CITY OF DANA POINT PLANNING COMMISSION AGENDA REPORT

DATE: MARCH 8, 2021

DANA POINT PLANNING COMMISSION TO:

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

BRENDA WISNESKI. DIRECTOR OF COMMUNITY DEVELOPMENT

BELINDA DEINES, PRINCIPAL PLANNER

CARLINE HUA, PLANNING INTERN

SUBJECT: 2020 ANNUAL HOUSING ELEMENT PROGRESS REPORT

That the Planning Commission review the 2020 Annual **RECOMMENDATION:**

Housing Element Progress Report and forward to the City

Council.

LOCATION: Citywide

To review the 2020 Annual Housing Element Progress REQUEST:

Report, as required by State law to show progress on the

General Plan Housing Element.

In accordance with CEQA, a Negative Declaration was **ENVIRONMENTAL:**

prepared as required for adoption of the 5th Cycle 2014-2021

Housing Element. The Annual Housing Element Progress

Report does not require further CEQA action.

BACKGROUND:

On December 3, 2013, the City Council adopted an update to the City's General Plan Housing Element for the 2014-2021 planning period. The 2020 Annual Housing Element Progress Report (APR) is the seventh report of the 5th Cycle 2014-2021 Housing Element.

State law requires the City to submit an APR to show progress on the General Plan Housing Element by April 1 of every year. This report provides an update on housing unit production and housing program implementation from January 1 through December 31, 2020. The 2020 Annual Housing Element Progress Report is attached as Supporting Document 1.

After review by the Planning Commission and City Council, the attached report will be submitted to the California Department of Housing and Community Development (HCD) as required by Title 25 of the California Code of Regulations.

DISCUSSION:

In order to address the housing needs in California, State law requires that each jurisdiction adopt a Housing Element as a chapter of its General Plan. The Housing Element includes the City's housing strategy to plan for existing and projected housing demand, identify adequate sites to accommodate the City's allocated share of regional housing needs, and analyze local policies, regulations and requirements that have the potential to constrain development of housing for all income levels.

Regional Housing Needs Assessment (RHNA)

RHNA allocation is a "fair share" number of units in four income categories as determined by the Southern California Association of Governments (SCAG). The State assigned the total number of units needed for the region, and SCAG used future planned housing and jobs to determine the number for each city. The existing Housing Element addresses an allocation of 327 RHNA units.

Dana Point RHNA Allocations for the planning period of January 1, 2014 to October 31, 2021 are as follows:

Number of very-low income households (0-50% median)	76
Number of low income households (51-80% median)	53
Number of moderate income households (81-120% median)	61
Number of above moderate-income households (121%+ median)	<u>137</u>
Total RHNA Allocation for 2014-2021	327

In 2020, the official area median income for Orange County is \$103,000 (based on a 4-person household), as determined by the U.S. Department of Housing and Urban Development (HUD) and HCD.

In Dana Point and other Orange County cities, the marketplace tends to naturally meet the demands for housing in the above moderate-income levels. Construction of any substantive number of units in the very-low and low income household categories would require innovative application and partnerships of City, County, State, and non-profit groups to meet these housing allocations.

New Reporting Requirements

In 2017, the Legislature enacted new housing-related bills that resulted in additional modifications to the APR submittal requirements. Assembly Bill 897 requires that the APR include the number of housing development application received in the reporting year. Senate Bill 35 requires that the APR include housing unit data including completed entitlements, issued building permits, and certificates of occupancy.

Additional bills enacted in 2019, resulted in additional modifications to the APR submittal requirements. Assembly Bill 1255 requires that the APR include the number of surplus lands locally owned or controlled during the reporting year. Assembly Bill 101 requires that the APR include Local Early Action Grant data including funding amount, status, and uses. Supporting Document 1 has been expanded to include new tables as required by HCD:

- Table A New housing unit applications submitted and "deemed complete" during the reporting year.
- Table A2 New housing unit data including affordability criteria, entitlement approval, issuance of building permit, and issuance of a certificate of occupancy.
- Table B Summary of prior permit activity (permits issued) in the current cycle including activity for the current reporting year.
- Table C (not applicable) Sites identified or rezoned to accommodate shortfall housing need. The City's 2014-2021 Housing Element does not require that the City identify an unaccommodated need of sites from the previous planning period, has a shortfall of sites as identified in the Housing Element, or is identifying additional sites required by no net loss law. Therefore, this table is not applicable.
- Table D Status and progress of housing program and policy implementation as specified in the Housing Element.
- Table E (not applicable) This table only applies if the City approved any
 commercial development bonuses during the reporting year. To qualify, an
 applicant for a commercial development enters into an agreement for partnered
 housing to contribute affordable housing through a joint project or two separate
 projects and the commercial developer receives a development bonus.
- Table F (not applicable) Identifies units rehabilitated, preserved, and acquired for alternative adequate sites.
- Table G Identifies sites that is or were owned by the City, and has been sold, leased, or otherwise disposed of during the reporting year.
- Table H (not applicable) Identifies local owned or controlled lands declared surplus or identified as excess of its foreseeable needs.
- Summary Table The summary table auto-populates data entered on other tables related to project entitlements completed during the reporting year and if those projects received streamlined review pursuant to SB 35 streamlining provisions.
- LEAP Reporting Table Identifies the City's receipt and status of used funds from the Local Early Action Planning (LEAP) grants.

2020 Housing Project Activity

Table A of Supporting Document 1 provides data for projects submitted and "deemed complete" by the City's Planning Division within the 2020 reporting year. Residential projects are assigned unit categories: Single-Family Attached Units (SFA), Single-Family Detached Units (SFD), Two to Four Dwelling Units (2 to 4), Multiple-Family Dwelling Units (5+), Accessory Dwelling Units (ADU), and Mobile Homes (MH). Each of these units are quantified based on proposed affordability. A total of five (5) housing units received planning approval during the 2020 reporting year.

2020 Housing Unit Production

HCD requires that the City report on new residential building permits issued during each year within the Housing Element cycle by income level, as noted on Table A2 in Supporting Document 1. In 2020, the City issued building permits for 37 single-family dwelling units (SFD), four (4) duplex dwelling units, and ten (10) accessory dwelling units. Of the 37 SFD units, 18 units are located at the new South Cove condominium complex.

A total of 44 housing units have been issued permits for units in excess of the maximum amount established for an affordable housing unit by HCD. Therefore, these 44 units have been identified with building permits issued in the above-moderate income level households (greater than 120% of median income).

Within the South Cove condominium project, 17 for-sale units will be restricted for affordable households. For purposes of the annual report, four (4) for-sale units have been issued certificates of occupancy in which the monthly housing cost is calculated under the maximum monthly payment for moderate income level households (80-120% of median income). A total of 17 units will be restricted for affordable households and will be counted in the year when building permits are issued.

In addition, ten (10) accessory dwelling units are identified as very-low, low, and moderate income in that the units are affordable by design as small-scale and ancillary to the main residence.

<u>Implementation of Housing Element Programs</u>

The City's 2014-2021 Housing Element identifies key housing goals, policies, quantified objectives and scheduled implementation of programs. Table D of Supporting Document A summarizes the City's actions taken during the 2020 reporting year. This summary includes monitoring of programs on an ongoing basis as well as implementation schedule within the eight-year cycle of the Housing Element.

Program Category #1: Identify Adequate Sites for a Variety of Housing Types

• The City issued permits for ten (10) ADUs, exceeding the goal of 1-2 ADUs annually.

Program Category #2: Assist in the Development of Affordable Housing

- Housing Initiatives Program provided rental assistance to 37 Dana Point hotel employees, exceeding the goal of 20 employees annually. The program is operated by Mary Erickson Community Housing in collaboration with the Waldorf Astoria Monarch Beach.
- Staff facilitated meetings with affordable housing developers to explore interest for building affordable, senior, and developmentally disabled housing units.

Program Category #3: Remove Governmental Constraints to the Maintenance, Improvement, and Development of Housing

 City Council adopted a revised fee resolution with provisions to waive all City imposed fees to cover cost of processing development permits and building permit fees for development of deed-restricted housing affordable to extremely-low, verylow, and low-income households. For mixed-income developments, fees are discounted proportionally.

Program Category #4: Conserve/Improve Condition of Existing Stock of Affordable Housing

 Staff researched and contacted the property owner of Coffield Apartments located at 25942 Domingo Ave. to consider utilizing housing funds for repair and rehabilitation of the existing units that provide affordable housing.

Program Category #5: Promote Housing Opportunities for All Persons

- The City hired a new full-time Community Outreach Worker to assist the City's homeless population. Through homeless outreach staff and the City's housing resources assistance program, 27 individuals were placed into permanent supportive housing.
- Staff continues to monitor affordable housing currently under construction; for-sale moderate-income units: 14 units sold, 3 units pending construction.

Program Category #6: Preserve Existing Assisted Housing Developments

 The units at Monarch Coast Apartments have converted to market-rate rents, and the property is under construction to replace market-rate units lost due to a landslide.

Preparation of 6th Cycle RHNA

In December 2018, SCAG initiated the development of the 6th Cycle RHNA. The 6th Cycle RHNA is the next Housing Element cycle from June 30, 2021 to October 15, 2029. HCD provided SCAG with the minimum regional housing need of 1,341,827 units for the 6th Cycle to distribute among local jurisdictions.

At the November 7, 2019 SCAG Regional Council meeting, a methodology option was proposed and approved for recommendation to HCD. The Regional Council-approved methodology was found to be consistent with state housing law by HCD. The overall framework for the final RHNA methodology is described in the following Table:

Projected need	Existing need	Income categories
Household growth	Transit accessibility	150% social equity
2020-2030	(HQTA population 2045)	adjustment minimum
Future vacancy need	Job accessibility	0-30% additional
Tatare vacaries riced	oob accessionity	adjustment for areas with
Replacement need	Residual distribution within	lowest or highest resource
replacement need	the county	concentration

For the 6th Cycle planning period, the RHNA allocation for the City of Dana Point is calculated as:

- Number of Very-Low Income Households (0-50% median): 147
- Number of Low Income Households (51-80% median): 84
- Number of moderate income households (81-120% median): 101
- Number of above moderate-income households (121%+ median): 198

City of Dana Point Total RHNA Allocation for 6th Cycle 2021-2029: 530

City staff initiated a Request for Proposals in late March 2020 for consultant services to update the City's General Plan Housing Element. The City entered a contract with PlaceWorks, Inc. in June 2020 to serve as the 6th Cycle RHNA consultant. The Housing Element Update for the 6th Cycle RHNA is due to HCD for completed certification by no later than October 15, 2021.

CONCLUSION:

The recommended actions are that the Planning Commission: 1) review the Annual Housing Element Progress report for 2020; and 2) forward to the City Council to review (Supporting Document 1).

SUPPORTING DOCUMENT:

1. 2020 Annual Housing Element Progress Report

Belinda Deines, Principal Planner

Brenda Wisneski, Director Community Development Department

SUPPORTING DOCUMENT 1: 2020 Annual Housing Element Progress Report

ATTACHMENT

Jurisdiction	Dana Point	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

Table A

							Hous	ing Develo	pment App	olications	Submitted								
		Project Identifi	er		Unit Ty	pes	Date Application Submitted		Р	roposed Ur	nits - Afforda	bility by Hou	usehold Inco	omes		Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes
		1			2	3	4				5				6	7	8	9	10
Prior APN ⁺	Current APN	Street Address	Project Name [*]	Local Jurisdiction Tracking ID ⁺	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total <u>PROPOSED</u> Units by Project	Total <u>APPROVED</u> Units by project	Total <u>DISAPPROVED</u> Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes [*]
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	123-162-26	34322 VIA		PA20-0018	SFD	0	3/5/2020							1	1	1	0	No	
		FORTUNA				-												N.	Under review, SDP 20-0005, ne Under review, SDP20-0014, Ne
	682-123-38 691-161-05	25022 SELVA RD 35525 BEACH RD		PA20-0051 PA20-0020	2 to 4 SFD	0	6/5/2020 4/20/2020							3	3	0	0		Under review, SDP 20-0014, Ne
	691-162-25	35697 BEACH RD		PA20-0020	SFD	0	4/20/2020							1	1	0	0		Under review, SDP 20-0029 De
	670-151-21	429 MONARCH		PA20-0105	SFD	0	9/18/2020							1	1	0	0	No	_
	691-151-07	BAY DR 35275 BEACH RD		PA20-0100	SFD	0	10/26/2020							1	1	0	0	No	Under review, SDP20-0027 DE Under review, CDP29-0024 DE
	672-191-11	33971 NAUTICUS		PA20-0112	SFD	0	10/7/2020							1	1	0	0	No	
		ISLE 198 MONARCH												1	1	0	0	No	Under review, CDP20-0023, DE
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	670-111-30	BAY DR		PA20-0129	SFD	0	11/25/2020						ļ .	'		, ·	0		Under review, CDP20-0027 DE
	123-191-13	34266 CAMINO EL MOLINO		BLD20-0491	ADU	R	1/27/2020						1		1	1	0	No	Approved and permit issued
	682-242-02	34011 RUBY LANTERN		BLD20-0145	2 to 4	0	1/29/2020						1	1	2		0	No	Under review for SFD and ADU
	682-265-01	33742 ALCAZAR C		BLD20-0373	ADU	R	3/9/2020				1				1	1	0	No	Finaled
	682-102-26	33842 ROBLES B		BLD20-0396	ADU	R	3/12/2020				1				1	1	0		Permit Issued
	682-102-26	33842 ROBLES C		BLD20-1203	ADU	R	3/13/2020				1				1	1	0		Permit Issued
	123-251-21	34705 CALLE LOS ROBLES B		BLD20-0682	ADU	R	5/27/2020						1		1	0	0	No	Under review
	668-372-25	26091 VICTORIA UNIT B			ADU	R	7/1/2020				1				1	0	0	No	Under review
	123-152-14	34411 VIA SAN JUAN UNIT B			ADU	R	7/28/2020				1				1	0	0	No	Under review
	682-261-22	33815 COLEGIO UNIT B		BLD20-1145	ADU	R	8/11/2020				1				1	0	0	No	Under review
	123-183-38	34191 CAMINO EL MOLINO UNIT B		BLD20-0764	ADU	R	6/9/2020				1				1	0	0	No	Under review
	673-331-06	24361 PHILEMON		BLD20-1279	ADU	R	9/9/2020	<u> </u>			1				1	0	0	No	Under review
	123-151-24	34386 VIA SAN JUAN		BLD20-1308	ADU	R	9/15/2020				1				1	0	0	No	Under review
	123-152-37	26356 VIA CALIFORNIA		BLD20-1312	ADU	R	9/15/2020				1				1	0	0	No	
	123-152-39	26362 VIA CALIFORNIA UNIT B		BLD20-1310	ADU	R	9/15/2020				1				1	0	0	No	Under review
	682-103-03	33761 ROBLES UNIT B		BLD18-0618	2 to 4	0	10/30/2020				1				1	0	0	No	
	123-173-13	26392 VIA CANON		PA20-0085	2 to 4	0	8/5/2020							2	2	0	0	No	
	682-234-15	24361 SANTA		PA20-129	SFD	0	12/22/2020							1	1	0	0	No	
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8					Annual Bui	ilding Activity	Report Summa	ry - New Cor	A2 enstruction, En	ntitled, Permits	and Completed Ur	nits																									ousing without Financial	Term of				
9	Proj	oject Identifier			Unit Types			Affordabili	ity by Househ	old Incomes -	Completed Entitlen	ment				Affordability I	y Household In	comes - Build	ding Permits						Affordability I	by Househo	old Incomes - 0	Certificates of Occ	cupancy			Streamlinin	g Infill	Housing with and/or D	Financial Assisted Restriction		Assistance or Deed Restrictions	Affordability or Deed Restriction	Demolis	ned/Destroyed	Units	Notes
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Prior APN* Current	t APN Stre	treet Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH) R=Ren O=Owr	ter ner Very Lor Income D Restrict	w- Very Low Income No Deed Restricte	on Low-Inc Deer Restric	come Low-In- ed Non D icted Restric	ncome Modera Deed Income D icted Restric	Moderate- lncome Non Deed Restricted	Above Moderate- Income	Entitlement Date Approved #	of Units Issued Entitlements	Very Low- come Deed Restricted	Very Low- Income Non Deed Restricted	ncome Low-Inco ed Non De ricted Restrict	me Moderat ed Income De ed Restricte	Moderate- income Non Deed Restricted	Above Moderate- Income Buildin	ng Permits # of t e Issued Build	f Units Issued Ilding Permits	Very Low- ncome Deed Restricted R	lery Low- come Non Deed Destricted	Income Low- Income In	Income Mod Deed Incomericted Res	derate- me Deed stricted Mode incom De Restr	orate- ie Non Moderate ricted Income	Certificates of Occupancy or of forms of reading (see instruction Date issued	of # of Use issue Certificat Occupan other for reading	inits ed How many the units w Extremely L Income?	Was Project of APPROVED usi ore GC 65913.4(b) (SB 35 Streamlining Y/N	ng Infill Units 1 Y/N*	Assistance Prog for Each Develop (see Instruction	rams Deed Res ment Typ ns) (see instru	striction re pe lo ructions)	For units affordable without inancial assistance or deed estrictions, explain how the ocality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Des troyed Units*	Demolished or Destroyed Units*	Demolished/De stroyed Units Owner or Renter*	Notes*
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43 668-271	11.04 332	WAY 325 DOHENY	South Cove	BLD20-1688 BLD20-1689	SFA 0	_								0							10/2020	1									0	N N	Y	-					0			Permit issued Permit issued
45 668-271	71-04 332	WAY 326 DOHENY WAY 327 DOHENY	South Cove	BLD20-1690	SFA 0									0							10/2020	1									0	N	Y						0			Permit issued
46 668-271 47 668-271	71-04 332 71-04 331	WAY 315 DOHENY WAY 328 DOHENY	South Cove South Cove	BLD20-1691 BLD20-1681	SFA 0									0							10/2020	1									0	N N	Y						0			Permit issued Permit issued
48 668-271		328 DOHENY WAY 166 VIA VERDE	South Cove	BLD20-1692	SFA 0									0						1 11/	10/2020	1									0	N	Y						0			Permit issued
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51 691-391	91-13 ES	34466 VIA ESPINOZA A		BLD18-0456	SFD 0									0						1 9/1	14/2020	1									0	N	Y						0		di	Permit issued, Separate demo permit BLD18- 1788
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56 672-461		RITZ COVE		BLD19-1054	SFD 0									0							9/2020	1									0	N N	· ·							Demoished	0 B	2039 Permit issued, Demo BLD20.0726 and
57. 58. 672-061		33731 HACKLETON		BLD19-1104	SFD 0									0						1 3/2	2/2020	1									0	N	Y						1	Demoished	0 8	Finaled 7/15/2020 Permit issued, Demo 3LD19-1645 Permit issued, Vacant
59 672-593 672-641	93-14 11 C0	CORAL COVE 55 STRAND		BLD19-1117 BLD19-1140	SFD 0									0							3/2020	1									0	N N	Y						0			Permit issued, Vacant of Permit issued, Vacant
61 123-081	BEA 347	EACH DRIVE 4715 Camino Capistrano		BLD19-1311	SFD 0									0							3/2020	1									0	N	Y						0			ot Permit issued, Vacant ot Permit issued, Vacant
