



6. HOUSING

6.1 PURPOSE OF THE CHAPTER

Yountville's residents live in a wide variety of housing types, including single-family homes, duplexes, multifamily buildings, mixed use apartments, mobile home communities, and group living quarters at the Veterans Home and Adventist Home communities. Although housing is expensive, the Town is committed to creating opportunities to developing affordable housing and with about 100 deed-restricted affordable homes – no small feat for a small town with about approximately 1,300 homes – has a proven track record in delivering results. Second home ownership is on the rise. With everything that Yountville has to offer, it's no wonder so many would like to live here, even if on a part-time basis.

The Housing chapter includes the following sections.

6.2 The 2015-2023 Housing Element. Provides an overview of the State-mandated housing element process, the Town's share of the regional housing need, and the housing element that the Town adopted in 2015 for the 2015-2023 planning period.

6.3 Envision Yountville Feedback. Discusses feedback provided by the community regarding housing needs and sites during the Envision Yountville public process in 2017-2018, after the housing element was adopted in 2015.

6.4 Goals, Policies, and Programs. Identifies goals, policies, and programs to maintain the sense of community and enhance residents' quality of life.

6.2 THE 2015-2023 HOUSING ELEMENT

An adequate supply of affordable housing is essential to maintaining a vibrant and sustainable community. High housing costs tend to price out younger families and those who work in lower-paying service occupations. In Yountville's case, the town's location and desirability not only drives up housing prices but attracts a growing number of second homeowners. With decreasing numbers of full-time and younger residents, the town will be challenged to support businesses that serve everyday needs, fill chairs at the elementary school, find volunteers to staff local organizations, and maintain a sense of community in our neighborhoods.

The Town addresses its housing challenges through a comprehensive set of goals, policies, and programs in the Housing Element. Because housing is of critical concern to California, the State government requires cities and town to update their Housing Element regularly. The Housing Element is subject to detailed statutory requirements and mandatory review by the State Department of Housing and Community Development (HCD).

The Housing Element process begins with HCD allocating a region's share of the statewide housing need to the local Council of Governments based on State Department of Finance population projections and forecasts used in preparing regional transportation plans. The Council of Governments for Yountville and the nine-county Bay Area region is the Association of Bay Area Governments (ABAG). ABAG, in collaboration with the Metropolitan Transportation Commission, develops a Regional Housing Need Plan that allocates the regional housing need to the cities, towns and counties within the Bay Area. Yountville's share of the regional housing need for the 2015-2023 planning period is 17 units, which represents 1.1 percent of the 1,482 units assigned to Napa County.

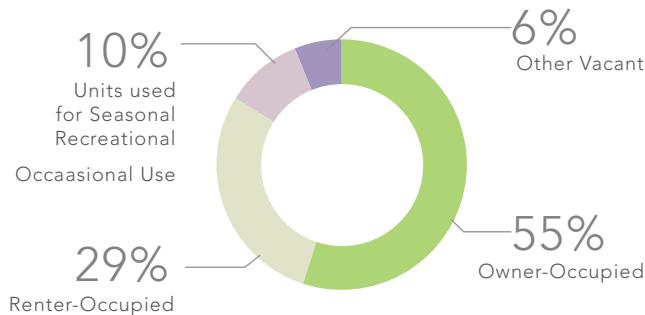
Yountville's share of the regional housing need for the 2015-2023 planning period is 17 units, which represents 1.1 percent of the 1,482 units assigned to Napa County.



An adequate supply of housing of different types is essential to maintaining a vibrant and sustainable community.

Figure HO-1

HOUSING OCCUPANCY IN YOUNTVILLE (2010)



Source: US Census bureau, 2010

Yountville's location and desirability not only drives up housing prices but attracts a growing number of second homeowners.

The regional share is further classified according to four income levels: very low income, low income, moderate income, and above moderate income. Yountville's regional housing need of 17 units is distributed among the four income categories as follows:

- 4 units affordable to very low-income households (annual income of up \$43,050 for a four-person household)
- 2 units affordable to low-income households (annual income between \$43,051 to \$65,900 for a four-person household)
- 3 units affordable to moderate-income households (annual income between \$65,901 to \$103,300 for a four-person household)
- 8 units affordable to above moderate-income households (annual income over \$103,300 for a four-person household)

Affordable housing is generally defined as housing that costs no more than 30 percent of a household's gross income. Affordable housing may be market rate housing or income-restricted housing that is required under financing agreements, deed restrictions, and/or development agreements to provide units affordable to very low, low or moderate-income households. Yountville has 100 affordable housing units that

have been developed through Town programs and assistance. Twenty-seven of these homes are single-family homes, and the remaining 73 units are in eight multifamily developments.

