

APR 07 2011

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: CITY OF DANA POINT

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Dana Point, CA 92629

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Reporting Period by Calendar Year: from January 1, 2010 to December 31, 2010

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Dana Point
 Reporting Period 1/1/2010 - 12/31/2010

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	
			Affordability by Household Incomes									
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Very Low-	Low-	Moderate-	Above	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the units were affordable. Refer to instructions.	
			Income	Income	Income	Moderate Income						
			0	0	0	0	12					
(9) Total of Moderate and Above Moderate from Table A3			0	0	1	11	12					
(10) Total by Income Table A/A3			0	0	0	0	0					
(11) Total Extremely Low-Income Units*												

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of Dana Point
Reporting Period 1/1/2010 - 12/31/2010

**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 which meet 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)**

No. of Units Permitted for Moderate	No. of Units Permitted for Above Moderate					Total	Number of Infill units*
	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes		
						11	0
					1	11	1

* 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.		2009	2010																	
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	Total Units to Date (all years)	Total Remaining RHNA by Income Level								
	Very Low	Deed Restricted																		
Non-deed restricted												15								
Low	Deed Restricted											12								
	Non-deed restricted											12								
Moderate	Deed Restricted											12								
	Non-deed restricted		1								1	12								
Above Moderate		8	11								19	9								
Total RHNA by COG. Enter allocation number:		8	12								20	48								
Total Units		8	12								20	48								
Remaining Need for RHNA Period																				

Note: units serving extremely 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)	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.	Housing Programs Progress Report - Government Code Section 65583.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
1.1 Affordable Housing Development Plan	ID Sites, Discuss w/CUSD	31-Dec-09	Discussion with CUSD 2/23/10 re: bus yard site
1.2 Expand Zoning for Multi-Family Housing	Update Zoning Code to permit	31-Dec-09	Approved by City Council 4/26/10
1.3 Expand Zoning for Emergency Shelters and Transitional Housing	Zoning Code changes to allow em. Shelters up to 20 beds in CF zone and up to 10 beds in churches.	June 2010	Approved by City Council 4/26/10
1.3 Expand Zoning for Emergency Shelters and Transitional Housing	Definitions changed in Zoning Code for Emergency Shelters, Transitional Housing and Supportive Housing.	1-Jun-10	Approved by City Council 4/26/10
1.5 Second Units	Promote and permit 1-2 units per year.	Annually	Promotion through brochure and website. Discussions with property owners but no 2nd units built in 2010.
2.5 Housing Initiative Program	Continue program assisting 20 Dana Point residents employed by St. Regis	Annually	2010 Program assisted 20 Dana Point residents
3.1 Streamlined Approvals for Affordable Housing	Zoning Code changes to allow any multifamily projects with 20% min for low-income or 40% min for mid income processed administratively	1-Jun-10	Approved by City Council 4/26/10

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General Comments: