fees would be sufficient to allow construction of an equivalent number of affordable units (in addition to those required for the receiver site). The Town will consider revising the requirements to allow greater flexibility in the payment of in-lieu fees. This will allow the Town to build the Housing Opportunity Fund to make funds available for use in the preservation of existing affordable units.



HOUSING ELEMENT

The Town will consider requiring that affordable rental units constructed are affordable for a minimum of 55 years and affordable ownership units constructed are affordable for 45 years.

Responsibility: Planning Department, Town Council
Time Frame: Ongoing implementation of the Town's inclusionary program; incorporate a minimum affordability term by 2016.
Funding: General Fund

Program 5: Continue to retain the current agricultural (A) zoning on the Pelissa property (APN 31-120-05).

Description: This 32.5-acre parcel is in active vineyard use and is intended to remain as such throughout the planning period and beyond. The site forms an appropriate transition between the more urban town uses and the agricultural uses in the county.

Responsibility: Planning Department, Town Council
Time Frame: Ongoing
Funding: General Fund

H.2 PROMOTION OF RESIDENTIAL DEVELOPMENT

Objective

2. Promote the development of infrastructure and regulations that accommodate increased residential development of all housing types.

Policies

- 2.1 Ensure that public services, particularly for sewage disposal and water supply, are adequate to accommodate potential housing increases.
- 2.2 Require new development to build at no less than the minimum number of dwelling units prescribed by the Town Structure Chapter of the General Plan.
- 2.3 Allow flexibility in the alignment of future streets and extensions.

Program 6: The Town shall continue to ensure adequate water capacity for new residential projects.

Description: The Town currently has a long-term agreement with California Department of Veterans Affairs (CDVA) to supply water from the Rector Reservoir Water Treatment Plant, which is owned and operated by the CDVA. The Town will continue to require water-conserving fixtures in new construction and other mitigation measures to compensate for new demand. The amount of water requested is expected to be adequate to supply all new growth, including all potential affordable housing units outlined in the Housing Element. In accordance with SB 1087, the Town will grant priority capacity allocation to affordable projects.

Responsibility: Town Manager, Town Council
Time Frame: Ongoing; review capacity as new projects are proposed.
Funding: General Fund

Program 7: The Town will continue to allow the flexibility to align new streets to better accommodate preferred designs.

Description: The Town Structure Chapter of the General Plan allows the conceptual alignment of new streets. The Town Council may approve varied alignments during the review of proposed new development.

Responsibility: Planning Department, Town Council
Time Frame: Ongoing; as development projects are proposed.
Funding: General Fund

Program 8: The Town will maintain an inventory of sites available and appropriate for residential development for households at all income levels.

Description: To ensure that adequate sites are available through the planning period to meet the Town's Regional Housing Needs Allocation (RHNA), the Town will continue to maintain an inventory of potential residential development sites. In keeping with state "no net loss" provisions (Government Code Section 65863), if development projects are approved at densities lower than anticipated in the sites inventory, the Town will evaluate the availability of sites appropriate for lower-income housing and, if necessary, rezone sufficient sites to accommodate the RHNA.

Responsibility: Planning Department
Time Frame: Ongoing, as development projects are proposed.
Funding: General Fund

H.3 VARIETY OF HOUSING TYPES

Objective

3. Promote the development of a variety of housing types.

Policies

3.1 Require new developments of 10 or more units to provide a variety of house sizes and designs.

3.2 Continue to encourage smaller lot sizes in single-family residential areas.

3.3 Promote the development of multi-family housing.

3.4 Encourage that a percentage of new multi-family units, particularly affordable units, be rentals.

3.5 Encourage live/work units for artists, professionals, or telecommuters.

3.6 Permit manufactured housing by right where single-family and mobile home residential use is permitted, and which meets appropriate design standards.

Program 9: Continue to allow design flexibility and encourage a variety of home designs in the Town's Design Ordinance.



HOUSING ELEMENT

Description: The Town's Design Ordinance provides guidelines for the design of housing that allows flexibility in the building envelope while limiting floor area ratio. Specific design standards are suggested for building materials, orientation to the street, and building elements to encourage a variety of designs.

Responsibility: Town Council
Time Frame: Ongoing; as projects are submitted to the Town Council.
Funding: General Fund

Program 10: Continue to allow the construction of single-family dwellings on lots as small as 4,000 square feet.

Description: The Town's Zoning Ordinance permits construction of single-family dwelling on lots as small as 4,000 square feet in the single-family residential (RS) and mixed residential (RM) zoning districts.

Responsibility: Town Council
Time Frame: Ongoing; implement as projects are proposed.
Funding: General Fund

Program 11: Continue to allow live/work units in commercial zones.

Description: The Town's Zoning Ordinance allows live/work units in commercial areas. These provisions will be retained to provide opportunities for workers to live on-site. The ordinance also provides a 0.15 floor area ratio (FAR) bonus to accommodate live/work units.

Responsibility: Town Council
Time Frame: Ongoing; offer FAR bonus as live/work projects are proposed.
Funding: General Fund

H.4 AFFORDABLE HOUSING OPPORTUNITIES

Objective

4. Provide increased opportunities for multi-family and affordable workforce housing, and maintain affordability for all income groups.

Policies

- 4.1 Require that a percentage of all new housing be designated for housing affordable to very low-, low- and moderate-income households.
- 4.2 Provide density bonuses in accordance with state law, to further encourage construction of affordable housing units.
- 4.3 Provide for higher density multi-family affordable workforce housing, subject to appropriate standards and design.
- 4.4 Encourage second dwelling units on single-family lots.
- 4.5 Provide workforce housing to allow more residents to live and work in Yountville.



- 4.6 Give priority for new affordable housing units to current town residents and employees within the town.
- 4.7 Restrict single-family detached units purchased with public subsidies to owner occupancy.
- 4.8 Maintain appropriate mechanisms to ensure that affordable housing agreements are implemented and enforced.
- 4.9 Work with nonprofit developers to facilitate new affordable rental housing, and/or to acquire market-rate rentals for conversion to affordable housing.
- 4.10 Use the Town's Housing Opportunity Fund to provide seed money or assistance money for affordable housing projects.
- 4.11 Modify permit fees and processes to minimize costs to construct affordable housing units.

Program 12: Continue to offer a density bonus of up to 35 percent, in keeping with state density bonus law (Government Code Section 65915) as well as a Town density bonus of up to 150 percent to encourage construction of affordable housing units.

Description: The Town currently offers a density bonus in keeping with state law for residential development projects in which at least 5 percent of units are affordable to lower-income households. The bonus is offered on a sliding scale and allows a bonus of up to 35 percent. Developments are also eligible for development standard modifications. In addition, the Town offers a local density bonus that allows a density bonus ranging from 100 percent to 150 percent for projects in which at least 25 percent of units are affordable. In addition, the Town density bonus provides for a variety of incentives or concessions including financial assistance, waived, deferred, or reduced fees, modifications to zoning or design standards, and priority application consideration.

Responsibility: Planning Department, Town Council
Time Frame: Ongoing
Funding: General Fund

Program 13: Continue to implement the Affordable Housing Overlay Zone as a way to provide affordable housing.

Description: The Affordable Housing Overlay Zone permits densities of 20 to 25 units per acre if at least 25 percent of the units are affordable to very low- or low-income households. The allowed density increases, on a sliding scale, from 20 units per acre up to a maximum of 25 units per acre if 100 percent of the units are affordable. The overlay may be applied to appropriate portions of each site to be more precisely determined in conjunction with site analyses with affordable housing developers and participating property owners. Incentives included with the overlay, similar to those for other affordable units, include floor area ratio bonuses, expedited processing, and reduced or waived permit fees.

Currently, the maximum number of acres permitted to have the overlay is 5. In order to ensure that developers have the opportunity to take advantage of the incentives of the overlay, the Town will remove the 5-acre limitation, allowing more opportunity for affordable housing development.



HOUSING ELEMENT

Responsibility: Planning Department, Town Council
Time Frame: Continue to implement the Affordable Housing Overlay for current sites and on new sites as development is proposed; by 2016, the Town will remove the 5-acre limitation.
Funding: General Fund

Program 14: Continue to provide information to property owners and developers regarding the Town's second unit regulations and continue to assess further means of facilitating development of second units.

Description: Brochures available at Town Hall and articles in the Town's bi-monthly newsletter inform residents of opportunities to construct new second units. The annual review of the Housing Element will include an assessment of what, if any, further revisions can be made to facilitate second unit development.

Responsibility: Planning Department, Town Council
Time Frame: Ongoing; review potential revisions annually.
Funding: General Fund

Program 15: Continue to implement the Town's Local Preference Policy (resolution number 2387-05), which gives priority and additional chances to persons living and/or residing in Yountville for affordable housing sales and rentals.

Description: The Town will continue to utilize affordable housing agreements for new affordable units that give Town residents and employees within the town priority opportunities to rent or buy affordable homes.

Responsibility: Planning Department, Town Council, Town Attorney, Housing Authority of the City of Napa
Time Frame: Ongoing; as affordable housing units become available.
Funding: General Fund

Program 16: Continue to coordinate with the Housing Authority of the City of Napa (HACN) and Napa Valley Community Housing (NVCH) to administer and monitor affordable housing in the Town.

Description: The Town will coordinate with the HACN and NVCH to monitor existing and new affordable housing agreements. The HACN is contracted to administer and monitor the Town's affordable housing units. NVCH is a nonprofit agency that owns and operates several affordable rental properties in town. Town staff, HACN, and NVCH will regularly identify units that may be at risk of converting to market rate and will work to retain units and provide assistance to tenants that may be displaced.

Responsibility: Planning Department, Town Council, Town Attorney, HACN, NVCH
Time Frame: Ongoing; meet at least annually to discuss affordable housing administration and monitoring; review at-risk units every 6 months.
Funding: Housing Opportunity Fund

Program 17: Continue to explore and pursue opportunities to create affordable housing with Napa Valley Community Housing (NVCH) and other nonprofit housing developers.



Description: The Town will work with NVCH and other interested affordable housing developers to seek opportunities to provide additional affordable units in Yountville. This may involve a variety of opportunities, including construction of a new project or conversion of existing market-rate units to affordable housing. The Town will apply for funding and/or partner with NVCH to apply for funding to assist with the development of new units affordable to extremely low-, very low-, low-, and moderate-income households. As appropriate, the Town will prioritize funding for the development of housing affordable to extremely low-income households.

To further this objective, the Town will annually provide information about potential affordable housing overlay sites and requirements to a minimum of five affordable housing developers, and will solicit their interest in identifying a potential project or projects on those sites, along with a financial contribution by the Town. Housing developers will be identified in consultation with the HACN and the California Department of Housing and Community Development.

Responsibility: Planning Department, Town Council
Time Frame: Provide site information annually; apply for funding annually, or as potential projects are proposed.
Funding: General Fund, Housing Opportunity Fund

Program 18: Contribute funding from the Town's Housing Opportunity Fund to create or assist with the provision of affordable housing, including a commitment of seed money for an affordable housing project.

Description: The Town will continue to seek ways to use the Housing Opportunity Fund to support the development of extremely low-, very low-, low-, and moderate-income housing units. Primary among these efforts is a commitment to contribute seed funding to support development of an affordable housing project by a nonprofit housing developer. Remaining funds may be used to provide for down payment assistance (silent second mortgages) for new homeowners, for use with self-help projects, and with cooperative efforts with private developers to create affordable housing. The Town will also continue to contribute to HACN programs through the Joint Powers Agreement.

Responsibility: Planning Department, Town Council, Town Manager
Time Frame: Annually develop a priority list for the use of Housing Opportunity Funds; consider funding proposals as they are received.
Funding: Housing Opportunity Fund

Program 19: The Town will annually review permit fees and review processes to minimize costs to construct affordable housing units.

Description: The Town will reduce the per-unit cost of multi-family development and reduce or eliminate fees for affordable housing units on a project-by-project basis. In particular, design review fees for affordable units will be waived, and impact fees for water and sewer connections will be evaluated to assess whether a reduced fee for smaller units is appropriate. Other fees may be waived for affordable units at the time of the application to the Town. The design review process provides for expedited processing for projects that propose 20 percent or more of the total units to be affordable to very low- and low-income households.



HOUSING ELEMENT

Responsibility:	Planning Department, Town Council
Time Frame:	Annually review fees; modify or waive fees on a project-by-project basis.
Funding:	General Fund

H.5 COMMERCIAL DEVELOPMENT

Objective

5. Optimize opportunities for residential development, but allow for mixed-use and commercial development in appropriate areas, subject to providing for their fair share of the Town's housing needs.

Policies

- 5.1 Require developers of nonresidential projects to assume responsibility for a share of the workforce housing needs generated by such development.
- 5.2 Provide enhanced opportunities for mixed residential and commercial uses on commercial sites.
- 5.3 Where residential land is to be converted to commercial use, ensure that existing dwelling units and affordable housing opportunities lost due to zoning reclassifications are mitigated and that workforce housing for new employees is provided by the developer, with assistance from the Town.

Program 20: Maintain standards for residential development in commercial zones, including evaluation of floor area ratio (FAR) incentives.

Description: The Town currently allows residential development on commercial parcels and provides a 0.15 FAR increase for mixed-use projects. This program evaluates the various standards applicable to mixed use on commercial sites, with an emphasis on potential increases in FAR and/or to allow rezoning of a portion of a site with an Affordable Housing Overlay to accommodate affordable housing units.