	51-08 5 PAG 92-20 3548	5485 CAMINO		BLD19-1410 BLD19-1517	SFD 0									0						1 6/1	1/2020	1									0	N N	Y						0		lo Pi	ot Permit issued, Vacant
691-192		SAPISTRANO SAPISTRANO		BLD19-1541	SFD 0									0						1 4/1	17/2020	1									0	N	Y						0		P	ot Permit issued, Demo BLD19-1388 Finaled
670-151		14 MONARCH BAY		BLD19-1773	SFD 0									0						1 7/1	0/2020	1									0	N	Y						1	Demoished	0 B	Permit issued, Demo BLD20-0553 Finaled
66 123-241	3485	1852 CAMINO CAPISTRANO		BLD19-1866	SFD 0									0						1 9/4	4/2020	1									0	N	Y						1	Demoished	0 P	Permit issued, Demo BLD20-0809 Finaled
67 123-162	3-2-26 F	34322 VIA FORTUNA		BLD20-0508	SFD 0							1	4/8/2020	1						1 12/	10/2020	1									0	N	Y						1	Demoished	0 B	7/16/2020 Permit issued, Demo BLD 20-1664 Issued 11/4/2020
670-151	325	25 MONARCH BAY		BLD20-0546	SFD 0									0						1 9/2	13/2020	1									0	N	Y						1	Demoished	0 B	11/4/2020 Permit issued, Demo BLD20-0604 Finaled 7/6/2020
69 670-161	31-16 2331	312 PALAWAN B		BLD19-0003	ADU R									0								0			1	1			3/25/2020		1	N	Y	1			ADU Methodology		0			7/6/2020 Finaled, Attached ADU Finaled, Convert
682-136	36-51 34031	31 PEQUITO B		BLD19-1227	ADU R																	0			1	1			8/17/2020		1	N	Y				ADU Methodology		0			Finaled, Convert existing first floor to attached ADU (BLD18 1576 on Planning
71 123-371	71-17 CAP	5052 CAMINO APISTRANO B		BLD19-1292	ADU R									0								0			1	1			12/18/2020		1	N	Y				ADU Methodology		0		Fi Fi	Finaled, ADU Detached
72. 670-131	31-57	BAYB		BLD19-1944	ADU R									0								0			1	1			12/7/2020		1	N	Y				ADU Methodology		0		F	Finaled, Convert existing casita to ADU Detached. Finaled
	2-147 3405 P. 71-04 225		South Cove	BLD19-1969 BLD18-0726	MH R SFA O									0								0				+		1	1/16/2020		1	N N	Y						0	Demolished	FI	Finaled
75 668-271	71-04 235	WAY WAY	South Cove	BLD18-0729	SFA 0									0								0						1	6/3/2020		1	N	Y						0			Finaled
76 668-271 77 668-271	286	867 DOHENY	South Cove	BLD18-0730 BLD18-0733	SFA 0									0								0				+		1 1			1	N N	Y			+			0		FI	Finaled
78 668-271	71-04 286	869 DOHENY WAY	South Cove	BLD18-0735 BLD18-0737	SFA O									0								0						1	_		1	N N	Y			\neg			0			Finaled
79 668-271 80 668-271	71-04 297	872 DOHENY WAY 979 DOHENY WAY 977 DOHENY WAY	South Cove South Cove	BLD18-0737 BLD18-0741	SFA 0									0								0						1	_		1	N N	Y						0		F	Finaled
81 668-271			South Cove South Cove	BLD18-0743 BLD18-0970	SFA 0	_								0								0				-		1			1	N N	Y	1		-			0			Finaled
83 668-271	71-04 308	086 DOHENY WAY	South Cove	BLD19-0052	SFA 0									0								0						1	8/11/2020		1	N	Y						0		F	Finaled
84 668-271	71.04 309	092 DOHENY	South Cove South Cove	BLD19-0053 BLD19-0055	SFA O									0								0						1	2/24/2020 4/27/2020		1	N N	Y			$-\Gamma$			0		F	Finaled
86 668-271	71-04 309	WAY 096 DOHENY WAY 189 DOHENY	South Cove	BLD19-0057	SFA 0									0								0				\pm		1	1/23/2020		1	N	Y						0		Fi	Finaled
87 668-271 88 668-271	71.04 319	WAY 193 DOHENY	South Cove South Cove	BLD19-0072 BLD19-0074	SFA 0									0								0				+		1	10/12/2020		1	N N	Y			-			0		F	Finaled
89. 668-271	71-04 982	WAY 182 DOHENY WAY 183 DOHENY	South Cove	BLD19-0552	SFA 0									0								0						1	8/19/2020		1	N	Y						0			Finaled
90 668-271 91 668-271	985	85 DOHENY	South Cove South Cove	BLD19-0553 BLD19-0554	SFA 0									0								0				+		1	11/20/2020 6/15/2020		1	N N	Y			+			0		FI	Finaled
92 668-271	71-04 986	87 DOHENY	South Cove	BLD19-0555	SFA O									0								0					1		8/20/2020		1	N N	Y		INC	_			0			Finaled
93 668-271	71-04 109	WAY 093 DOHENY	South Cove South Cove	BLD19-0556 BLD19-0558	SFA 0									0								0					1		8/20/2020 8/20/2020		1	N N	Y		INC				0			Finaled

