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MEMBERS OF THE CITY COUNCIL
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August 8
~~July 24,~~ 2012

Department of Housing and Community Development
Division of Housing Policy Development
PO Box 925053
Sacramento, CA 94252

RE: Annual Report on the Status of the General Plan - City of San Juan Capistrano (2011/2012)

In compliance with Section 65400 of the California Government Code, the General Plan Annual Report for Fiscal Year 2011-2012 is enclosed with this letter. This report was considered and approved by the City Council at their meeting of July 17, 2012.

Should you have any questions regarding the contents of this report, please contact me at your convenience. My contact is lstokes@sanjuancapistrano.org or (949) 443-6313 by phone.

Sincerely,

Laura Stokes
Housing/Redevelopment Coordinator

Enclosure – General Plan Annual Report

cc: Department of Housing and Community Development

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

Jurisdiction City of San Juan Capistrano

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: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	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 jurisdiction determined the units were affordable. Refer to instructions.
B10-0871 / APN:649-291-17	SU	R			MI		1		N/A	N/A	1-CA.Gov.Code 65852.150 states SU are an important affordable element of the community. Current Rentals for 1000sf or less cost between $1,200 and $1,800/mo
B11-0939 / APN:673-061-13	SU	R			MI		1		N/A	N/A	1-CA.Gov.Code 65852.150 states SU are an important affordable element of the community. Current Rentals for 1000sf or less cost between $1,200 and $1,800/mo
B11-0165 / APN:675-411-49	SF	O				AM	1		N/A	N/A	N/A
B11-0166 / APN:675-411-36	SF	O				AM	1		N/A	N/A	N/A
B11-0167 / APN:675-411-35	SF	O				AM	1		N/A	N/A	N/A
B11-0560 / APN:675-411-48	SF	O				AM	1		N/A	N/A	N/A
B11-0562 / APN:675-411-47	SF	O				AM	1		N/A	N/A	N/A
B11-0580 / APN:675-411-39	SF	O				AM	1		N/A	N/A	N/A
B11-0591 / APN:675-411-46	SF	O				AM	1		N/A	N/A	N/A
B11-0676 / APN:675-411-44	SF	O				AM	1		N/A	N/A	N/A
B11-0871/ APN:675-411-45	SF	O				AM	1		N/A	N/A	N/A
B10-0930 / APN:649-042-26	SF	O				AM	1	1	N/A	N/A	N/A
B11-0377 / APN:649-342-09	SF	O				AM	1	1	N/A	N/A	N/A
B11-0385 / APN:664-252-37	SF	O				AM	1		N/A	N/A	N/A

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B11-0386 / APN:664-252-38	SF	O				AM	1		N/A	N/A	N/A
B11-0938 / APN:673-061-13	SF	O				AM	1		N/A	N/A	N/A
(9) Total **of Moderate and Above Moderate** from Table A3 ► ►					2	14	16	2			
(10) Total by income Table A/A3 ► ►			0	0	2	14	16	2			
(11) Total **Extremely Low-Income Units***			N/A								

* 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 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	N/A
(2) Preservation of Units At-Risk	0	0	0	0	N/A
(3) Acquisition of Units	0	0	0	0	N/A
(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	0	0	2	0	2	
No. of Units Permitted for **Above Moderate**	14	0	0	0	0	14	2

* Note: This field is voluntary

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Jurisdiction City of San Juan Capistrano

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.			2006	2007	2008	2009	2010	2011	2012	2013	2014	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	229				28	28					56	173
	Non-deed restricted												
Low	Deed Restricted	188				18	1					19	169
	Non-deed restricted												
Moderate	Deed Restricted	210											208
	Non-deed restricted							2				2	
Above Moderate		436	100	13	10	7	12	14				168	268
Total RHNA by COG. Enter allocation number:		1,063	100	13	10	53	53	16				245	818
Total Units ► ► ►													
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)	**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**
Program 1: Mixed-Use Zoning	Addition of Mixed-Use Zoning Provisions	1 year from adoption	Successfully incorporated Mixed-Use into Downtown Master plan Approved October, 2011
Program 2: Inclusionary Housing	Revised In-Lieu Fee Program	Within 12 months	Updated In-Lieu Fee April, 2009, to variable fee dependent on market rate verses affordable rate housing. Average changed from $2,000 per unit to $8,000 per unit.
Program 3: Density Bonus	Revised Density Bonus Ordinance in Compliance with SB1818	Within 6 months	Working with committee's and commissions on recommendation for update. Staff hopes to have final language ready for adoption by end of 2012.
Program 4: Density Gap Financing	Spend $7.9 Million for affordable housing and produce 258 to 276 affordable units with such examples as: Little Hollywood Phase II ($2.4 million); Pitts Property ($2.0 million)	Ongoing	The City continues to look for opportunities to use affordable housing funds to provide gap financing. With the decline in the housing market the City has seen no inflow of in-lieu fees; and with the dissolution of the Redevelopment Agency's the City has lost an important funding source. Program progress will depend on future funding available.
Program 5: Smart Growth Housing Opportunity	Identify potential sites that would address RHNA goals.	Prepared to pursue within 18 months	The City has identifies locations which could be pursued for additional residential development should the current City plan not accommodate all RHNA goals.
Program 6: Zoning Code - Existing Provisions	Revise Zoning Ordinance that complies with State Law	Ongoing	The City will periodically update it's zoning code to comply with State Law and development consideration. Most recent update occurred May, 2008.
Program 7: Overall Land Use Implementation	Proactive Land Use Plan Implementation	Ongoing	The City continues to implement and analyze its Land Use Plan
Program 8: Accessory Units	Accessory Unit Ordinance	Within 12 months	The Accessory Unit Ordinance is included within the Accessory structure's code and are permitted in all single family residential districts. The City also maintains a policy for establishing Affordability Covenants for willing owners of new secondary dwelling units.
Program 9: Constraints for Housing for the Disabled	Disabled Housing Ordinance that Complies with State Law	Within 6 Months	The City adopted an ordinance to its municipal code in November, 2011, to include the most recent Building Code, with compliance to accessibility improvements and requirements.
Program 10: Constraints for Housing for Care Facilities	Housing for Care Facilities Ordinance that Complies with State Law	Within 12 months	The City's code currently permits care facilities with 6 or fewer persons without discretionary review, and care facilities with 7 or more persons through a conditional review process in all Single Family Residential districts. The City approved of an ordinance in April, 2012, which additionally permits these services without discretionary review in all Public and Institutional zones.