Responsibility:	Planning Department, Town Council
Time Frame:	Ongoing; as projects are proposed through the Planning Department.
Funding:	General Fund

Program 21: Where the conversion of residentially zoned land to commercial uses is permitted, require provisions for adequate affordable housing to compensate for the loss of residential units.

Description: Where conversion is allowed, the Town will work with individual property owners to require an affordable housing component that attempts to achieve the goal of providing affordable housing units equivalent to: 1) the minimum affordable units that would have been required of residential development on the site, plus 2) housing units for one-half of the number of expected full-time equivalent jobs generated by the commercial use. This would result in an increase in the number of affordable units on the site (minimum required for residential plus 50 percent of jobs created), though the total units on the site would be reduced. Property owners may satisfy this requirement through on-site construction, off-site construction as part of another development project, or through the payment of fees in-lieu of construction.

Flexibility will also be provided to consider single-room occupancy (SRO) housing for commercial developments, and a ratio of SRO housing unit equivalency will be established.

The Town may participate in the development of the affordable housing component of the project by contributing land, construction costs, or financial assistance. The Town will evaluate funding options for its commitment to include, but not be limited to, dedicating sales tax or transient-occupancy tax from the development to affordable housing, soliciting the assistance of nonprofit affordable housing developers, and/or providing financing contributions from the Housing Opportunity Fund.

Responsibility: Planning Department, Town Council
Time Frame: Ongoing
Funding: General Fund

H.6 PUBLIC INFORMATION AND INVOLVEMENT

Objective

6. Provide housing-related information to the public and involve the public in determining policies and programs.

Policies

- 6.1 Encourage the involvement of citizens and interested agencies in the study of housing and related issues and in the formulation of proposals to ameliorate housing problems.
- 6.2 Provide information and consultation to property owners and developers regarding residential development sites and regulations, and available housing programs.

Program 22: Maintain information about vacant parcels at Town Hall, and provide information to potential developers regarding the Town's review process, regulations and standards, and fees.

Description: The Town currently maintains information on parcels in Town related to development status, size, ownership, etc. The Town routinely conducts a pre-application meeting after the initial contact where information is provided on the review process, standards, and fees. In addition, Section D.1 to this element outlines all vacant parcels and all developed but subdividable parcels in town as of the date of the element, and should be updated with subsequent Housing Element updates. The Planning Department and Town Manager frequently respond to inquiries regarding developable properties and will continue to do so.

Responsibility: Planning Department, Town Manager
Time Frame: Ongoing
Funding: General Fund

Program 23: Continue to provide information regarding the construction of second units and new affordable units in Town and the availability of Town and Housing Authority of the City of Napa (HACN) programs to provide assistance to lower- and moderate-income households.

Description: Provide information at Town Hall regarding the process and regulations for developing second units and affordable housing. Maintain information regarding the Town's and HACN's various housing assistance programs available to low and moderate income Town residents, seniors, and the disabled. The Town will also make this information available on the Town website.



HOUSING ELEMENT

Responsibility:	Planning Department
Time Frame:	Continue to make information available at the Town Hall; add incorporate information on the Town's website by 2016.
Funding:	General Fund

H.7 HOUSING ASSISTANCE

Objective

7. Provide housing assistance to households in need and publicize the availability of such assistance.

Policies

- 7.1 Participate with the Housing Authority of the City of Napa (HACN) in a Mortgage Credit Certificate program to be available in Yountville.
- 7.2 Work with the HACN to provide down payment assistance to qualified buyers of below-market-rate housing.
- 7.3 Work with the HACN to provide Section 8 rental assistance certificates to qualifying residents.
- 7.4 Require developers to provide relocation assistance when private redevelopment displaces extremely low, very low-, low-, or moderate-income residents.

Program 24: Work with Housing Authority of the City of Napa (HACN) to participate in assistance programs.

Description: The Town will annually explore with the HACN the potential to apply appropriate programs in Yountville. These programs include but are not limited to the Mortgage Credit Certificate program, down payment assistance to qualified buyers of below-market-rate housing, Section 8 rental assistance, and family self-sufficiency.

Responsibility:	Planning Department, HACN
Time Frame:	Review potential programs annually.
Funding:	General Fund

H.8 MAINTENANCE OF THE HOUSING STOCK

Objective

8. Conserve existing affordable housing and rental units, and promote rehabilitation of deteriorating units.

Policies

- 8.1 Prevent the conversion of housing to bed and breakfast inns.
- 8.2 Control the conversion of rental units to condominiums.
- 8.3 Preserve and protect existing mobile home parks.
- 8.4 Preserve or replace existing affordable housing units that might otherwise be lost due to new development.

8.5 Work with the Housing Authority of the City of Napa to provide rehabilitation loans to upgrade older mobile homes.

8.6 Work with the Housing Authority of the City of Napa to provide rehabilitation loans to lower-income households.

8.7 Continue to use the Housing Opportunity Fund to assist with rehabilitation efforts.

Program 25: Continue to regulate the conversion of existing residential rental units to condominiums and prevent the conversion of housing to bed and breakfast establishments.

Description: The Town currently has programs to prevent the conversion of existing housing to bed and breakfast establishments and to prohibit the conversion of rental units to condominiums when rentals comprise less than 35 percent of total housing units, in order to preserve the existing housing stock.

Responsibility: Town Manager
Time Frame: Ongoing
Funding: General Fund

Program 26: Continue to maintain the Town's mobile home park (MHP) zoning.

Description: Mobile home park zoning will remain in place for the two parks located in the town. This district does not permit other kinds of uses and is considered critical to preserve the existing mobile homes.

Responsibility: Town Council
Time Frame: Ongoing
Funding: General Fund

Program 27: Continue to require the preservation or replacement of existing affordable housing units that may be lost due to new construction.

Description: The Loss of Affordable Units ordinance (6.1.h) of the Provision for Affordable Housing section (6.1) of the Town Zoning Ordinance was amended in August 2004. The amendment preserves affordable housing units as part of the housing stock, such that in the event that affordable units are threatened to be removed from the Town's housing stock, such units shall be:

- a. Reconstructed on the site;
- b. Relocated to another site; or
- c. Replaced with affordable units on- or off-site, such that the required number of new affordable units is provided in addition to those existing.

Responsibility: Planning Department, Town Council
Time Frame: Ongoing
Funding: General Fund

Program 28: Work with the Housing Authority of the City of Napa (HACN) to use Community Development Block Grant (CDBG) funds and Housing Opportunity Funds to support housing rehabilitation efforts.



HOUSING ELEMENT

Description: The Town will work closely with the HACN to explore opportunities to utilize CDBG, HOME, and Housing Opportunity Funds to offer rehabilitation loans to lower-income households for home improvements, including for mobile home upgrades. Upgrades may include, but are not limited to, accessibility improvements for disabled persons, developmentally disabled persons, and seniors, as well as modifications for energy efficiency.

Responsibility: Planning Department

Time Frame: Ongoing

Funding: CDBG, HOME, and Housing Opportunity Funds

Program 29: Work closely with the Veterans Home of Yountville, California Department of Veterans Affairs, and other relevant parties to refine concepts for changes and upgrades to the Veterans Home facility, as envisioned in the Facilities Master Plan.

Description: In 2012, the California Department of Veterans Affairs released the Yountville Facilities Master Plan Evaluation. The evaluation described significant upgrade and improvement needs to the aging housing at the Veterans Home facility. This includes the need for new and renovated facilities for veterans living on the property, as well as improved or new on-site employee housing. Town staff will monitor the project, participate in meetings and work groups, and assist in refining and approving plans that benefit the Veterans Home residents and employees, as well as other Yountville residents and the community as a whole.

Responsibility: Planning Department

Time Frame: Check in quarterly, and/or be available for meetings as plans are further developed.

Funding: General Fund

H.9 SPECIAL HOUSING NEEDS

Objective

9. Develop housing for households with special needs.

Policies

9.1 Continue to support efforts to provide assistance to seniors, including the Veterans Home.

9.2 Maintain affordable housing options for seniors.

9.3 Continue to contribute to regional efforts to provide homeless shelters and transitional housing and support Community Action Napa Valley, and other similar housing and service providers.

9.4 Permit emergency shelters, transitional housing, supportive housing, and employee housing in keeping with state law.

9.5 Working with the Housing Authority of the City of Napa (HACN), encourage and participate in the development of a program to meet the housing needs of permanent and migrant farmworkers.

9.6 Ensure accessibility to housing for the disabled and developmentally disabled, in compliance with the Americans with Disabilities Act (ADA).

Program 30: Continue the Town's efforts to provide services to seniors.

Description: The Town will continue to provide space for senior programs, to support mediation services for elderly residents, and to operate local transit service (including to the Veterans Home) to seniors and those with mobility impairments.

Responsibility: Town Council

Time Frame: Ongoing

Funding: General Fund

Program 31: Continue to implement the Mobile Home Park Overlay Zone to preserve senior housing in mobile home parks.