A	В	С	D	E	F	G	H I						0	P	Q	R	S	T U	٧	W	X	Υ	Z	AA	AB AC	AD	AE A	AG	AH	Al	AJ	AK	AL	AM	AN	AO AP	AQ AR AS
	Dana Point							. ELEMENT P								Note: "+" indicates a	n optional field																				
2 Reporting Year	2020 (Jan. 1 - I	- Dec. 31)						Element Imp		n						Cells in grey contain au	uto-calculation formu	ias																			
3							- ((CCR Title 25 §6202	2)																												
95	668-271-04 1092 DC	OHENY So	uth Cove BL	D19-0559	SFA	0								0									0			1		8/21/2	20	1	N	Y		INC		0	Finaled
96	668-271-04 1089 DC	/AY SO	uth Cove BL	D19-0561	SFA	0								0									0				1	10/19/2	120	1	N	Y				0	Finaled
97	668-271-04 1088 DC	OOHENY So	uth Cove BL	D19-0562	SFA	0								0									0				1	5/8/20	10	1	N	Y				0	Finaled
98			uth Cove BL	D19-0656	SFA	0								0									0				1	12/8/2	20	1	N	Y				0	Finaled
99	668-271-04 1206 DC	OHENY So	uth Cove BL	D19-0657	SFA	0								0									0				- 1	12/7/2	20	1	N	Y				0	Finaled
100	668-271-04 1311 DO	OHENY So	uth Cove BL	D19-0662	SFA	0								0									0				- 1	12/2/2	20	1	N	Y				0	Finaled
101	een 074 04 1313 DC	OHENY 6-	uth Cove BL	D19-0663	SFA	0								0									0				1	10/19/2	120	1	N	Y				0	Finaled
101	670 ORE 04 325	IS71 BBEAN	BL	D18-0389	SFD	0																	0				1	7/9/20	10	1	N	Y		-		0	Finaled, Built on partia
102	672-651-14 7 BEACH	CH VIEW	BL	D18-0470 :	SFD	0																	0				1	9/11/2	20	1	N	Y		-		0	existing slab Finaled, Vacant lot
104	672-593-15 9 CORAL	AL COVE	BL	D18-0655	SFD	0								0									0				1	12/17/2	120	1	N	Y				0	Finaled, Vacant lot
	672-593-13 15 CORA 672-593-12 17 CORA	AL COVE				0								0									0				1			1	N N	Y		\longrightarrow		0	Finaled, Vacant lot Finaled, Vacant lot
106	0/2-393-12 WA	AY				0								0													1				N		-	\longrightarrow		0	Finaled
107	WA	/AY				0								0									0				1			1	N	Y				0	Finaled, Demo BLD1
108	670-131-57 BAY	AYA				0								0									0				1			1	N	Y		\longrightarrow		0	1581 Finaled, In conjunction
102	691-441-09 35203 DI	_				0								0									0				1	_		1	N	Y				0	with SDP13-0031
110	691-441-08 35205 DI		BL	D14-0714	SFD	0								0									0				1			1	N	Y				0	Finaled, In conjunction with SDP13.0030
111	691-441-07 35207 D	DEL REY	BL	D14-0715	SFD	0								0									0				1	12/2/2	20	1	N	Y				0	Finaled, In conjunction with SDP13-0030
112	691-441-06 35209 D	DEL REY	BL	D14-0717	SFD	0								0									0				1	9/30/2	20	1	N	Y				0	Finaled, in conjunction with SDP13-0030 Finaled, in conjunction
.113	691-441-05 35211 D	DEL REY	BL	D14-0718	SFD	0								0									0				1	9/23/2	20	1	N	Y				0	with SDP13-0030
114	691-441-03 35215 D	DEL REY	BL	D14-0720	SFD	0								0									0				1	6/2/20	10	1	N	Y				0	Finaled, in conjunction with SDP13-0032
	672-651-26 23 STF	TRAND	BL	D15-0234	SFD	0																	0				1	6/16/2	20	1	N	Y				0	Finaled, Vacant lot, Demo freestanding
115	BEA													0																				\rightarrow			block wall RLD14.173 Finaled, Vacant lot
116	GON	MEZ TRAND				0								0									0				1			1	N	Y		\longrightarrow		0	Finaled, Vacant lot
	BEACH BEACH	H DRIVE CAMINO				0								0									0				1			1	N	Y		\rightarrow		0	Finaled, Vacant lot
110	691-182-21 CAPIST	TRANO	_		_	0								0									0				1			1	N	Y		\rightarrow		0	
119		JLINO A				0								0									0				1			1	N	Y				0	Finaled,
120	072-093-29 TERR	BREEZE RACE				0								0									0				1	2/18/2	20	1	N	Y				0	Finaled, Vacant lot
121	671-651-12 3 BEACI AV 870-053-06 32611	CHVIEW VE	BL	D17-0974	SFD	0								0									0				1	4/22/2	20	1	N	Y				0	Finaled, Vacant lot
122	670-052-06 32611 ISLA 21 WI	AND	BL	D17-1426	SFD	0								0									0				1	3/5/20	10	1	N	Y				0	Finaled, Demo BLD1 1426
123	672-641-21 21 WATER	VHITE R LANE	BL	D17-1546	SFD	0								0									0				1	9/1/20	10	1	N	Y				0	Finaled, Vacant lot
124	691-151-22 35351 B		BL	D18-0075	SFD	0								0									0				1	1/24/2	20	1	N	Y				0	Finaled, Demo BLD1: 0539
125												_		0	$-\Box$			_					0							0							
127														0									0							0							Permit issued for
11	324	9451				_																															DEMO BLD20-1522,
	670-092-09 CARIB	BBEAN	BL	D20-1522	SFD	0					1	7/13	V2020										٩							0	N	Y				1	Demolished O approved but not issu BLD20-0791 for SFD
128	691-401-22 26252	52 VIA	-	17-0079 2	to 4	0		 			2	400	1/2020	1									0							0	N	Y	 	+		0	Vacant lot, SDP(M)20
162	CAN 34330 C	NON CALLE				R					- 2	12/2	1/2020	2													1	011010	.			Y		+		0	0002 for duplex Finaled detached AD
130	123-193-10 PORTO	TOLA A 81 SEA			_	к								0									0				1	3/16/2	20	1	N			+			Approved Sundar
131	670-172-05 ISLANI	ND DR	P/	19-0073	SFD	0					1	1/13	V2020	,									0							0	N	Y				1	Demolished O Residence SDP19- 0030, CDP19-0018
122	682-331-16 34312 S	SHORE	P/	18-0101	SFD .	0					1	1/21	/2020	4									0							0	N	Y				0	Approved vacant lot in
t total	LANT	urnii I																												_						t to the second	. Lappealable zone

Jurisdiction	Dana Point	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

					Regional Hou	Table E using Needs A		aress					
							by Affordabi						
		1					2	-				3	4
Inc	ome Level	RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
	Deed Restricted	76										1	75
Very Low	Non-Deed Restricted	70								1		'	"
	Deed Restricted	53										15	38
Low	Non-Deed Restricted	33						1	8	6		15	30
	Deed Restricted	61						9	7			44	20
Moderate	Non-Deed Restricted	01		3	2	4	8	4	1	3		41	20
Above Moderate		137		12	36	34	60	168	90	44		444	
Total RHNA		327											
Total Units				15	38	38	68	182	106	54		501	133

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

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

		Table D
Reporting Year	2020	(Jan. 1 - Dec. 31)
Jurisdiction	Dana Point	

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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.

4		3	
Name of Program	2 Objective	Timeframe in H.E	Status of Program Implementation
1.1 Housing Element Sites Monitoring	•	2012-2021	Compliance achieved through December 2020. City staff continues to monitor vacant and underutilized parcels on an annual basis. There are adequate sites identified to maintain capacity to meet the remaining RHNA allocation.
1.2 Density Bonus Housing	10 lower income units (through either market rate or SRO projects).	2014-2021	City staff proposes to update the City's existing density bonus ordinance in compliance with State regulations. Staff continues to assist with developer inquiries and encourages incentives for affordable housing.
1.3 Second Units	Approve 1–2 lower income second units annually, for a total of 10 units. Continue to promote second units as an affordable housing option in the City's Housing Resource Directory, with brochures, and on the City's website.	2014-2021	In 2020, the City issued permits for ten (10) accessory dwelling units under the revised regulations. The City has exceeded its goal of ten (10) second units within the planning period and has received 41 ADU applications to date. City staff continues to promote ADUs with updated handouts and resources on the City's website.
2.1 Mortgage Credit Certificates	Point residents.	2014-2021, Annually	Compliance achieved through December 2020.
2.2 Mortgage Assistance Program	Continue to apply with the County of Orange to maintain eligibility for Dana Point residents.	2014-2021, Annually	Compliance achieved through December 2020.
2.3 CalHome First-Time Homebuyer Assistance	Continue to apply with the County of Orange to maintain eligibility for Dana Point residents.	2014-2021	Compliance achieved through December 2020.
2.4 Housing Initiatives Program	Provide assistance to 20 hotel employees residing in Dana Point annually.	2014-2021	Compliance achieved through December 2020. In 2020, the program provided rental assistance to 37 Dana Point hotel employees. The program is operated by Mary Erickson Community Housing in collaboration with Monarch Beach Resort.
3.1 Parking Standards Study		Conduct study in FY 2013/2014; at City Council discretion, adopt findings by December 31, 2015. by December 2010; adopt findings (if appropriate) in 2011	In 2019, the City Council adopted the Citywide Parking Implementation Plan to evaluate citywide parking issues, including residential parking. City staff conducted a parking count and occupancy study including residential neighborhoods adjacent to Lantern District/Town Center.

3.2 Development Fee Study	Conduct fee study.	Conduct study by December 2010in FY 2013/2014; at City Council discretion, revise fees by December 31, 2015.	Fee study completed in 2018. In June 2018, the City Council adopted a revised fee schedule that waives all City imposed fees to cover the cost of processing development permits and building permit fees for the development of deed-restricted housing affordable to extremely-low, very-low, and low-income households. For mixed-income developments, the fees for processing will be discounted proportionally with the amount of deed restricted affordable dwelling units.
3.3 Priority Water and Sewer Service	Continue to provide adopted Housing Element to SCWD. Assist SCWD in adopting written procedures to provide priority service to lower income residential projects.	Send Housing Element to SCWD within one month of certification.	Housing Element sent to South Coast Water District.
3.4 Energy Conservation Study	utilities and provide findings to the public. Form a partnership with SDG&E	Conduct study during the next General Plan Update; at City Council discretion adopt incentive program by June 30, 2021. Promote SDG&E programs by June, 30 2014.	The City's Building Division staff established an expedited plan review process for residential solar building permits.
3.5 Extremely Low Income Housing	Adopt fee waivers and deferrals for deed-	Fee waivers and deferrals to be considered by City Council on a case-by-case basis. Conduct fee study in FY 2013/2014; at City Council discretion adopt incentive program by December 31, 2015.	Fee waivers adopted in 2018. In June 2018, the City Council adopted a revised fee schedule that waives all City imposed fees to cover the cost of processing development permits and building permit fees for the development of deed-restricted housing affordable to extremely-low, very-low, and low-income households. For mixed-income developments, the fees for processing will be discounted proportionally with the amount of deed restricted affordable dwelling units.
4.1 Owner Rehabilitation	Provide assistance to 4 lower or moderate income households annually, for a total of 20 ownership households.	2014-2021	The City has collected Housing In-Lieu fees to fund and begin implementation of this program in the next housing cycle.
4.2 Rental Rehabilitation	Provide assistance to 4 lower income households annually, for a total of 20 renter households.	2014-2021	The City may consider utilizing housing funds for repair and rehabilitation of the 24 low-income family units at Coffield Apartments, located at 25942 Domingo Avenue.
4.3 Neighborhood Conservation	Fund neighborhood improvements and monitor neighborhood conditions.	2014-2021	The City's Code Enforcement Division employs four full-time code enforcement officers who conduct inspections on a complaint basis. Staff monitors neighborhood conditions, encourages voluntary compliance, and issues citations as needed.
4.4 Condominium Conversions	Inform residents, property owners, and real estate agents of condominium conversion guidelines through the City's website.	2014-2021	Compliance achieved through December 2020. Staff proposes modifications to the existing condominium conversion ordinance as part of the annual zoning code clean-up.
5.1 Fair Housing Services	Continue to refer persons in need of housing assistance to the Fair Housing Council of Orange County and other non-	2014-2021	Compliance achieved through December 2020.

5.2 Senior Home Assessments	Continue to refer seniors in need of free home assessments to South Coast	2014-2021	Compliance achieved through December 2020.
5.3 Housing Resources Assistance	Senior Services. Continually update the Dana Point Housing Resources Directory and assist individuals and organizations on an as- needed basis. Include a section highlighting housing options such as second dwelling units that are suitable for persons with special needs.	2014-2021	Compliance achieved through December 2020. Staff has updated information with access to new resources available both in print and online, especially with regard to homelessness. The City has expanded the contract with Mercy House for homeless outreach on a full-time basis. As of December 2020, outreach workers have assisted 27 individuals into housing.
5.4 Housing for Persons with Disabilities, including persons with Developmental Disabilities	establish regulatory incentives, establish a relationship with developers of supportive housing; and work cooperatively with the Regional Center	Fee waivers and deferrals to be considered by City Council on a case-by-case basis. Regulatory incentives to be studied with City fee study in FY 2013/2014; at City Council discretion adopt incentive program by December 31, 2015.	Fee waivers and deferrals are to be considered by City Council on a case-by-case basis.
6.1 Affordable Housing Monitoring	Adopt affordability monitoring as a condition of approval for affordable housing projects. Notice tenants and make educational materials available at City Hall.	As affordable housing projects are approved from 2014–2021	South Cove - The condominium development at South Cove requires 17 moderate-income for-sale units as a condition of approval to meet Coastal/Mello Act requirements. The project is under construction and has sold 14 units which are currently occupied. Strand at Headlands - Staff continues to monitor construction and development of 12 employees' quarters units. Fountains at Sea Bluffs - Staff continues to enforce reporting requirements for the five low-income senior housing units.
6.2 Conservation of Existing Assisted Housing	Monitor the affordability of existing and new assisted units. Identify opportunities to preserve at-risk units and negotiate with owners or develop public/ private partnership with a qualified nonprofit organization to acquire and rehabilitate at-risk housing units. Notify qualified entities when affordable housing projects may convert to market rents. Assist OC Housing Authority with information distribution when application periods are open.	Negotiate with owners of Monarch Coast Apartments to preserve 44 units during the planning period.	The units at Monarch Coast Apartments have converted to market-rate rents. Consider replacement rent subsidy or build new units to replace those lost to conversion.
6.3 Section 8 Rental Assistance	Continue to refer extremely low and very low income households to the OC Housing Authority and encourage property owners to participate in the Section 8 program. Assist OC Housing Authority with information distribution when application periods are open.	2014–2021	Compliance achieved through December 2020.

Jurisdiction	Dana Point	
Reporting Year	2020	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary				
Income Level		Current Year		
Vorulow	Deed Restricted	0		
Very Low	Non-Deed Restricted	1		
1	Deed Restricted	0		
Low	Non-Deed Restricted	6		
Moderate	Deed Restricted	0		
ivioderate	Non-Deed Restricted	3		
Above Moderate		44		
Total Units		54		

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

Housing Applications Summary			
Total Housing Applications Submitted:	26		
Number of Proposed Units in All Applications Received:	30		
Total Housing Units Approved:	5		
Total Housing Units Disapproved:	0		

Use of SB 35 Streamlining Provisions		
Number of Applications for Streamlining 0		
Number of Streamlining Applications Approved	0	
Total Developments Approved with Streamlining	0	
Total Units Constructed with Streamlining	0	

Units Constructed - SB 35 Streamlining Permits					
Income	Rental	Ownership	Total		
Very Low	0	0	0		
Low	0	0	0		
Moderate	0	0	0		
Above Moderate	0	0	0		
Total	0	0	0		

Cells in grey contain auto-calculation formulas