Local governments are not required to build or finance housing, but they are required to ensure there are adequate vacant and underutilized sites, appropriately zoned, to meet the projected housing need. The process provides local control over where and what type of development should occur in communities while providing the opportunity for the private for-profit and non-profit sectors to meet market demand. The Town's Housing Element demonstrates that the Town can accommodate its projected housing need through a combination of entitled projects, vacant land, and underutilized sites.

The Town adopted its most recent Housing Element on January 20, 2015 pursuant to the State-mandated timeline for Housing Element adoption for the 2015-2023 planning period. HCD certified the Housing Element on March 26, 2015. The goals, policies and programs of the Housing Element are contained in the next section. The remaining sections of the Housing Element are included in Appendix B. The implementation schedule is found in Appendix A.

6.3 ENVISION YOUNTVILLE FEEDBACK

The Envision Yountville General Plan update process occurred in 2017-2019, after the Town adopted the updated Housing Element in 2015. During the Envision Yountville process, the Town conducted numerous public workshops, meetings, and surveys to identify key issues and preferences regarding potential options for land use and future development. An exploration of potential housing development was an integral part of that community discussion. The community explored housing options for a 32.5-acre parcel currently planted in vineyard and zoned for agricultural use, infill mixed-use in the downtown core, and development of the church-owned parcel at the south end of Town. The community also considered ways to partner with the Veterans Home to realize the goals of the Veterans Home Facilities Master Plan.

The community voiced strong support for Housing Element policy HO-1.5 to protect agricultural land and program HO-1.5a to maintain the existing Agricultural land use designation on the 32.5-acre property at the north end of Town. The broad sentiment was that there are sufficient sites and options available to meet the Town's future housing needs before resorting to actions that would change the agricultural use of the parcel.

The consensus of the community was to first explore and exhaust all options with the Veterans Home to develop veterans, workforce, and employee housing on the Veterans Home campus. The 2012 Veterans Home Facilities Master Plan recommends renovating and building new housing for the veterans as well as creating public-private partnerships to develop staff and market-rate housing on the Veterans Home property. The community supported this recommendation, noting that the Veterans Home is the Town's largest employer, and a master plan has been developed to address future housing needs. Although the Town has limited land use authority over the Veterans Home property, there are opportunities for the Town to participate in the redevelopment process. Housing Element program HO-8.8a directs



An exploration of potential housing development was an integral part of the community's discussion during the Envision Yountville process.

the Town to work closely with the Veterans Home to refine concepts for changes and upgrades to onsite housing.

The community also supported developing the church-owned property at the south end of Town currently planted in vineyard and exploring mixed-use in the downtown core. The Housing Element identifies a realistic potential of 18 units on the church-owned property, which is designated for Mixed-Residential development. However, up to 169 units could be developed on the property if an existing flood wall is extended to protect new housing development. As an incentive for mixed-use in the downtown core, the Town offers a floor area ratio bonus for residential living area in commercial buildings.

The discussion of housing issues and opportunities during the General Plan update process confirmed the community's support for the policies and programs contained in the Housing Element adopted in 2015. As a result, no substantive revisions were made to the Housing Element. Housing policies and programs were renumbered and reorganized to make them consistent with the numbering and formatting convention of the General Plan, and references to other chapters of the General Plan were updated as necessary. The Town intends to comprehensively review and revise the Housing Element prior to the statutory deadline in 2023.

6.4 GOALS, POLICIES, AND PROGRAMS

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

HO-1.1 Residential Densities for Single-family Homes.

Homes. Establish residential densities that continue to allow the development of single-family detached houses.

HO-1.2 Single-family Lot and Unit Size. Continue to limit maximum lot sizes and unit sizes in single-family residential areas.

HO-1.2a: Zoning Ordinance Standards. 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.

HO-1.3 Multifamily Design. Encourage the design of multifamily units to integrate with the Town's character.

HO-1.3a Mixed Residential Uses. 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 multifamily 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.

