

Jurisdiction	Napa	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORT

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Housing Element Implementation

(CCR Title 25 §6202)

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Applications		Application Status	Notes	
1					2	3	4	5							6	7	8	9	10		11	12
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Was a Density Bonus requested for this housing development?	Was a Density Bonus approved for this housing development?	Please indicate the status of the application.	Notes*
Summary Row: Start Data Entry Below								0	0	76	0	0	16	36	128	127	0					
	004-460-033	701 Freeway Dr.	St. James Place Apartments	20-0133	5+	R	1/31/2021							23	23	23	0	No	No	No	Approved	
	004-181-018	2831 Laurel	Zelster ADU	20-0143	ADU	R	9/14/2021						1	1	1	0	No	No	No	Approved		
	042-210-012	2165 Lone Oak	Andrews ADU	20-0175	ADU	R	6/17/2021						1	1	1	0	No	No	No	Approved		
	046-211-008	1000 Shetler	Shetler Affordable Housing	20-0191	5+	R	6/11/2021			76				1	77	77	0	No	No	No	Approved	
	042-201-005	2095 W. Park	Siarve Parcel Map	21-0001	SFD	O	5/6/2021							2	2	2	0	No	No	No	Approved	
	003-252-018	1756 Oak	Dunlap ADU	21-0005	ADU	R	1/14/2021						1	1	1	0	No	No	No	Approved		
	041-742-026	3314 Homestead	McDonald ADU	21-0007	ADU	R	1/20/2021						1	1	1	0	No	No	No	Approved		
	038-070-039	1556 El Centro	Hernandez Parcel Map	21-0016	SFD	O	2/11/2021							4	4	4	0	No	No	No	Approved	
	041-110-036	9 Remington	Hobaugh Residence	21-0024	SFD	O	3/5/2021						1	1	1	0	No	No	No	Approved		
	003-051-003	957 G	Minnick ADU	21-0036	ADU	R	3/23/2021						1	1	1	0	No	No	No	Approved		
	038-032-016	3108 Hermosa	Hill ADU	21-0043	ADU	R	4/5/2021						1	1	1	0	No	No	No	Approved		
	042-260-012	2105 W Lincoln	Symmes Residence	21-0046	SFD	O	4/8/2021						1	1	1	0	No	No	No	Approved		
	002-063-002	1423 G	Wittkop ADU	21-0055	ADU	R	4/28/2021						1	1	1	0	No	No	No	Approved		
	003-265-003	1229 Division	Mironova Residence	21-0071	SFD	O	5/20/2021						1	1	1	0	No	No	No	Approved		
	003-202-010	1532 Third	Rezek ADU	21-0073	ADU	R	5/25/2021						1	1	1	0	No	No	No	Approved		
	050-222-005	3360 Pebble	Fouk ADU	21-0075	ADU	R	5/25/2021						1	1	1	0	No	No	No	Approved		
	046-180-018	1870 Seville	1870 Seville Residence	21-0078	SFD	O	6/9/2021						1	1	1	0	No	No	No	Approved		
	004-141-009	2240 Stockton	Scheuner ADU	21-0093	ADU	R	6/30/2021						1	1	1	0	No	No	No	Approved		
	003-011-009	2107 Brown	Carr ADU	21-0097	ADU	R	7/9/2021						1	1	1	0	No	No	No	Pending		
	045-054-021	1556 East	Middleton ADU	21-0104	ADU	R	7/23/2021						1	1	1	0	No	No	No	Approved		
	041-292-042	23 Chase	Gomez Residence	21-0119	SFD	O	8/9/2021						1	1	1	0	No	No	No	Approved		
	002-161-006	2225 Second	Oronato ADU	21-0129	ADU	R	9/20/2021						1	1	1	0	No	No	No	Approved		
	046-180-018	1894 Seville	1894 Seville SFD	21-0138	SFD	O	9/29/2021						1	1	1	0	No	No	No	Approved		
	002-172-009	2136 Oak	Nunn ADU	21-0140	ADU	R	10/7/2021						1	1	1	0	No	No	No	Approved		
	001-085-010	2530 Main	Montaban ADU	21-0151	ADU	R	11/1/2021						1	1	1	0	No	No	No	Approved		
	002-151-013	2010 First	DeMarco ADU	21-0170	ADU	R	12/14/2021						1	1	1	0	No	No	No	Approved		
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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
 Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	185	-	-	-	53	-	30	13	-	-	96	89
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	106	-	6	1	15	16	27	10	-	-	128	-
	Non-Deed Restricted		-	-	-	-	11	18	24	-	-		
Moderate	Deed Restricted	141	-	2	-	-	20	-	5	-	-	102	39
	Non-Deed Restricted		-	-	-	-	21	20	34	-	-		
Above Moderate		403	99	135	37	523	92	44	125	-	-	1,055	-
Total RHNA		835											
Total Units			99	143	38	591	160	139	211	-	-	1,381	128

