



## Staff Report

---

**File #:** 19-2312, **Version:** 2

---

### Yountville Town Council Staff Report

**DATE:** October 1, 2019

**TO:** Mayor and Town Council

**FROM:** Sandra Liston, Planning & Building Director  
Management Analyst

Daniel Gordon, Sr.

#### **TITLE**

Consider Adoption of Resolution Number 19-3585 Authorizing Application for, and Receipt of, SB2 Planning Grants Program Funds.

#### **DISCUSSION/BACKGROUND**

In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the state's housing shortage and high costs. Among these bills was SB 2, the Building Homes and Jobs Act, which provides funding and technical assistance to all local governments in California to help cities and counties prepare, adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production.

SB 2 provides non-competitive grant funds that vary by the size of the municipality. Yountville falls in the "Small City" category, meaning it is eligible to receive a grant in the amount of \$160,000. These funds must be used on projects that demonstrate a nexus to accelerating housing production. Eligible activities that qualify under this definition include:

- Updates to general plans, community plans, specific plans, local planning related to implementation of sustainable communities strategies, or local coastal plans.
- Updates to zoning ordinances.
- Environmental analyses that eliminate the need for project-specific review.
- Local process improvements that expedite local planning and permitting.

Many eligible activities, like rezoning to permit housing by-right and creating Objective Design and Development Standards, are not appropriate for the size and nature of development in Yountville. Additionally, affordable housing development in Yountville is not stymied by a bottleneck in the development process, like it is in larger cities. Rather, Yountville's supply of affordable housing is constrained by the availability of appropriate sites. To address this issue, staff recommends that the Town pursue an SB 2 planning grant to investigate the potential of affordable and workforce housing development at the Veterans Home of Yountville, along with an investigation into the feasibility of zoning changes to the site to allow for a more streamlined permitting process and/or a higher level of housing density. Staff has determined that the Town's eligible grant amount is commensurate with the cost of such a housing feasibility study.

In addition to being the largest employer in Yountville, the Veterans Home also offers some of the last remaining sites in Town for future housing development in the form of underutilized and unutilized land and

housing units. The Town wishes to partner with the Veterans Home of Yountville to pursue the shared goal of increasing local employee housing capacity through the development, or significant renovation, of employee housing at the Home.

The Veterans Home is owned by the State of California, and partnering with such an entity poses its own set of unique challenges. However, only by doing so will the Town be able to count housing at the Veterans Home towards upcoming Housing Element updates, which will be integral to the Town meeting its housing goals. While the Town does not require agreement from the Veterans Home to pursue a housing feasibility study at this time, staff will nonetheless proactively engage with Veterans Home and CalVet staff throughout the feasibility study process to lay the groundwork for a future formal partnership.

### **ENVIRONMENTAL REVIEW**

Exempt per California Environmental Act (CEQA) Guideline, Section 15262 (feasibility and planning studies).

### **FISCAL IMPACT**

Is there a Fiscal Impact? No

Is it Currently Budgeted? N/A

Where is it Budgeted? N/A

Is it Mandatory or Discretionary? Discretionary

Is there a Staff Resource Impact? Yes

### **STRATEGIC PLAN GOAL**

Is item Identified in Strategic Plan? Yes

If yes, Identify Strategic Goal and Objective. **Promoting the development of a variety of housing types:**

Promoting a variety of housing types allows households of varying ages, backgrounds, and household sizes to find appropriate housing, enhancing Yountville's diversity and inclusivity. **Providing increased opportunities for multifamily and affordable workforce housing and maintain affordability for all income groups:**

Providing increased opportunities for multifamily and affordable workforce housing will allow more local workers to live locally, reducing traffic congestion, increasing equitable housing opportunities, and promoting community cohesion.

Briefly Explain Relationship to Strategic Plan Goal and Objective. SB 2 Planning Grants Program funds will be used to conduct a housing feasibility study at the Veterans Home of Yountville, which is the first step in determining if the site is an appropriate location for future affordable and workforce housing development.

### **ALTERNATIVES**

Approve the application for, and receipt of, SB 2 Planning Grants Program funds as presented.

Approve the application for, and receipt of, SB 2 Planning Grants Program funds for purposes other than a housing feasibility study at the Veterans Home site.

### **RECOMMENDATION**

Receive staff report and direct questions to staff.

Conduct Council discussion.

Adopt Resolution Number 19-3585 Authorizing Application for, and Receipt of, SB2 Planning Grants Program Funds