Description: In 2010, the Town amended the Zoning Ordinance to establish a Mobile Home Park Overlay Zone, which applies to all parcels within the mobile home park land use designation and zoning district. The overlay requires that at least 80 percent of mobile home units in mobile home parks be occupied by at least one person who is age 55 or older.

Responsibility: Town Council

Time Frame: Ongoing

Funding: General Fund

Program 32: Continue to contribute annually to the Community Action of Napa Valley (CANV), Fair Housing Napa Valley, Napa Valley Community Housing Farmworker Housing Project, and other local and regional agencies to assist with the provision of housing and services for special needs including the homeless, disabled and developmentally disabled persons, and farmworkers.

Description: The Town will continue to contribute funding to CANV, Fair Housing Napa Valley, and Napa Valley Community Housing Farmworker Housing Project to assist the homeless with housing and services, and will consider providing direct contributions to the Napa Emergency Women's Service and other agencies upon request. The Town currently makes residents aware of the HACN's programs to assist housing rehabilitation efforts to make housing more accessible. The Town presently provides funding to the Farmworker Housing Program.

Responsibility: Town Council

Time Frame: Contribute annually; consider additional funding requests as requests are received.

Funding: Housing Opportunity Fund

Program 33: Work closely with Napa County representatives to address farmworker housing needs and coordinate the construction of farmworker housing in the community. Actively participate in the countywide committees and task forces to identify funding solutions such as a housing assessment.

Description: The Town will continue to work with CANV, Fair Housing Napa Valley, and Napa Valley Community Housing Farmworker Housing Project to address farmworker housing needs and coordinate the construction of farmworker housing in the community, included actively participating in committees and task forces to identify funding solutions.



HOUSING ELEMENT

Responsibility: Planning Department
Time Frame: Monitor annually or as information becomes available; provide support and assistance as needed.
Funding: Housing Opportunity Fund

Program 34: Monitor the potential closing of the Sonoma Developmental Center and coordinate with the North Bay Regional Center, the Housing Authority of the City of Napa (HACN), other local jurisdictions, and housing and service providers to provide support and assistance with the relocation of former residents, as needed.

Description: Sonoma County is home to the Sonoma Developmental Center, one of four remaining large group care facilities for developmentally disabled persons in California. The center is home to over 400 persons. While plans and a specific time frame have not yet been finalized, the state is slated to close the Sonoma Developmental Center. The closure will result in a need for new housing sites for center residents. Town staff will stay informed about the potential closing and offer support and assistance, as appropriate.

Responsibility: Planning Department, HACN
Time Frame: Monitor annually or as information becomes available; provide support and assistance as needed.
Funding: Housing Opportunity Fund

H.10 CONSISTENCY WITH STATE REQUIREMENTS

Objective

10. Ensure that the Town's policies and regulations address all state housing requirements.

Policies

10.1 Encourage energy and water conservation in the design or modification of housing units.

10.2 Encourage fair housing practices.

10.3 Produce an annual report on progress in meeting housing goals.

Program 35: Continue to require the planting of street trees as part of residential projects to provide cooling during the summer months.

Description: The Town will continue to require tree plantings as part of subdivision and site design reviews of residential projects.

Responsibility: Planning Department, Town Council
Time Frame: Ongoing; as projects are proposed.
Funding: Developer paid

Program 36: Continue to implement CalGreen building standards and the Water Efficient Landscape Ordinance to encourage resource efficiency in residential projects and promote the availability of low-cost financing for water and energy efficiency improvements now available through the HERO program.

Description: The Town enforces CalGreen (the California green building code) standards for construction projects. The code includes numerous mandatory and voluntary efficiency measures. In addition, the Town has adopted and will continue to implement the California Model Water Efficient Landscape Ordinance. The Town, along with all jurisdictions in Napa County, recently opted in to the HERO program, which provides low-cost loans for approved energy and water efficiency and renewable energy improvement projects. The town will promote the availability of this new program.

Responsibility: Planning Department, Building Department

Time Frame: As projects are proposed; initiate promotion of the HERO program by 2015.

Funding: General Fund

Program 37: Refer fair housing complaints to the appropriate agencies.

Description: The Town will contract with Fair Housing Napa Valley to provide fair housing assistance to Yountville residents. The Town will continue to refer complaints and questions to Fair Housing Napa Valley and provide information at Town Hall and at the library.

Responsibility: Town Manager, Planning Department

Time Frame: Ongoing

Funding: General Fund

Program 38: Provide an annual report to the California Department of Housing and Community Development.

Description: The Town must develop an annual report to the state outlining its progress in implementing the provisions of the Housing Element. The report will be completed and forwarded to the state by April 1 of each year.

Responsibility: Planning Department

Time Frame: Annually

Funding: General Fund



I. QUANTIFIED OBJECTIVES

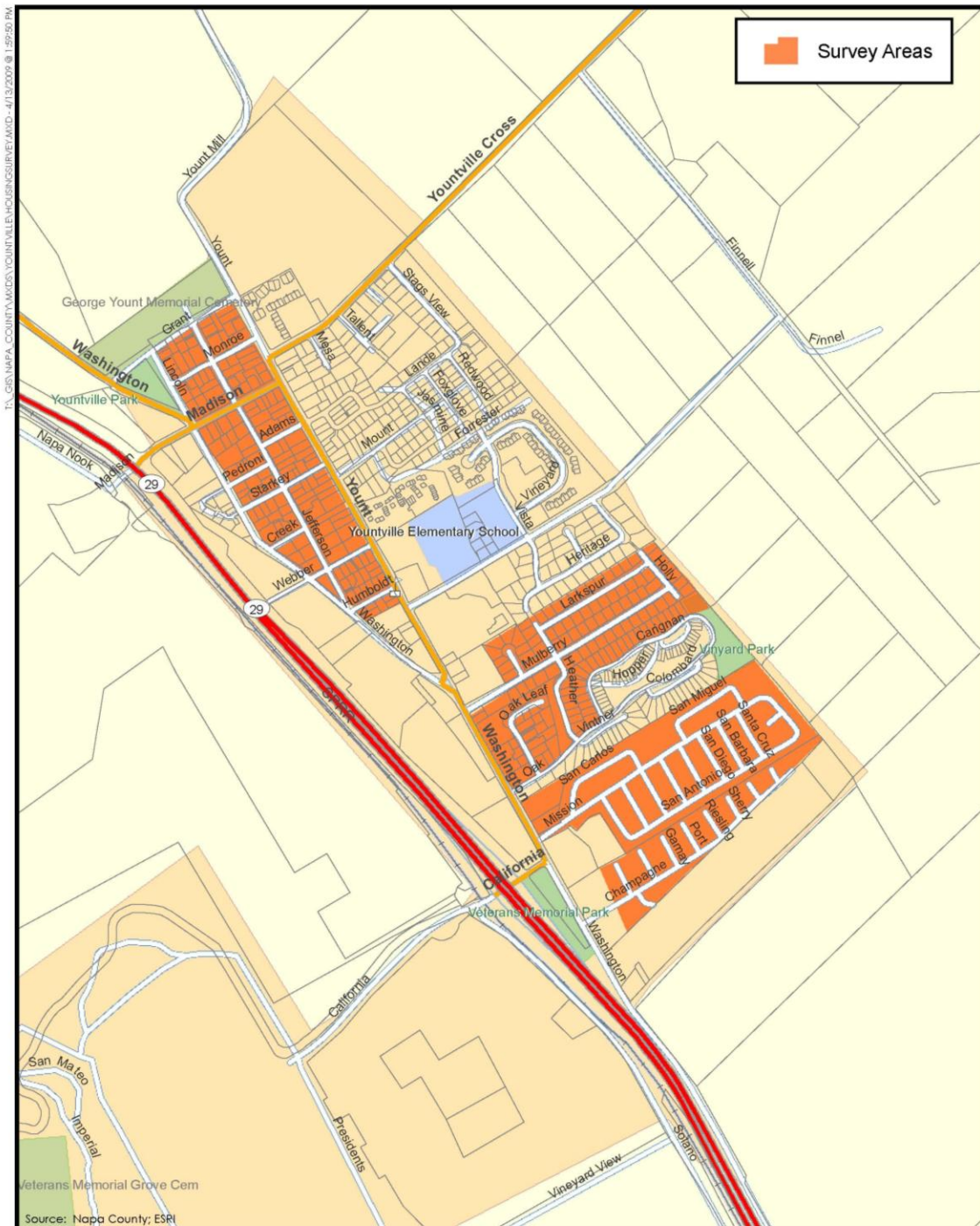
Based on the goals, policies, and programs outlined in the Housing Element and findings from the Housing Needs Assessment, the objectives shown in **Table 43** represent a reasonable expectation of the maximum number of new housing units that will be developed, rehabilitated, or conserved and the number of households that will be assisted over the 8.5-year planning period. New construction goals are aligned with the RHNA. Rehabilitation goals are based on proposed rehabilitation loan programs to be administered through the HACN. The preservation goal is based on the four affordable units at risk of converting to market rate during the planning period.

