



City of San Clemente Planning

Jeffrey Hook, Senior Planner

Phone: (949) 361-6182 Fax: (949) 366-4750

hookj@san-clemente.org

~~HOUSING POLICY
DEVELOPMENT, HCD~~

~~JUL 01 2011~~

CB

June 27, 2011

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

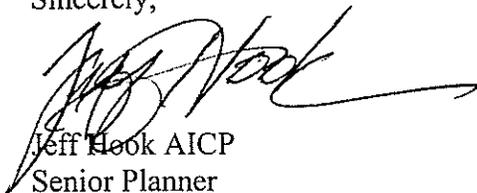
~~HOUSING POLICY
DEVELOPMENT, HCD~~

~~JUN 30 2011~~

RE: Annual Housing Element Report 2010-2011

As required by Government Code Section 65400-65403, an annual report to the legislative body, the Office of Planning and Research and the Department of Housing and Community Development is required on the status of the General Plan Housing Element and progress in meeting regional housing needs. Enclosed is San Clemente's annual report describing the status of the General Plan Housing Element, the City's progress in meeting its regional housing needs allocation, and accomplishments in implementing its housing programs. If you have any questions, please feel free to contact me.

Sincerely,



Jeff Hook AICP
Senior Planner

cc. ✓ Department of Housing and Community Development
City Manager George Scarborough
Community Development Director, James S. Holloway
Jim Pechous, City Planner

Attachment

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction: CITY OF SAN CLEMENTE
 Reporting Period: Date: June 2010 - July 1, 2011

Table A

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

1		2		3		4				5	5a	6		7	8
						Housing Development Information						Housing with Financial Assistance and/or Dead Restrictions			
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. # Initial Units*	Assistance Programs for Each Development	Dead 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									
none															
(9) Total of Moderate and Above Moderate from Table A3		▶		▶		▶		0	0						
(10) Total by income Table A/A3		▶		▶		▶									
(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 SAN CLEMENTE
Reporting Period: Date: June 2010 - July 1, 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 which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(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			
(1) Rehabilitation Activity	4	10	2		16	Two Single Family rehab projects and 14 unit Multi Family rehabs completed
(2) Preservation of Units At-Risk	0	0	0		0	
(3) Acquisition of Units	0	4	0		4	Mary Erickson Community Housing - Four four residential condominiums purchased and rehabilitated
(5) Total Units by Income	4	14	2		20	

* 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						0	

* Note: This field is voluntary

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

Jurisdiction CITY OF SAN CLEMENTE
Reporting Period Date: June 2010 - July 1, 2011

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Income Level	RHNA Allocation by Income Level	Permitted Units Issued by Affordability										Total Units to Date (all years)	Total Remaining RHNA by Income Level
		2006	2007	2008	2009	2010	2011	2012	2013	2014			
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted Non-deed restricted	0	0	0	0	4						4	122
Low	Deed Restricted Non-deed restricted	3	0	0	0	0						3	100
Moderate	Deed Restricted Non-deed restricted	0	0	0	0	0							116
Above Moderate		529	0	0	0	0						529	0
Total RHNA by COG:													
Enter allocation number:		532	0	0	0	4						536	338
Total Units													
Remaining Need for RHNA Period													

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

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

Jurisdiction CITY OF SAN CLEMENTE
Reporting Period Date: June 2010 - July 1, 2011

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Provide adequate opps for housing for persons at all economic levels	Update the Gen Plan and Zoning	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.	Council approved in June 2011	
Promote equal housing opportunities	Amend zoning regulations		Council approved in June 2011	
Housing Grant Programs	Encourage dev of infill sites			
	Encourage adaptive reuse of props			
Home Rehab Program - CDBG	Provide nonprofit funding sources			No changes. Maintain CDBG programs.
	Ensure existing afford housing units are safe and healthy			

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

Jurisdiction CITY OF SAN CLEMENTE
Reporting Period Date: June 2010 - July 1, 2011

General Comments:

SEE ATTACHED NARRATIVE

**CITY OF SAN CLEMENTE
ANNUAL HOUSING ELEMENT REPORT
HOUSING PROGRAM IMPLEMENTATION ATTACHMENT
JEFF HOOK, SENIOR PLANNER
2010-11**

In accordance with Government Code Section 65400-65403 the following annual report provides a status of the City's Housing Program, evaluation of the Regional Housing Needs Assessment (RHNA), and a summary of housing activities during FY 2010-2011 to further implement San Clemente's 2008 Housing Element. The Department of Housing and Community Development Division of Housing Policy Development (HCD) stated that San Clemente's Housing Element draft was in conformance with State housing law in a letter from Cathy Creswell dated 10-13-10. The City anticipates sending the adopted Housing Element to HCD in mid- July. To meet the City's future housing needs, three proactive changes to San Clemente's key housing programs were recently approved: 1) Council clarified and expanded the City's Downtown affordable housing overlay zone, 2) amended zoning regulations to expand affordable housing incentives, and 3) rezoned City-owned property at 107-115 Avenida Serra to prepare the property for workforce rental housing affordable to low income households.

BACKGROUND

State law requires the preparation of a Housing Element as part of a jurisdiction's General Plan (*Government Code* §65302(c)). It is the primary planning guide for local jurisdictions to identify and prioritize the housing needs of the City and determine ways to best meet these needs while balancing community objectives and resources

San Clemente last updated its Housing Element in 2000. State law requires every jurisdiction within the Southern California Association of Governments (SCAG) region to update the Housing Element in 2008. During the past eleven years, housing costs have risen significantly, and the City's population has increased by one-third. San Clemente's population is approximately 68,000. Consequently, the draft 2008 Housing Element contains several refinements to the City's affordable housing implementation measures.

The following three noteworthy changes are reflected in the draft 2008 Housing Element:

1. Strengthening the Inclusionary Housing Program
2. Emphasis on incentives rather than regulations
3. Increased emphasis on energy-efficient development

A key step in meeting the City's housing objectives is the adoption and certification of the 2008 Housing Element. The City Council is tentatively scheduled to consider final Housing Element adoption at its July 5, 2011 meeting. Following Council action, the Element will be submitted to State Housing and Community Development Department for certification.

CITY'S PROGRESS IN MEETING RHNA OBJECTIVES

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the 8½-year period from January 2006 to July 2014. In July 2007, SCAG adopted the final RHNA growth needs for each of the county's cities plus the unincorporated area. The total housing growth need for the City of San Clemente during the 2006-2014 planning period is 584 units.

Regional Housing Growth Needs, 2006-2014

City of San Clemente

Very Low	Low	Moderate	Above Mod	Total
126	103	116	239	584
21.6%	17.6%	19.9%	40.9%	100.0%

Source: SCAG 2007

Due to the approval of the Affordable Housing Overlay by the City Council in 2005 and the more recent approval of an expanded overlay zone in June of 2011, there are adequate sites available for the development of very low and low income rental housing units. The City has prepared a list of five sites totaling over 25 acres for consideration of rezoning to enable the development of affordable housing. In 2010-2012, the City is updating its General Plan and these properties will be considered for rezoning as part of that process.

HOUSING PROGRAM REQUIREMENTS AND ADEQUATE SITES

Land Inventory Summary

City of San Clemente

2008 INVENTORY

	Income Category		
	VL/L	Mod	Above
Units approved/under construction	2	0	466
Vacant & underutilized land *	432	0	453
Subtotal	434	0	919
RHNA (net 2008-2014)	226	116	(289)
Surplus (Deficit)	208	(116)	1,208

Source: City of San Clemente Community Development Dept., 1/2008

* Underutilized land is land that is not built to its zoning capacity.

There is a surplus of available vacant sites in all income categories except for the Moderate category. However, the surplus of Lower-income sites exceeds the deficit in the Moderate category, therefore the intent of the RHNA is satisfied.

Housing Goals, Strategies and Action Plan

The goals and action plans have been modified from the 2000 Housing Element to reflect the needs for the 2006-2014 planning period. San Clemente has two viable pipeline housing projects: funding for Meta Housing's 76-unit senior affordable housing project and a 19-unit Avenida Serra Affordable Workforce Housing development slated to be completed once we have a certified

housing element. Meta Housing's project is expected to start construction in late 2011 or early 2012, and the City Council has selected a non-profit housing provider, National Community Renaissance, as our partner to build, own and manage the planned Avenida Serra workforce housing apartments in Downtown San Clemente. The City anticipates entering into a Disposition and Development agreement on the property by fall 2011.

Promote Equal Housing Opportunities (65583 (c) (5))

Very low income households could also be served through the conversion of existing motels to Single Room Occupancy units (SRO's), and through the acquisition of substandard multi-family housing converted to below market rate housing. The non-profit housing organization Mary Erickson Community Housing acquired one 8 unit, sub-standard apartment building and converted it to 6 large family housing units (2, 3, and 4 bedrooms) which houses families earning between 30% and 50% of median income. Funding was provided by the City of San Clemente, County of Orange and from the Affordable Housing Clearinghouse. The project was completed back in 2004.

A total of 402 apartment units have been constructed for low income households since 2000 amounting to 68% of the total regional need. Developers in the City have more than met the need for housing for above moderate income households since 1998. The City will continue to work to ensure there are adequate sites to meet all housing needs in the community, particularly for Moderate Income households, the City's most unmet RHNA need.

Housing Support Programs - Redevelopment Low Mod Housing Funds

The City's housing grants provide funds for non-profit organizations that provide housing programs. A total of \$35,000 was allocated to Family Assistance Ministries (FAM) Homeless Prevention Program and \$850,000 forgivable, no-interest loan to rehabilitate FAM's shelter for homeless women and children, the Gilchrist House. The family shelter provides 26 beds in a four unit apartment complex. A total of \$12,500 was granted to the Henderson House shelter for their transitional housing program.

Conserve and Improve Existing Affordable Housing (65583 (c) (4))

HOME REHABILITATION PROGRAM

The Community Development Block Grant (CDBG) program provides funds to low income households and rental apartment owners housing low income households to rehabilitate their properties. The program's objective is to ensure that existing affordable housing units, shelters, and properties are maintained and, where necessary, rehabilitated so that this valuable resource is preserved. The City administers this program.

Two owner occupied home loans were provided to very low income households and 3 rental properties with 10 units received matching loans. The 4 unit Gilchrist House family shelter received a rehabilitation grant. Approximately \$100,000 a year is spent on this program. The Redevelopment Agency in partnership with the County's Neighborhood Stabilization Program (NSP) helped to acquire and rehabilitate Mary Erickson Community Housing's 4 unit Vista Pacifica condos last year.