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will include units that were permitted since the start of the planning period.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

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Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name +	Local Jurisdiction Tracking ID +	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Napa
Reporting Year	2021 (Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H1.A - Adequate Sites	Maintain Adequate Sites	Ongoing; 2015-23	Ongoing
H1.B - Future Land Use Planning	Adopt a General Plan Update	2016-18	General Plan Update underway
H1.C - Local Housing Need	Prioritize land resources for population groups with the highest need. Evaluate local housing needs for special population groups, given limited land supply	As projects are submitted	As part of the General Plan Update, an inventory of underutilized sites is being created for potential rezoning into housing sites
H1.D - Jobs-Housing Analysis	Improve linkages between housing and employment development	As plans are developed	Being studied in the General Plan Update
H1.E - Job Impact Analysis	Heightened link between jobs and housing	As major projects are proposed and reviewed	Being studied in the General Plan Update
H1.F - Housing Sites Study of Surplus Institutional Lands	Completion of Housing Sites analysis for surplus or potentially surplus institutional lands and follow-up actions	2016-18	Underway
H2.A - Adequate Sites for Multifamily Use	Completion of Sites study for futher Housing Element	2020-23	Underway
H2.B - New Residential Units	220 Units	Ongoing; 2015-23	In 2021, 30 additional rental affordable units started construction (19 at Caritas & 11 at SoCo). In addition, 8 affordable units that started construction in 2019 remain under construction (Napa Creek Village). Also, 50 affordable rental units that started construction in 2020 completed construction (50 at Manzanita Family Apartments).
H2.C - New Ownership Units	15 ownership housing units	Ongoing; 2015-23	The 34-unit affordable homeownership project, Redwood Grove, completed construction in 2021. This development received funding from the State, County & City. Of the 34 units, 14 are restricted to low-income, 10 to median income & 20 to moderate-income.
H2.D - First Time Buyer Programs	Assist 80 low-income households to become first time homebuyers	Ongoing; 2015-23	10 low-income households were assisted in CY2020.
H2.E - Identify Potential Acquisition Sites	Identify and acquire 1-2 sites	Ongoing; 2015-23	Housing Sites analysis underway
H2.F - Affordable Housing Overlay Zones	Modify Zoning Overlay District	2016-18	Following General Plan Update (2022)
H2.G - Long-Term Affordability Agreements and Monitoring	Approve long term agreements for new affordable units and provide monitoring of these agreements and projects funded under Federal, State, or local housing programs	Agreements as projects occur, Monitoring in an ongoing activity	Monitoring conducted annually
H2.H - Sustainable Development and Practices	Review and update every two years to continue to meet State standards	Ongoing; 2015-23	Ongoing
H2.I - Preferences in Affordable Housing	Study and possible development of administrative regulations to provide eligibility preferences for people who live and/or work in Napa for affordable housing programs	2016-18	The City is researching feasibility under Fair Housing laws.
H2.J - Duplex and Triplexes in Other Areas	Zoning amendment	2016-17	Following General Plan Update (2022)
H3.A - Design Review	Implement design guidelines and meeting process	Ongoing; 2015-23	Design Review requirements amended in 2017
H3.B - Use of Planned Development Zoning	Promote design flexibility	Ongoing; 2015-23	Planned Development zoning used to accommodate Harvest Village, a cottage home development
H3.C - Housing Mix	Monitor and potentially increase mix of housing throughout the City of Napa	Incorporate such research as review as part of next overall General Plan Update	Reviewing as part of the General Plan Update currently underway.
H3.D - New Second Units	36 units/ 14 very low income; 13 low income; 9 moderate income	Ongoing; 2015-23	60 ADUs approved in 2021, including two deed-restricted units through the City Junior Unit initiative program. The program provides financing and technical assistance to homeowners to create junior accessory dwelling units which are rented to low-income tenants. Additionally, four deed-restricted ADUs were completed through the program in 2021.
H3.E - Second Unit Standards and Fees	Revise Ordinance including work with service providers	2016	In 2018, the City adopted an ordinance amendment to exclude any dwelling unit 500 square feet or less from being charged affordable housing impact fees. Additionally, Napa Sanitation District and Napa Valley USD changed their fee structures to exclude ADUs under 500 square feet from impact fees.
H3.F - Amnesty Program	Consider and potential development of Amnesty Program	2020	Amnesty of un-permitted units is taking place organically with changes to the ADU Ordinance.
H3.G - Rental and Owner Rehabilitation Programs	Rehabilitate 40 substandard rental units for extremely low, very low, and low income renters. Assist rehabilitation of 168 units of substandard owner-occupied housing for very low and low income households	Ongoing; 2015-23	In 2021, 11 owner-occupied units for low and very-low income homeowners were rehabilitated, including five through the Owner Occupied Rehab Loan Program and six through the Emergency Repair Grant Program. Also in 2021, Charter Oaks, a 75-unit affordable rental project, completed renovations. This rehabilitation project increased the project's affordability by increasing the number of very-low income units from 15 to 31 units. In addition to 1 manager's unit, there will be 43 low-income units. Also in 2021, minor rehabilitation work was completed on Oran Court, a 12-unit affordable rental project and substantial rehabilitation was completed at Catholic Charities' Red House, a five-unit rental project.
H3.H - Code Enforcement	Improve community health and safety	Ongoing; 2015-23	Ongoing
H3.I - Targeted Neighborhood Improvement	"Cleanup" of neighborhoods experiencing deterioration	Ongoing; 2015-23	Ongoing

H3.J - Historic Area Process	Provide information to public on appropriate historic remodel techniques; Cultural Heritage Commission Certificates of Appropriateness; Historic Survey update	Ongoing; 2015-23	Ongoing
H3.K - Transportation Element Amendments	General Plan Amendment	Address as part of overall General Plan Update	General Plan Update underway
H3.L - Capital Improvement Programs for Neighborhood Improvement	Improvement of neighborhood quality through specific improvements as outlined in CIP and CDBG Consolidated Plan	CIP during budget review; and CDBG 5-year plan and annual reviews	Ongoing
H3.M - Parks & Recreation Element Update	Assure adequate parks to serve higher density areas	2016-18	General Plan Update underway
H3.N - Retain Federal, State, and Locally Subsidized Affordable Units	None at present; no units are at risk	Ongoing; 2015-23	No units threatened in 2020
H3.O - Rental Acquisition and Maintenance	Acquire or assist 15 units at Riverside and 31 added units of existing rental housing = 46 units; maintain them as affordable. Develop standards for high quality ongoing property management and maintenance	Ongoing; 2015-23; property management and maintenance standards shall be developed by the time first units are ready for occupancy	In 2021, the City allocated CDBG-DR funding (as discussed above for two projects). One is the Heritage House/Valle Verde project, which would include the reuse of an abandoned assisted living facility as an affordable rental housing project (65 very-low, of which 33 would be permanent supportive housing units). The other is Valley Lodge Apartments, which would convert a motel into 55 units of permanent housing for homeless.
H3.P - Mixed-Use Livability	Mixed-Use review; new standards, guidelines as needed	2018-20	Following General Plan Update (2022)
H4.A - Emergency Shelters	Emergency Shelters to meet Continuum of Care identified unmet needs	Ongoing; 2015-23	City funded existing emergency shelter operations in 2021 and actively participated in the COC. City & County continued to implement recommendations may by national experts in order to redesign the community's homeless system to be a more housing-focused system. The City also provided CDBG funding for improvements at Catholic Charities' Yellow House, which was converted into a family shelter
H4.B - Permanent Supportive/Transitional Housing	Rehabilitate 8 bedroom home for new transitional housing for homeless families	2015	See Program H3.O - In 2021, the City reserved \$2.7M in CDBG Disaster Recovery (CDBG-DR) funds for Heritage House/Valle Verde, a proposed affordable housing project which includes the reuse an abandoned assisted living facility. The proposed project would include 33 permanent supportive housing units for chronically homeless persons. The City also reserved \$387K in CDBG-DR funding for Valley Lodge Apartments, a motel conversion which would create 54 units of permanent housing for formerly homeless, including transitional aged foster youth. Both allocations are pending State approval. The City also jointly applied with Burbank Housing for Project Homekey funding for the Valley Lodge Apartments project.
H4.C - Support Services	Retain existing and support and assist implementation of added support facilities and services	Day Services Center continuation in the community; other services are ongoing contingent on funding	Ongoing
H4.D - Rental Assistance for Special Needs	Maintain 10 shelter Plus Care vouchers/year, 30 Mainstream vouchers for disabled/year and 100 non-elderly Disabled (NED) Vouchers	Ongoing; 2015-23	SPC vouchers were maintained in 2021. The now 71 Mainstream vouchers and 100 NED vouchers were maintained. In 2021, the Housing Authority was awarded 45 new Emergency Housing Vouchers for special needs populations including homeless and survivors of domestic violence. The Housing Authority continued its Landlord Mitigation and Incentive Program, launched in 2017, to help house homeless and at-risk of homeless persons. The Housing Authority made 10 project-based vouchers of the 20 PBVs in Manzanita Family Apartments available to homeless (4 units) and to families at-risk of losing their children due to lack of housing (6 units).
H4.E - Capital Improvements for Non-Profit Facilities	Provide funds to assist in maintenance of non-profit facilities serving low income and special needs groups	CDBG allocations	As described in H4.A above, in 2018 the City approved CDBG funds to Catholic Charities to make ADA improvements to Rainbow House, so one of the buildings could be converted to a family homeless shelter. Due to increased construction costs, additional funding was allocated to this project in 2021.
H4.F - Encourage Well Managed New SRO Permanent Housing	Revise SRO Ordinance; 20 units for extremely low and low income	Ordinance revision by 2016; units by 2023	Under Review
H4.G - Rehabilitate Existing Facilities for SROs	Rehabilitate 20 units of housing to SRO units	Ongoing; 2015-23	In 2021, as described in H.4.B, the City reserved CDBG-DR funding for an affordable housing project, Heritage House/Valle Verde, that includes the conversion of an abandoned assisted living facility into a 66-unit affordable housing project. Sixty of these units would be SROs.
H4.H - Coordination with Napa County and Other Actions to address Farmworker Housing	Promote access to new permanent housing in the City by distributing bilingual information when new affordable rental opportunities are available, implementing related programs, and coordinate with and assist County and non-profit agencies and developers. Facilitate development of 25 units (accomplished as part of programs H2.B, H4.F or other programs providing new lower income housing) for farmworkers and equivalent income households during planning period	Ongoing; 2015-23 or as specifically noted in program	In 2021, as described in H.4.B, the City reserved CDBG-DR funding for an affordable housing project, Heritage House/Valle Verde, that includes the conversion of an abandoned assisted living facility into a 66-unit affordable housing project. Sixty of these units would be SROs.

H4.I - Housing for Developmentally Disabled Persons	Assist developers to apply for available State and Federal monies in support of housing construction and rehabilitation targeted for persons with disabilities, including developmental disabilities. Initiate a cooperative outreach program with the North Bay Regional Center to inform people when new housing becomes available for developmentally disabled persons. Continue to partner with the North Bay Housing Coalition to rehabilitate units for the developmentally disabled and provide access to Section 8 vouchers	Establish a partnership with the Regional Center by 2016; Assist developers as funding is available	In 2021, the Housing Division provided ADA Improvements to five units as part of its Emergency grant/rehab programs
H5.A - Universal Design	Add Universal Design provisions to zoning ordinance	2016	Under Review
H5.B - Traffic Impact Overlay	Monitor as new developments are proposed. Pursue modifications to the :TI Overlay as needed	Ongoing; 2015-23	Ongoing
H5.C - Priority Processing	Develop administrative policy for project processing during and after approvals	2017	Completed 2017
H5.D - Affordable Housing Fees	Retain ability to defer fees	Ongoing; 2015-23	On-going.
H5.E - Fair Housing	Retain Fair Housing Agency	Ongoing; 2015-23	City continued to fund Fair Housing in 2021.
H5.F - Database Monitoring	Incorporate permit tracking and land use databases into GIS system	Ongoing; 2015-23	Under Review
H5.G - Legislation	Monitor and support key legislation	Ongoing; 2015-23	City increased legislative efforts this year by assigning a staff person to track and analyze information and engage with other stakeholder groups like the League of California Cities. City began work to formalize a legislative platform which would allow it to better monitor and weigh in on housing legislation.
H5.H - Housing Transfer Agreements	Assist County in meeting Housing Needs	Ongoing; 2015-23	Napa Pipe Agreement includes the City of Napa taking 80% of the County's RHNA in the Sixth Housing Cycle
H5.I - Cities/Counties Coordination	Improve coordination on City/County housing issues	Ongoing; 2015-23	Continued to work with County & other cities on housing issues including updating joint underwriting guidelines in 2021.
H5.J - Community Outreach Efforts	Outreach and education	Ongoing and as Specific Plans are developed	Continue to provide Notice of Application to property owners within 500 feet for all project applications.
H5.K - Use of Funds	Implementation of Housing Programs	Ongoing; 2015-23	In 2021, the City approved a funding reservation of \$3M from the City's Affordable Housing Impact Fees for the Valley Lodge Apartments (formerly Wine Valley Lodge) project. This project would convert a motel into 54 units of permanent housing with supportive services for homeless, including transitional age foster youth. In 2021, the City also approved a reservation for approximately \$1.8M of 1% Transient Occupancy Tax (TOT) Workforce and Affordable Housing Funds to be used as loans to eight moderate-income homebuyers to purchase townhomes proposed as part of the Old Sonoma project.
H5.L - Maximize Rental Subsidies	Maintain existing allocation of up to 1,378 Section 8 Rental Vouchers Countywide (including Program 4.D special needs vouchers)	Ongoing; 2015-23	Utilized 93.6% of Section 8 allocation in 2021
H5.M - Public/Private Partnerships	Use of private resources to achieve housing element goals	Ongoing; 2015-23	Continued to encourage private resources for affordable housing - especially through use of Housing Density Bonus program. Continued to partner with the County through an MOU for the homeless system. Worked with Napa Valley Community Foundation and the City of Calistoga on the Napa Sonoma ADU Center.
H5.N - Water and Sewer Service Provider Coordination	Ensure that water and sewer providers are aware of the City's plans for residential development throughout the City	By January 31, 2016	Distributed June 18, 2015

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Table E
Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

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Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity		16		16					Charter Oaks, a 75-unit affordable rental project, rehabilitation project increased the project's affordability by
Preservation of Units At-Risk									
Acquisition of Residential Units									
Mobilehome Park Preservation									
Total Units by Income									