Table 43. Quantified Objectives Summary (2015–2023)

Task	Income Level					
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction (RHNA)	2	2	2	3	8	17
Rehabilitation	0	5	5	4	0	14
Preservation	0	0	4	0	0	4
Total	2	7	11	7	8	35

Source: Association of Bay Area Governments Regional Housing Needs Allocation, 2013; Town of Yountville Planning Department, 2014

Appendix A Survey Map



Appendix A
Housing Survey Areas

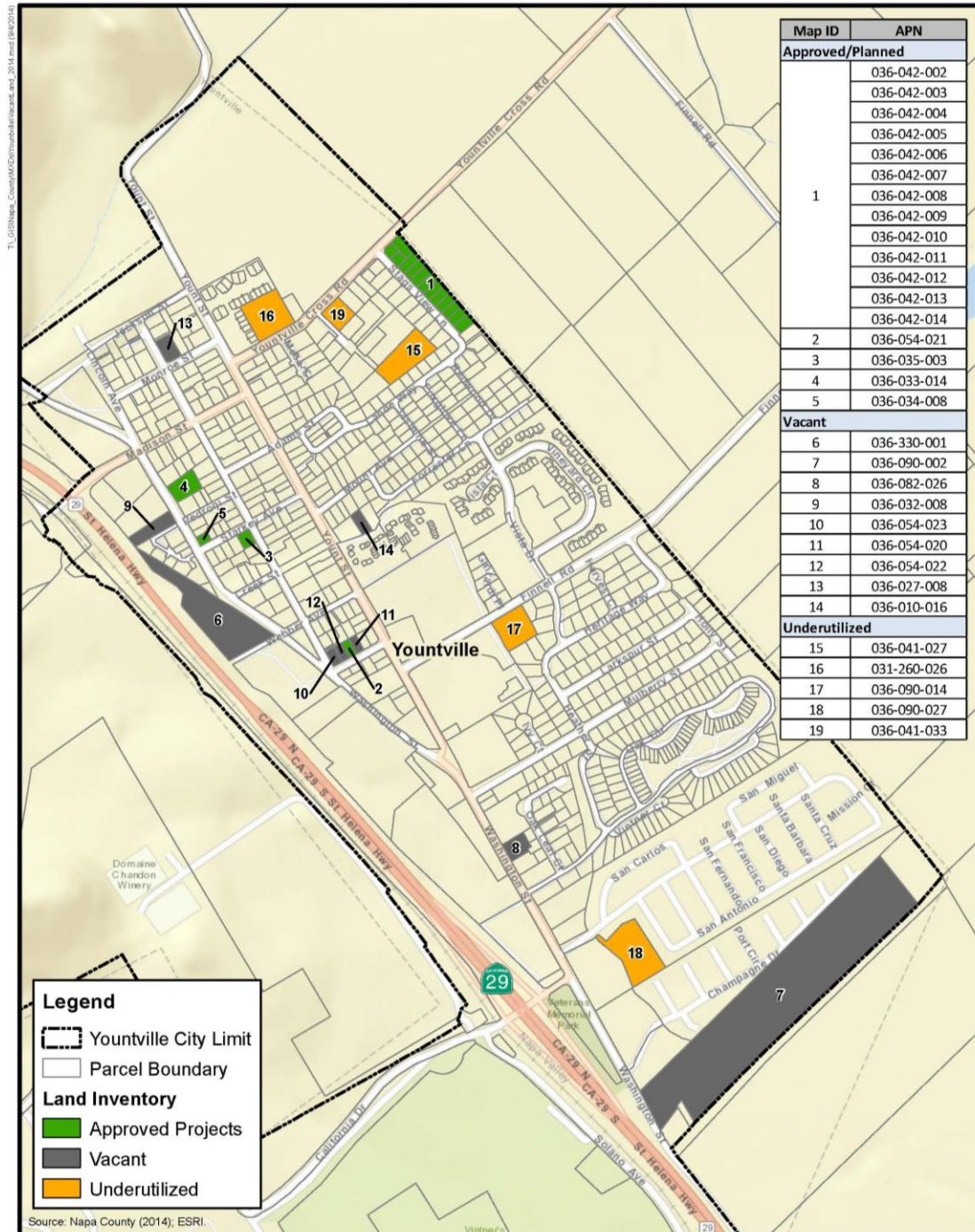




HOUSING ELEMENT

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Appendix B Vacant Land Map



Appendix B
Yountville Land Inventory





HOUSING ELEMENT

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