CITY OF DANA POINT

COMMUNITY DEVELOPMENT DEPARTMENT

Housing Policy Department
Received on:

MAR 2 2 2012

March 13, 2012

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

RE: 2011 Annual Housing Element Progress Report

Enclosed please find the City of Dana Point Annual Housing Element Progress Report for 2011. The Planning Commission reviewed this report at its regular meeting on March 12, 2012.

If you have any questions, please contact me at (949) 238-3519 or by email at cteague@danapoint.org.

Sincerely,

Christy Teague
Economic Development Manager

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Dana Point

Mailing Address: 33282 Golden Lantern, #203
Dana Point, CA 92629

Contact Person: Christy Teague Title: Economic Development Manager

Phone: 949/248-3519 FAX: 949/248-7372 E-mail: cteague@danapoint.org

Reporting Period by Calendar Year: from January 1, 2011 to December 31, 2011

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 1/1/2011 - 12/31/2011

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	
(9) Total of Moderate and Above Moderate from Table A3 ► ►					0	14	14				
(10) Total by income Table A/A3 ► ►			0	0	0	14	14				
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT
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Jurisdiction City of Dana Point

Reporting Period 1/1/2011 - 12/31/2011

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**	14					14	3

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
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Jurisdiction City of Dana Point

Reporting Period 1/1/2011 - 12/31/2011

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	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	15											15
	Non-deed restricted												
Low	Deed Restricted	12											12
	Non-deed restricted												
Moderate	Deed Restricted	13											12
	Non-deed restricted			1								1	
Above Moderate		28	8	10	14							32	-4
Total RHNA by COG. Enter allocation number:		68	8	11	14							33	35
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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Reporting Period 1/1/2011 - 12/31/2011

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**
1.1 Affordable Housing Development Plan	ID Sites, Discuss w/CUSD	31-Dec-09	Discussions with CUSD Ongoing in 2011
1.2 Expand Zoning for Multi-Family Housing	Update Zoning Code to permit Multi-Family Housing in CF Zone	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	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.	1-Jun-10	Approved by City Council 4/26/10
1.4 Density Bonus Housing	Promote development of lower income units	2008-2014	Discussions with various developers in 2011
1.5 Second Units	Promote and permit 1-2 units per year	Annually	Promotion through website and brochure, but no Second Dwelling Units constructed in 2011.
2.5 Housing Initiative Program	Continue program assisting 20 Dana Point residents employed by	Annually	2011 employee program served 20 Dana Point residents
3.1 Streamlined Approvals for Affordable Housing	Zoning Code changes to allow any multifamily projects with 20% min	1-Jun-10	Approved by City Council 4/26/10

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Jurisdiction	City of Dana Point
Reporting Period	1/1/2011 - 12/31/2011

General Comments: