

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SAN JUAN CAPISTRANO

Reporting Period 01/01/2013 - 12/31/2013

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

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

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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	
B13-0039/APN:664-255-30	SF	Owner	0	0	0	1	1	0	N/A	N/A	N/A
B13-0040/APN:664-255-31	SF	Owner	0	0	0	1	1	0	N/A	N/A	N/A
B13-0041/APN:664-255-32	SF	Owner	0	0	0	1	1	0	N/A	N/A	N/A
B13-0042/APN:664-255-33	SF	Owner	0	0	0	1	1	0	N/A	N/A	N/A
B13-0060 to 65 for 28197/9,28201/3/5/7 Via Del Mar	SF	Owner	0	0	0	6	6	0	N/A	N/A	N/A
B13-0066 to 71 for	SF	Owner	0	0	0	6	6	0	N/A	N/A	N/A

28254/56/58/60/62 Camino Del Ri												
B13-0090 to 92 for 28152/62/72 for Camino Del Rio	SF	Owner	0	0	0	3	3	0	N/A	N/A	N/A	
B13-0093 to 95 for 28174/6/8 Via Del Mar	SF	Owner	0	0	0	3	3	0	N/A	N/A	N/A	
B13-0096 to 98 28180/2/4 Via Del Mar	SF	Owner	0	0	0	3	3	0	N/A	N/A	N/A	
B13-0099 to 101 for 28305/7/9 Via Del Mar	SF	Owner	0	0	0	3	3	0	N/A	N/A	N/A	
B13-102/3/4 for 28311/3/5 Via Del Mar	SF	Owner	0	0	0	3	3	0	N/A	N/A	N/A	
B13-0159 to 162 for 28293/5/7/9 Via Del Mar	SF	Owner	0	0	0	4	4	0	N/A	N/A	N/A	
B13-0163/4 for 28031/3 Via Del Mar	SF	Owner	0	0	0	2	2	0	N/A	N/A	N/A	
B13-0168/9 for 28196/8 Via Del Mar	SF	Owner	0	0	0	2	2	0	N/A	N/A	N/A	
B13-0170/1/3/4/5 for 28202/4/6/8/10 Via Del Mar	SF	Owner	0	0	0	5	5	0	N/A	N/A	N/A	
B13-0177/8 for 28283/5 Via Del Mar	SF	Owner	0	0	0	2	2	0	N/A	N/A	N/A	
B13-0179/80/81 for 28271/3/5 Via Del Mar	SF	Owner	0	0	0	3	3	0	N/A	N/A	N/A	
B13-0182 for 28281 Via Del Mar	SF	Owner	0	0	0	1	1	0	N/A	N/A	N/A	
B13-0183/4 for 28277/9 Via Del Mar	SF	Owner	0	0	0	2	2	0	N/A	N/A	N/A	
B13-0222/3/4/5 for 28241/3/5/7 Via Del Mar	SF	Owner	0	0	0	4	4	0	N/A	N/A	N/A	
B13-0229 for 28253 Via	SF	Owner	0	0	0	1	1	0	N/A	N/A	N/A	

Del Mar											
B13-0230/1/2/3/4 for 28261/3/5/7/9 Via Del Mar	SF	Owner	0	0	0	5	5	0	N/A	N/A	N/A
B13-0337 for APN:649-161-11	SF	Owner	0	0	0	1	1	0	N/A	N/A	N/A
B13-0430 for 28249 Via Del Mar	SF	Owner	0	0	0	1	1	0	N/A	N/A	N/A
B13-0431/2/3/4 28251/5/7/9 Via Del Mar	SF	Owner	0	0	0	4	4	0	N/A	N/A	N/A
B13-0580/1 for 28266/8 Camino Del Rio	SF	Owner	0	0	0	2	2	0	N/A	N/A	N/A
B13-0582/3/4/5 for 28270/2/4/6 Camino Del Rio	SF	Owner	0	0	0	4	4	0	N/A	N/A	N/A
B13-0599/600 for APN:664-252-11/12	SF	Owner	0	0	0	2	2	0	N/A	N/A	N/A
B13-0762/3 for 28341/3 Via Del Mar	SF	Owner	0	0	0	2	2	0	N/A	N/A	N/A
B13-0601/2/4/5 for APN:664-252-23/4/5/6	SF	Owner	0	0	0	4	4	0	N/A	N/A	N/A
B13-0764/5/6/7 for 28333/5/7/9	SF	Owner	0	0	0	4	4	0	N/A	N/A	N/A
B13-0803 for 28278 Camino Del Rio	SF	Owner	0	0	0	1	1	0	N/A	N/A	N/A
B13-0804/5/6/7 for 28280/2/4/6 Camino Del Rio	SF	Owner	0	0	0	4	4	0	N/A	N/A	N/A
B13-0902/3/4/5 for APN:664-254-02/3/4/5	SF	Owner	0	0	0	4	4	0	N/A	N/A	N/A
B13-0906/7/8 for APN:664-252-39/40/41	SF	Owner	0	0	0	3	3	0	N/A	N/A	N/A
B13-0909/10/11/12 for APN:664-254-06/7/8/9	SF	Owner	0	0	0	4	4	0	N/A	N/A	N/A

(9) Total of Moderate and Above Moderate from Table A3	0	0	0	102		
(10) Total by Income Table A/A3	0	0	0	102		
(11) Total Extremely Low-Income Units*	0					

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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 in 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	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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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	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	0	0	0	0	0	0	0

* 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.												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	0	0	0	0	0	0	0	0	0	0	0	0
	Non-Restricted	0	0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	0	0	0	0	0	0	0	0	0	0	0	0
	Non-Restricted	0	0	0	0	0	0	0	0	0	0		
Moderate		0	0	0	0	0	0	0	0	0	0	0	0
Above Moderate		0	102	0	0	0	0	0	0	0	-	102	0
Total RHNA by COG. Enter allocation number:		0											
Total Units ▶ ▶ ▶			102	0	0	0	0	0	0	0	0	102	
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													0

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)	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
Adequate Sites	1) Rezone sites to 30 dwelling units per acre to provide adequate sites to address the City's RHNA shortfall. 2) Replace City zoning designation "Affordable Family/Senior Housing" at 25 du/acre with "Very High Density" at 30 du/acre. 3) Maintain an inventory of available sites for residential development and provide to prospective residential developers upon request. 4) Adopt Density Bonus ordinance consistent with Government Code 65915 and SB1818.	At the same time as Housing Element Adoption	Items 2, 3, and 4 have been implemented. Two sites were rezoned to meet the RHNA shortfall and two additional sites are being investigated to meet the remaining RHNA shortfall. The rezoning of two additional sites is expected to occur within the next nine months.
Mixed-Use Zoning	Identify additional sites to implement mixed-use zoning and add zoning text designating specific sites to allow residential uses as secondary uses.	Throughout the Planning Period	The City continues to review potential sites which could accommodate mixed-use zoning.

<p>Inclusionary Housing and In-Lieu Fees</p>	<p>Continue evaluation of this programs impacts on development and encourage developers to combine this program with other affordable housing programs. Additionally, the City will make efforts to assist the development of housing that meets the needs of special needs households including: large families, extremely low income households, seniors, and persons with disabilities, including developmental.</p>	<p>Throughout the Planning Period</p>	<p>The City continues to evaluate this programs impacts on development. The City has received additional funds through the in-lieu fee program, which are expected to be used on the development of one site which was zoned to Very High Density residential under the adequate sites program.</p>
<p>Housing Choice Voucher Program</p>	<p>Continue participation with the County of Orange Housing Choice Voucher Program.</p>	<p>Throughout the Planning Period</p>	<p>The City continues to direct households to the County for information regarding the Housing Choice Voucher Program. Additionally, the City has encouraged landlords to investigate the benefits of involvement with the program to expand the possibility of assistance within the City.</p>
<p>Affordable Housing Funding</p>	<p>The City facilitates the applications of housing developers and homeless service providers for financing to develop affordable housing. The City will meet with potential affordable housing developers, provide site information, assist in the entitlement processes, and consider on a case-by-case other incentives, including, but not limited to, fee deferrals and modification of standards. Additionally, the City will strive to use these funds to assist special needs households, including but not limited to extremely low income households, large families, seniors, and persons with disabilities, including developmental.</p>	<p>Annually</p>	<p>The City receives regular notification regarding grant and financial opportunities. Additionally the City pursues HOME grants on a programmatic basis and will be pursuing project based grants for the affordable projects City is partners to develop in the future.</p>
<p>Affordability Covenant for Accessory Units</p>	<p>City has developed an approach to allow for affordability covenants for new secondary dwelling units and will encourage interested property owners to use this mechanism to expand affordable housing opportunities in the City.</p>	<p>Throughout the Planning Period</p>	<p>The City continues to encourage property owners to place affordability covenants over their accessory/secondary dwelling units.</p>
<p>Mobile Home Park Rent Control Ordinance</p>	<p>City will continue to implement the Mobile Home Park Rent Control Ordinance to ensure that the City's 1,266 mobile homes continue to be the most affordable</p>	<p>Throughout the Planning Period</p>	<p>The City continues to investigate resident concerns with unusual rent increases and work with park owners and residents regarding understanding and implementing the rent control ordinance.</p>

	homeownership option within the City.		
Mortgage Credit Certificate Program	The City will increase awareness of the MCC program by providing information on the MCC program on the City's website with links to the County of Orange information website and the County's MCC Program Administrator's website. Flyers and brochures created by the County's MCC Program Administrator will be made available to residents at key public locations.	Annually	The City has made county information available on the City's website and continues to direct perspective first time home buyers to the program.
Reasonable Accommodations Procedure	The City will create a process for making requests for reasonable accommodation to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities. Information will be provided to residents on reasonable accommodation procedures via public counters and the City website.	18 months	The City is reviewing possible policies and will be implementing procedures within 18 months
Emergency, Transitional and Supportive Housing	1) Consistent with state law, transitional and supportive housing that is provided in zones the permit residential uses will be permitted, conditionally permitted or prohibited in the same manner as the other zones that permit residential uses. 2) The City will monitor provisions of the Supportive Housing Code to ensure that specific conditions and restrictions do not unduly constrain development of emergency, transitional and supportive housing.	18 months, then ongoing	The City permits transitional and supportive housing through the Residential Care facilities which are permitted in residential zones in the same manner as other zones that permit residential uses. The City continues to monitor the provisions of the Supportive Housing Code to ensure that specific conditions and restrictions do not unduly constrain development of emergency, transitional and supportive housing.
Residential Rehabilitation	The City's goal is to provide residential rehabilitation assistance for 60 units.	Throughout the Planning Period	The City successfully rehabilitated ten units during the planning period.
Fair Housing and Equal Housing Opportunity	The City will continue to distribute information on fair housing and refer fair housing questions and housing discrimination claims to the Fair Housing Council of Orange County. All housing	through	

	<p>advertising, housing public hearing notices, and contracts for housing-related work include fair housing language as required by the State of California. The City will continue to display the fair housing and equal housing opportunity logos on all housing information, housing website pages, Community Center, and at the front counter to the Development Services Department.</p>		
<p>Fair Housing and Equal Housing Opportunity</p>	<p>The City will continue to distribute information on fair housing and refer fair housing questions and housing discrimination claims to the Fair Housing Council of Orange County. All housing advertising, housing public hearing notices, and contracts for housing-related work include fair housing language as required by the State of California. The City will continue to display the fair housing and equal housing opportunity logos on all housing information, housing website pages, Community Center, and at the front counter to the Development Services Department.</p>	<p>Throughout the Planning Period</p>	<p>The City continues to display the fair housing and equal housing opportunity logos on all housing information, housing website pages, Community Center, and at the front counter. Additionally, the City directs all Fair Housing and Equal Housing questions and concerns to the Fair Housing Council of Orange County for additional services and resources.</p>

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General Comments: