Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Aliso Viejo

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Reporting Period by Calendar Year: from 1/1/11 to 12/31/11

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Housing Policy Department
Received on:
MAR 19 2012

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Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
173-178 Playa Circle	5+	O		2		4	6			DB - Deed restricted 174 & 177 Playa Circle	
179-184 Playa Circle	5+	O		2		4	6			DB - Deed restricted 180 & 183 Playa Circle	
59-65 Playa Circle	5+	O		1		5	6			DB - Deed restricted 62 Playa Circle	
66-71 Playa Circle	5+	O		1		7	8			DB - Deed restricted 69 Playa Circle	
37-41 Playa Circle	5+	O		1		4	5			DB - Deed restricted 40 Playa Circle	
70-86 (even) Colonial Way	5+	O		3		6	9			DB - Deed restricted 70, 84 & 86 Colonial Way	
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	86	86				
(10) Total by income Table A/A3 ► ►				10		116	126				
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**						0	
No. of Units Permitted for **Above Moderate**	57		29			86	

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2006	2007	2008	2009	2010	2011				Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted												208
	Non-deed restricted												
Low	Deed Restricted		8	4	9	5	15	10				51	114
	Non-deed restricted												
Moderate	Deed Restricted												179
	Non-deed restricted												
Above Moderate			116	58	114	111	94	116				609	0
Total RHNA by COG. Enter allocation number:			124	62	123	116	109	126				660	501
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. 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.			
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**	
1 Land Use Element	Continue to evaluate residential opportunities made available by the Community Benefit Overlay mechanism specified in the Land Use Element.	30-Jun-05	Development agreements have been executed for four (4) out of the five (5) Community Benefit Overlay (CBO) areas; all of which included a residential component. The fifth CBO elected the existing development opportunity without a residential component.	
2 Zoning Ordinance	Adopt and implement a Zoning Ordinance consistent with State law to provide for a variety of well designed and well built housing types that complement the existing character of the community.	30-Jun-05	Effective July 18, 2008, the City adopted and implemented a Zoning Ordinance consistent with State law. The Zoning Ordinance was subsequently updated; the most recent update was March 2, 2011.	
3 Affordable Housing Provision	Through development agreements, the City may ensure a portion of residential units constructed within Community Benefit Overlay (CBO) areas be affordable to very low and low income households.	30-Jun-05	For each of the four (4) approved CBO sites, onsite affordable units, or in-lieu fees, or a combination are guaranteed by the Development Agreement.	
4 Density Bonus Ordinance	Adopt and implement a Zoning Ordinance consistent with State law pertaining to Density Bonus Requirements, including the child care provisions of Section 65915(h) of the California Government Code.	30-Jun-05	Provisions of the State's density bonus opportunities have been incorporated in the City's CBO projects. It was subsequently included in the City's Zoning Ordinance.	
5 Second Unit Ordinance	Adopt a Second Unit Ordinance that is consistent with State requirements.	30-Jun-05	Second unit standards are included in the City's Zoning Ordinance (15.14.080).	
6 Expedited Project Review	The City will develop and implement procedures for priority processing of development projects that include housing for very low income households to reduce the time and cost associated with the development review process.	31-Dec-04	The City Council has directed staff to expedite the processing of proposals that include affordable housing opportunities as part of the CBO projects.	

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7	Flexibility from Development Standards	The City will include specific criteria for granting flexibility in development standards when it develops its Zoning Ordinance by June 2005.	30-Jun-05	Flexibility from development standards is included in the City's Zoning Ordinance (15.58)	
8	Homeownership Assistance	The City will explore various programs, determine feasibility, and implement by the end of 2004.	31-Dec-04	The City explored various programs prior to 2004 and will continue to do so.	
9	Section 8 Housing Choice Vouchers	The City will assist OCHA in promoting the use of Section 8 Housing Choice Vouchers in Aliso Viejo with the objective of expanding assistance to an increased number of households.	30-Jun-05	The City makes referrals to the Orange County Housing Authority regarding Section 8 Housing Choice Vouchers.	
10	OCHA Special Needs Groups Rental Assistance Program	The City will assist OCHA in promoting its Special Needs Groups Rental Assistance Programs in Aliso Viejo with the objective of expanding assistance to an increased number of households with special needs.	30-Jun-05	The City makes referrals to the Orange County Housing Authority regarding Special Needs Group Rental Assistance.	
11	Code Enforcement	The City's code enforcement staff will continue to enforce property maintenance standards and adopted City building and zoning codes.	30-Jun-05	The City's code enforcement staff aggressively enforces property maintenance standards, including the enforcement of health and safety provisions.	
12	Conservation of Existing and Future Affordable Units	Annually, the City will monitor the status, notify residents of potential conversion, and pursue options to preserve the units.	30-Jun-05	Since incorporation, the City has processed two (2) condo conversions and has required in-lieu fees as a condition of approval to assist in the creation of future affordable housing opportunities.	
13	Fair Housing Services	The City will continue to contract to support fair housing services for City residents. The City will advertise fair housing services on its web-site and at the public counter, library, post office, and other community locations.	30-Jun-05	The City currently contracts with the Fair Housing Council of Orange County (FHCOC) to provide fair housing services.	

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General Comments:

The program implementation status report contained in Table C is for the previous RHNA cycle. The City's current draft Housing Element has not yet been presented to City Council for final approval; staff is currently working on the required environmental documentation.