HO-1.3b Multifamily Design Review. Continue to review the design of proposed multifamily 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 multifamily 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.

HO-1.4 Dispersal of Multifamily Housing. Ensure that multifamily housing units for workforce housing are dispersed throughout the community.

HO-1.4a Inclusionary Housing. 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. 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.

HO-1.5 Agricultural Preservation. Protect the Town's agricultural properties.

HO-1.5a Pelissa Property. 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.

Goal H2: Promote the development of infrastructure and regulations that accommodate increased residential development of all housing types.

HO-2.1 Public Services. Ensure that public services, particularly for sewage disposal and water supply, are adequate to accommodate potential housing increases.

HO-2.1a Adequate Water Capacity. 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.

HO-2.2 Minimum Residential Densities. Require new development to build at no less than the minimum number of dwelling units prescribed by the Land Use chapter of the General Plan.

HO-2.2a Available Sites. 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.

HO-2.3 Street Extensions. Allow flexibility in the alignment of future streets and extensions.

HO-2.3a: New Street Design. The Town will continue to allow the flexibility to align new streets to better accommodate preferred designs.

Description: The Land Use and Mobility chapters of the General Plan allow the conceptual alignment of new streets. The Town Council may approve varied alignments during the review of proposed new development.

Goal HO-3: Promote the development of a variety of housing types.

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

HO-3.1a Design Ordinance. Continue to allow design flexibility and encourage a variety of home designs in the Town's Design Ordinance.

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.

HO-3.2 Small Lots for Single-Family Areas. Continue to encourage smaller lot sizes in single-family residential areas.

HO-3.2a: Minimum Lot Size. 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.

HO-3.3 Promote Multifamily Housing. Promote the development of multifamily housing.

HO-3.4 Rental Units. Encourage that a percentage of new multifamily units, particularly affordable units, be rentals.

HO-3.5 Live/Work Units. Encourage live/work units for artists, professionals, or telecommuters.

HO-3.5a Live/Work Units in Commercial Zones.

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.

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

Goal HO-4: Provide increased opportunities for multifamily and affordable workforce housing and maintain affordability for all income groups.

HO-4.1 Housing for a Variety of Income Levels.

Require that a percentage of all new housing be designated for housing affordable to very low-, low- and moderate-income households.

HO-4.2 Density Bonuses. Provide density bonuses in accordance with State law to further encourage construction of affordable housing units.

HO-4.3 Density Increases for Multifamily Affordable Housing. Provide for higher density multifamily affordable workforce housing, subject to appropriate standards and design.

HO-4.3a State and Local Density Bonuses and Incentives. 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.

HO-4.3b Affordable Housing Overlay Zone. 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.

HO-4.4 Second Units. Encourage second dwelling units on single-family lots.

HO-4.4a Provide Information on Second Units. 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.

HO-4.5 Workforce Housing. Provide workforce housing to allow more residents to live and work in Yountville.

HO-4.6 Affordable Housing Priority. Give priority for new affordable housing units to current town residents and employees within the town.

HO-4.6a Implement Local Preference Policy. 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.

HO-4.7 Owner Occupancy Requirement. Restrict single-family detached units purchased with public subsidies to owner occupancy.

HO-4.8 Affordable Housing Agreements. Maintain appropriate mechanisms to ensure that affordable housing agreements are implemented and enforced.

HO-4.8a Coordinate with Affordable Housing Agencies. 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.

HO-4.9 Work with Nonprofit Developers. Work with nonprofit developers to facilitate new affordable rental housing, and/or to acquire market-rate rentals for conversion to affordable housing.

HO-4.9a Pursue Affordable Housing Opportunities.

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.

HO-4.10 Housing Opportunity Fund. Use the Town's Housing Opportunity Fund to provide seed money or assistance money for affordable housing projects.

HO-4.10a Housing Opportunity Fund Uses. 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.

HO-4.11 Fees for Affordable Housing Development.

Modify permit fees and processes to minimize costs to construct affordable housing units.

HO-4.11a Review Permit Fees. 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 multifamily 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.

Goal HO-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.

HO-5.1 Workforce Housing Needs Generated by Nonresidential Development. Require developers of nonresidential projects to assume responsibility for a share of the workforce housing needs generated by such development.

HO-5.2 Mixed Use on Commercial Sites. Provide enhanced opportunities for mixed residential and commercial uses on commercial sites.

HO-5.2a Development Standards. *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.

HO-5.3 Conversion to Commercial Use. 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.

HO-5.3a Affordable Housing Requirements. *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.

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

HO-6.1 Community Involvement in Housing Issues. 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.

HO-6.2 Information and Consultation for Residential Development. Provide information and consultation to property owners and developers regarding residential development sites and regulations, and available housing programs.

HO-6.2a Provide Information on Parcels with Residential Development Potential. *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 of the Housing 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.

HO-6.2b Provide Information on Second Units and Affordable Housing. 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.

Goal HO-7: Provide housing assistance to households in need and publicize the availability of such assistance.

HO-7.1 Mortgage Credit Certificate Program. Participate with the Housing Authority of the City of Napa (HACN) in a Mortgage Credit Certificate program to be available in Yountville.

HO-7.1a Housing Assistance Programs. 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.

HO-7.2 Down Payment Assistance. Work with the HACN to provide down payment assistance to qualified buyers of below-market-rate housing.

HO-7.3 Rental Assistance. Work with the HACN to provide Section 8 rental assistance certificates to qualifying residents.

HO-7.4 Relocation Assistance. Require developers to provide relocation assistance when private redevelopment displaces extremely low, very low-, low-, or moderate-income residents.

Goal HO-8: Conserve existing affordable housing and rental units, and promote rehabilitation of deteriorating units.

HO-8.1 Conversion to Bed and Breakfast Inns. Prevent the conversion of housing to bed and breakfast inns.

HO-8.2 Conversion to Condominiums. Control the conversion of rental units to condominiums.

HO-8.2a Regulate Conversions. 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.

HO-8.3 Mobile Home Parks. Preserve and protect existing mobile home parks.

HO-8.3a Mobile Home Park Zoning. 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.

HO-8.4 Preservation and Replacement of Affordable Housing. Preserve or replace existing affordable housing units that might otherwise be lost due to new development.

HO-8.4a Loss of Affordable Units Ordinance. 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.

HO-8.5 Mobile Home Rehabilitation Loans. Work with the Housing Authority of the City of Napa to provide rehabilitation loans to upgrade older mobile homes.

HO-8.6 Rehabilitation Loans for Lower-income Households. Work with the Housing Authority of the City of Napa to provide rehabilitation loans to lower-income households.

HO-8.6a Rehabilitation Loans. 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.

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.

HO-8.7 Housing Opportunity Fund for Rehabilitation. Continue to use the Housing Opportunity Fund to assist with rehabilitation efforts.

HO-8.8 Veterans Home of Yountville. Participate in plans to upgrade and improve housing at the Veterans Home of Yountville as appropriate.

HO-8.8a: Facilities Master Plan. 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 Veterans Home Facilities Master Plan.

Description: In 2012, the California Department of Veterans Affairs released the Veterans Home Facilities Master Plan. The plan 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.

Goal HO-9: Develop housing for households with special needs.

HO-9.1 Assistance for Seniors. Continue to support efforts to provide assistance to seniors, including the Veterans Home.

HO-9.1a Services for Seniors. 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.

HO-9.2 Affordable Housing for Seniors. Maintain affordable housing options for seniors.

HO-9.2a Mobile Home Park Overlay Zone. 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.

HO-9.3 Regional Efforts for Homeless Shelters and Transitional Housing. 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.

HO-9.3a Local Funding for Special Housing Needs. 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.

HO-9.4 Zoning for Emergency Shelters and Transitional, Supportive and Employee Housing.

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

HO-9.5 Farmworker Housing. 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.

HO-9.5a Participate in Countywide Efforts. 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, including actively participating in committees and task forces to identify funding solutions.

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

HO-9.6a Sonoma Developmental Center. 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.

Goal HO-10: Ensure that the Town's policies and regulations address all State housing requirements.

HO-10.1 Energy and Water Conservation. Encourage energy and water conservation in the design or modification of housing units.

HO-10.1a Street Trees. 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.

HO-10.1b Building Standards. 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.

HO-10.2 Fair Housing. Encourage fair housing practices.

HO-10.2a Referral of Fair Housing Complaints. 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.

HO-10.3 Annual Report. Produce an annual report on progress in meeting housing goals.

HO-10.3a Submittal of Annual Report. 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.

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