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Program 11: Agricultural Worker Housing	Agricultural Worker Housing Ordinance	Within 36 months	The City has begun drafting language in order to update the Code in compliance with state law. The City anticipates adoption within the next 12 months.
Program 12: Emergency and Transitional Housing	Emergency and Transitional Housing Ordinance that Complies with State Law	Within 12 months	The City approved of an ordinance in April, 2012, which permits these services without discretionary review in all Public and Institutional zones.
Program 13: Other Potential Constraints: Land Use Controls, Fees and Extractions, Permit Streamlining and Parking	Conduct an Analysis of the impact fees upon affordable housing; and Insure that processing and parking requirements do not impact the ability to provide affordable housing.	Within 2 years	The City will be completing a full fee analysis in 2013 to determine if the fees charged impact development (including development of affordable housing) within the City. Additionally, the City will be reviewing recommendations to implement programs to encourage affordable housing development, including "fast-tracking" and fee waivers, within the next 12 months.
Program 14: Mobile Home Park Rent Control	Continued affordability of mobile home units	Ongoing	The City continues to update mobile home parks of the maximum annual increase to their mobile home park space rent, and respond to residents regarding the ordinance and concerns with rent increase.
Program 15: Emergency Foreclosure and Rent Relief Program	Continue to provide Emergency Rent Relief to ten lower income household and security deposits to 15 lower income households	Ongoing	In the 2011 calendar year, the City assisted 4 households with Emergency Rent Relief Grants. With the dissolution of the Redevelopment Agency, and this program's only funding source, it is unknown if this program can continue.
Program 16: First-Time Home Buyer Down Payment	Revise program and assistance to 24 extremely low, low, and/or moderate income households	Revise program within 6 months	The City reviewed the First Time Home Buyer Program to revise into a Down Payment program due to the high housing costs making the standard First Time Home Buyer Program infeasible. However, the reduction in housing costs led the City to questioning the proposed change, then with the dissolution of the Redevelopment Agency, and this program's only funding source, it is unknown if this program can continue.
Program 17: Mortgage Credit Certificate Program (MCC)	Orange County Housing Authority Provide 6 MCC's	Ongoing	The City continues to market the MCC program on the City's website.
Program 18: Section 8 Rental Assistance	Orange County Housing Authority Provide 60 rental subsidies	Ongoing	The City continues to market the Section 8 program on the City's website.
Program 19: Residential Rehabilitation	Rehabilitate 100 Units	Ongoing	The City applied for the 2011 HOME grant and will be providing households with loans for rehabilitation purposes through the next 24 months.
Program 20: Capital Improvement Program	Infrastructure Coordination	Ongoing	The City continues to review infrastructure coordination annually
Program 21: Equal Housing Opportunities	Insure equal housing opportunities are available and requirements are enforced	Ongoing	The City continues to review applications received and compares race and ethnicity annually to ensure fair marketing to all segments of the community are being reached.
Program 22: Enforcement of Accessible Housing Regulations	Insure faire housing opportunities are available and requirements are enforced	Ongoing	The City's Building Department continues to review all development plans to ensure they comply with CA Title 24
Program 23: Fair Housing	Insure fair housing opportunities are available and requirements are enforced	Ongoing	The City continues to provide referrals to the Fair Housing Council of Orange County and provide Fair Housing information to all San Juan Capistrano residents.
Program 24: Federal and State Financing	Maximize the potential for the City to successfully pursue federal and state funding for affordable housing.	Ongoing	The City continues to review and/or pursue all Federal and State funding opportunities available and relevant.

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Program 25: Local Government Financing	Maximize the potential for affordable housing and creative uses of all available financing	Within 24 months	The City continues to meet with developers and encourages affordable housing development.
Program 25: Annual Review of the Housing Element	To insure the timely implementation of the Housing Element	Annually	The City continues to review the Housing Element for compliance and will completely update the Element in the 2013-2014 update.

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General Comments: