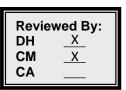
CITY OF DANA POINT AGENDA REPORT



DATE: MARCH 1, 2022

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: BRENDA WISNESKI, DIRECTOR OF COMMUNITY DEVELOPMENT

BELINDA DEINES, PRINCIPAL PLANNER

SUBJECT: ANNUAL HOUSING ELEMENT PROGRESS REPORT

RECOMMENDED ACTION:

That the City Council receive and file the 2021 Annual Housing Element Progress Report.

BACKGROUND:

On February 1, 2022, the City Council adopted an update to the City's General Plan Housing Element for the 2021-2029 planning period. The 2021 Annual Housing Element Progress Report (APR) is the first report of the 6th Cycle 2021-2029 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, 2021. The 2021 Annual Housing Element Progress Report is attached as Supporting Document A.

On February 28, 2022, the Planning Commission is scheduled to review the APR. After review by the Planning Commission and City Council, the APR 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.

Dana Point RHNA allocations for the planning period of June 30, 2021 to October 15, 2029 are as follows:

Cycle 6 RHNA Allocation (2021-2029)

Income Category	Number of Units
Very-Low Income Households (0-50% median)	147
Low Income Households (51-80% median)	84
Moderate income households (81-120% median)	101
Above moderate-income households (121%+ median)	198
TOTAL	530

In 2021, the official area median income for Orange County was \$106,700 (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.

Annual Progress Report

Beginning in 2017, the Legislature enacted new housing-related bills that resulted in additional modifications to the APR submittal requirements. Additional bills enacted in 2019 resulted in additional modifications to the APR submittal requirements. Supporting Document A includes the following 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 (not applicable) Identifies sites that are or were owned by the City, and have 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.

2021 Housing Project Activity

Table A of Supporting Document A provides data for projects submitted and "deemed complete" by the City's Planning Division within the 2021 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 2021 reporting year.

2021 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 A. In 2021, the City issued a total of 53 building permits: twenty (20) single-family attached, fourteen (14) single-family detached, three (3) triplex dwelling units, and sixteen (16) accessory dwelling units.

A total of 37 housing units have been issued permits for units in excess of the maximum amount established for an affordable housing unit by HCD. Therefore, these 37 units have been identified with building permits issued in the above-moderate income level households (greater than 120% of median income). The sixteen (16) 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 2021-2029 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 2021 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 sixteen (16) ADUs, exceeding the goal of 10 ADUs annually (three (3) very-low income, twelve (12) low income, and one (1) moderate income).

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.
- City continues to make annual contributions to the Orange County Housing Finance Trust, and Councilmember Federico served as Chair of the Board of Directors in 2021.
- Staff facilitated meetings with housing developers to explore potential construction of affordable housing units.

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

• In 2021, City Staff initiated digital plan reviews to streamline residential project review, specifically for minor residential remodels and solar permits.

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

Staff 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 and connect individuals with the City's housing resources assistance program.

Program Category #6: Preserve Existing Assisted Housing Developments

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

NOTIFICATION AND FOLLOW-UP:

California Department of Housing and Community Development Governor's Office of Planning and Research

STRATEGIC PLAN IMPLEMENTATION:

This report enables the implementation of Strategic Goal 5: Foster Economic Health & Prosperity, Objective 2 by guiding development compatible with community expectations to monitor and facilitate the construction of new housing opportunities in the City.

FISCAL IMPACT:

There are no fiscal impacts resulting from the recommended action.

SUPPORTING DOCUMENT:

A. 2021 Annual Housing Element Progress Report......6

Supporting Document A: 2021 Annual Housing Element Progress Report

ATTACHMENT

Jurisdiction	Dana Point	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/202

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

Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas

Table A

									Housir	ng Develo	pment App	olications	Submitted									
		Project Identifi	er		Unit Typ	oes	Date Application Submitted		Pr	oposed Un	its - Affordal	bility by Hou	sehold Inco	omes		Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonu	s Applications	Application Status	Notes
		1			2	3	4				5				6	7	8	9	1	0	11	12
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	APPROVED	Total <u>DISAPPROVED</u> Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Was a Density Bonus requested for this housing development?	Was a Density Bonus approved for this housing development?	Please indicate the status of the application.	Notes*
Summary Row: St	art Data Entry Belov							0	1	0	11	0	3	79	94	12	0)				
	682-123-38	25022 Selva		PA21-0002	2 to 4	0	1/6/2021 3/15/2021							3	3	3		No No				New triplex
	682-192-07	24722 Del Prado	Theel MU	PA21-0016	5+		3/15/2021							18	10	1		INO	INC	N/A	Pending	New 3 story mixed use project
	670-111-01	214 Monarch Bay		PA21-0025	SFD	0	4/30/2021							1	1			No	No	N/A		Demo of an existing single family dwelling and the construction of a new single family dwelling
	670-111-25	229 Monarch Bay		PA21-0032	SFD	0	6/16/2021							1	1	1		No	No	N/A	Approved	Demo existing SFR and
	691-151-07	35275 Beach Road		PA21-0034	SFD	0	6/22/2021							1	1			No	No	N/A	Pending	rebuild a new SFR Demo existing SFR and rebuild new two-story SFR
	672-471-31	53 Ritz Cove		BLD21-1048	SFD	0	7/28/2021							1	1			No				New two story SFD
	123-221-06	26522 Avenida Las		BLD21-0526	ADU	R					1				1	1		No	No	N/A	Pending	Attached ADU (single story)
		Palmas B					4/15/2021															with an existing non- conforming SFR
		35175 Beach Road		PA21-0075	SFD		12/1/2021							1	1			No				Demo of existing SFD and build new SFD
	682-192-20	24622 Del Prado	Paseo Del Prado		5+		8/26/2021							29	29)		No				New mixed use project
	682-137-08 670-131-05	25172 Manzanita 154 Monarch Bay		PA21-0043 PA21-0047	SFD SFD	0	9/3/2021 9/10/2021							1	1			No No				New 3-story SFD Demo and rebuild new SFD
	691-182-08	35301 Camino		PA21-0047 PA21-0050	SFD	0	9/16/2021							1	1			No				Demo existing SFD and
	123-183-41	Capistrano 26582 Via		BLD21-0137	ADU	R	5/25/2021						1		1	-		No	No	N/A	Pending	construct new SFD Proposed 2nd story ADU
	691-182-07	California 35291 Camino		PA21-0067	SFD	0	11/5/2021							1	1			No	No	N/A	Pending	above existing garage Tentative parcel map and new
	682-252-24	Capistrano 33895 Malaga		PA21-0074	ADU	D	12/1/2021						1		1			No	No	N/A	Ponding	SFD Detached ADU
	123-162-31	26440 Via California		PA21-0076	SFA	0	12/10/2021						·	1	1			No			Pending	
	691-332-01	35815 Beach Road		PA21-0085	SFD	0	12/22/2021							1	1			No	No	N/A	Pending	
	682-245-34	34152 Chula Vista		PA21-0087	SFD	0	12/22/2021							1	1			No	No	N/A	Pending	New SFD
	672-593-25	11 Seabreeze Terrace		BLD21-0017	SFD	0	1/5/2021							1	1	1		No	No	N/A	Approved	New 1-story SFD
	123-253-04			BLD21-0470	SFD	0	4/7/2021							1	1	1		No	No	N/A	Approved	New 2-story SFD, demo
	672-593-35	9 Pacific Ridge		BLD21-0902	SFD	0	6/29/2021							1	1			No	No	N/A	Pending	
	691-083-33	Place 35491 Camino Capistrano		BLD21-1340	SFD	0	9/22/2021							1	1			No	No	N/A	Pending	New SFD Demo and new 2-story SFD
	672-593-27	17 Seabreeze Terrace		BLD21-1425	SFD	0	10/20/2021							1	1			No	No	N/A	Pending	·
	672-471-30	54 Ritz Cove		BLD21-1660	SFD	0	1171072021						_	1	1			No				New 2-story SFD
	672-641-29	41 Strand Beach Drive		BLD21-1484	SFD	0	11/2/2021							1	1			No	No	N/A	Pending	New detached SFD
	123-282-11	34471 Calle Carmelita		BLD21-1297	SFD	0	9/2/2021							1	1			No	No	N/A	Pending	
	123-282-11	34471 Calle Carmelita		BLD21-1299	ADU	R	9/2/2021						1		1			No	No	N/A	Pending	Single story detached ADU
	691-391-17	34492 Via Espinoza C		BLD21-0109	ADU		1/25/2021				1				1	1		No			''	Convert detached 2 car garage to ADU
	673-291-11	32771 Nathan B		BLD21-0219	ADU		2/12/2021				1				1	1		No				Construct attached single story ADU
	682-113-43	Lantern C		BLD21-0260	ADU		2/23/2021				1				1	1		No				Convert existing non-habitable space into an ADU
	673-331-06 672-641-07			BLD21-0488 BLD21-1290	ADU SFD	R	4/8/2021 9/17/2021				1			1	1	1		No No				d Attached ADU New detached SFR
	682-263-19	33851 Malaga A		BLD21-0023	2 to 4	0	1/6/2021							1	1			No	No	N/A		Duplex lower unit
	682-263-19	33851 Malaga B		BLD21-0024	2 to 4	0	1/6/2021							1	1			No	No	N/A	Pending	Duplex upper unit
	672-151-41	33391 Dosinia		BLD21-0652	SFD									1	1	1		No			Approved	New SFD
	682-242-02 672-641-06	Lantern B		BLD21-0654 BLD21-1794	ADU SFD		5/12/2021 12/16/2021				1			1	1	1		No No				New detached ADU New detached SFD
		26252 Via Canon B		BLD21-1233	SFA		8/25/2021							1	1			No				
	1			L					L	L	1	1					L	1	L	ļ	L	Trion andiev arit p

691-401-22 26252 Via Canon A	BLD21-1223	SFA	0	8/25/2021				1	1		No	No	N/A	Pendin	
															New duplex unit A
682-293-24 34005 Malaga B	BLD21-1686	ADU	R	11/23/2021		1			1		No	No	N/A	Pendin	g Detached garage into ADU
673-151-09 33186 Santiago	BLD21-1285	ADU	R	9/1/2021		1			1		No	No	N/A		g New detached ADU
682-294-26 34011 Alcazar	BLD21-1124	ADU	R	8/6/2021		1			1		No	No	N/A	Pendin	g New detached ADU
673-191-20 25461 Westborne	BLD21-0664	ADU	R	5/17/2021		1			1		No	No	N/A	Pendin	g New attached ADU
682-102-22 33862 Robles	BLD21-0520	ADU	R	4/14/2012		1			1	1	No	No	N/A	Approve	d New detached ADU
691-381-36 34581 Via Verde B	BLD21-0454	ADU	R	4/1/2021		1			1	1	No	No	N/A	Approve	d
															New detached ADU
123-251-33 34818 Calle Del Sol	BLD21-1498	ADU	R	10/14/2021	1				1	1	No	No	N/A	Approve	d
B B															JADU inside existing SFD
670-111-31 198 Monarch Bay	BLD21-1286	SFD	0	10/11/2021				1	1		No	No	N/A		g New single story SFD
691-332-02 35817 Beach Road	PA21-0086	SFD	0	12/22/2021				1	1		No	No	N/A	Pendin	g
															New SFD

ANNUAL ELEMENT PROGRESS REPORT

Mules **V* indicates an optional field

Majording *Nam** 2021 (Jan 1 - Date 21)

Housing Element Implementation

Code in gray contain state-celebration formulas

**CODE Tile 20 600000

Reporting Year 2021 (Jan. 1 - D	Dac. 31)				Implementation					rates an optional fi																						
Planning Period 5th Cycle 10150013 - 10	315001				(CCR Title 25 §6202)																											
A2 1 Prior A2 1 Current A2 1 Ac	ddress A2 1 Name A2 1 ID	A2 2 Unit	2_3_Tenur A2_4_vLowDe A2_4_vLowN e ed ne	o A2_4_LowDee	ee A2_4_LowNon A2_4_ModDe A2_4_ModNon e ed e	A2 4 Above	A2 5 Date	A2 6 Units	2_7_vLowD A2_7_vLowN eed ne	o A2_7_LowDe ed	A2_7_LowNo A2_7_ModDe A2 ne ed	2_7_ModNon e	A2 7 Above A2 8	Date A2 9 Ur	nits A2_	_10_vLow A2_10_vLow A Deed None	12_10_Low A2_1 Deed N	10_Low A2_10_Mod A2 lone Deed	_10_ModNo ne A2 :	10 Above A2 10 Date	A2 10 Units A2 13	xLow A2 14 Stream	n A2 15 Infill	A2 16 Assist	A2 17 Deed	A2 18 Affordable	A2 19 Terms A2 20 Units	A2 20 Dest	. A2 20 Demo			A2 21 Notes
				Table A2	ruction, Entitled, Permits and Completed Un																											
Project I	Identifier	Unit Typ			by Household Incomes - Completed Entitler				Affo	rdability by Hou	usehold Incomes - Building Po	ermits					Affordability	y by Household Incom	es - Certificates o	of Occupancy		Streamlining	g Infill	Housing with Fin and/or Deed	ncial Assistance Restrictions	Housing without Financial Assistance or Deed 18	or Deed Restriction	olished/Destroy		Density Bo		Notes
	1	2	3		1		5	6			1							10		11 Certificates of	# of Units	Was Project						20	21 Total Density Bonus Applied to	Number of Other Incentives,	23 24 List the incentives, concessions.	25
Prior APN* Current APN Street Ac	ddress Project Name* Local Jurisdiction Tracking ID*	Unit Category (SFA, SFD, 2 to 4,5+,ADU,MH)	Tenure Very Low- Income Deed Income No Restricted Deed Restrict	Low-Income Deed Restricted	e Low-Income Moderate- Non Deed Income Deed Income Non Restricted Restricted Deed Restricted	Above Moderate-	Entitlement Date Approved	# of Units issued Entitlements	Very Low- ncome Deed Income Nor Restricted Deed Restrict	Low-Income Deed Restricted	Low-Income Moderate- Non Deed Income Deed Restricted Restricted De	Moderate- Income Non	Above Moderate- Income Building Date I	Permits # of Units It saved Building Pe	ssued Inco	ery Low- ome Deed estricted Very Low- Income Non Deed Restricted	ow-Income Low- Deed Nor Restricted Res	Income Moderate- n Deed Income Deed Incided Restricted De	Moderate- ncome Non Mo	Above Occupancy or other oderate- ncome (see instructions) <u>Date Issued</u>	# of Units issued How mar Certificates of Occupancy or other forms of readiness	y of the were dy Low (SR 35 Streamlini	ng Infill Units? ? Y/N*	Assistance Programs for Each Development (may select multiple -	Deed Restriction Type (may select multiple -	financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 10001*	Demolished o Destroyed Unit	DemolishediDas troyed Units to Owner or Renter Allowable Residential Gross Floor Area)	or Other Modifications Given to the Project	waivers, and modifications reduction or waiver of parking parking parking parking standards? (VIV)	a Notes*
			0=Owner													Restricted				Date Issued	other forms of Incor readiness	16?" Y/N	•	see instructions)	see instructions)	were affordable (see instructions)	enter 1000)* royed Units		Renter Allowable Residential Gross Floor Area)	(Excluding Parking Waivers or Parking Reductions)	Waivers or Parking Modifications)	
Summary Row: Start Data Entry Below 682-261-22 33815 Co	olegio B BLD20-1145	ADU	B	0 0	0 0 0	0 0	0	0	0	3 0	1 12 0	1	37 8/30/	2021	53	0 0	0	9 0	1	98	108	0 N	0 Y	1	T I	ADU Methodology		10	0			Attached ADU
682-103-03 33761 Re			R					0			1			2021	1			1		3/29/2021	1	N	Y			ADU Methodology	0					Attached ADU Attached ADU
673-291-11 32771 Na 673-331-06 24361 PNi		_						0			1 1		7/20/	1/24/2021	1						0	N N	Y			ADU Methodology ADU Methodology	0					Attached ADU
123-221-06 26522 Aver	nida Las as B	ADU	R					0			1			0/14/2021	1						0	N	Y			ADU Methodology	0					Attached ADU Detached ADU
123-362-24 34962 C Capistry 668-372-03 34205 C	Camino BLD19-1454 arro B Camino BLD19-2121 rano BLD19-2121	_						0			1	1		2021	1			1		10/19/2021	1	N N	Y			ADU Methodology ADU Methodology	0					Detached ADU Detached ADU
123-251-21 34705 Ca Roble	alle Los Is B BLD20-0682	ADU	R					0	1				1/6/3	4/8/2021 2021	1						0	N	Y			ADU Methodology	0					Detached ADU Detached ADU
123-231-12 34802 D Place 673-281-03 24531 Jen	e B BL020-1902	_						0			1		1/19/	2021	1			1		11/16/2021	0	N N	Y			ADU Methodology ADU Methodology	0					Detached ADU
691-391-17 34492 Via E C	Espinoza BLD21-0109	ADU	R					0			1		6/8/3		1						0	N N	Y			ADU Methodology	0					Detached ADU Detached ADU
691-381-36 34581 Via 691-382-38 34571 Via	Catalina BLD20-1901	ADU ADU						0			1		10/1/		1						0	N N	Y			ADU Methodology ADU Methodology	0					Attached JADU
682-103-23 33901 R	Robles BLD19-0530	2 to 4	0					0					1 2/90		1						0	N	Y				0					Triplex unit Triplex unit
682-103-23 33903 R 682-103-23 33905 R								0					1 2/90	2021	1						0	N N	Y				0					Triplex unit
668-271-04 3430 Dohe	any Way BLD21-0170	SFA	0					0					1 3/23/	2021	1						0	N	Y				0					MFD unit
668-271-04 3432 Dohe 668-271-04 3436 Dohe								0					1 3/23/		1						0	N N	Y				0					MFD unit
668-271-04 3438 Dohe	any Way BLD21-0173	SFA						0					1 3/23/	2021	1						0	N	Y				0					MFD unit
668-271-04 3440 Dohe 668-271-04 3442 Dohe			0					0					1 3/23/		1						0	N N	Y				0					MFD unit
668-271-04 3446 Dohe	any Way BLD21-0176	SFA	0					0					1 3/23/		1						0	N N	Y				0					MFD unit
668-271-04 3448 Dohe 668-271-04 3450 Dohe		_						0					1 3/23/		1						0	N N	Y				0					MFD unit
672-623-13 99 Monard Resort 5	th Beach South BLD20-0897	SFA	0					0					1 4/1/2		1						0	N N	Y				0					Duplex unit Duplex unit
672-623-13 Beach R 672-623-13 Beach R	Resort BLD20-0901							0				-	1 4/10		1						0	N N	Y				0					Duplex unit Duplex unit
672-623-13 Beach R	Resort BLD20-0904	SFA	0					0					1 5/4/3	2021	1						0	N	Y				0					Duplex unit Duplex unit
672-623-13 Beach R 1147MG 672-623-13 Beach R	Marrie .							0					1 5/40		1						0	N N	Y				0					Duplex unit
672-623-17 12 Monarc Resort 5	South	SFA	0					0					1 5/4/2		1						0	N	Y				0					Duplex unit Duplex unit
672-623-17 15 Monant Resort 5 672-623-17 18 Monant Resort 5	th Beach purpos source												1 5/40		1						0	N N	Y				0					Duplex unit
672-623-17 21 Monard Resort 3	th Beach South BLD20-0914							0					1 540		1						0	N	Y				0					Duplex unit
123-251-24 26841 Call 682-085-33 33812 Chu	ula Vista BLD18-1677	SFD SFD						0					1 9/80		1						0	N N	Y				1	Demolished Demolished				SFD
123-262-01 26741 (Almai	Calle BLD19-0746	_						0					1 8/20/		1						0	N	Y				1	Demolished	0			SFD SFD
672-593-05 9 Shorelin 672-593-09 19 Shorelin	ne Drive BLD19-2157	SFD SFD						0					1 1/70		1						0	N N	Y				0					SFD
672-651-06 9 Pacific Circl 672-651-09 3 Pacific Circl	: Wave BLD19-2158		0					0					1 8/13/		1						0	N N	Y				0					SFD SFD
670-092-09 32451 Ca								0					1 3/25/		1						0	N N	Y				1	Demolished	0			SFD
672-593-06 11 Shorelin 682-137-07 25168 Ma	arganita BI D20-1153							0					1 7/14/		1						0	N N	Y				0					SFD SFD
673-331-06 24361 PNI	lemon A BLD20-1279	SFD	0					0					1 7/20/	2021	1						0	N N	Y				0					SFD
672-471-18 75 Ritz 672-593-25 11 Seab Terra		_						0					1 3/10		1						0	N N	Y				0					SFD
691-401-10 34466 Via	Verde B BLD17-1876	SFA	0					0					1 5/50	2021	1						0	N	Y				0					Duplex unit Attached JADU
882.113.43 33802 V	Violet BLD20-0275	ADU ADU						0	1		1		1/25/		1						0	N N	Y			ADU Methodology ADU Methodology	0					Attached ADU
123-251-33 34818 Calls B	e Del Sol BLD21-1498	_	R					0	1					/2021	1						0	N	Y			ADU Methodology	0					Attached JADU
123-253-04 26802 Call 673-351-13 32952 Dan		_						0					1 12/2/	2021	0			1		3/19/2021	0	N N	Y			ADU Methodology	1 0	Demolished	0			Attached ADU
691-401-28 26321 Californ	Via nia B	ADU	R					0							0				1	3/11/2021	1	N				ADU Methodology	0					Attached ADU Attached ADU
682-102-26 33842 Ro 682-102-26 33842 Ro	obles C BLD20-1203	ADU ADU						0							0			1	_	12/3/2021 7/22/2021	1	N N	Y			ADU Methodology ADU Methodology	0					Attached JADU
682-265-30 33751 C Lanter	Copper BLD19-0968	ADU	R					0							0			1		5/4/2021	1	N	_			ADU Methodology	0					Detached ADU Detached ADU
123-191-13 34266 Ca Molin 123-183-38 34191 Ca Moline	umino El BLD20-0764	ADU ADU						0							0			1		11/30/2021	1	N N	Y			ADU Methodology ADU Methodology	0		+ +			Detached ADU
670-261-27 32488 C Valle 882-32-011 34052 Oxh		5+	R					0							0					30 10/21/2021	30	N	Y				0					Apartment building Mobilehome
892-32-011 #01 892-32-010 34052 Deh #01:	eny Park BLD20-1776	MH						0							0					1 7/27/2021	1	N N	_				1	Demolished Demolished				Mobilehome
668-271-04 1415 Dohe	any Way BLD19-1709	SFA	0					0							0					1 7/23/2021	1	N					0					MFD unit
668-271-04 1418 Dohe 668-271-04 3201 Dohe		SFA SFA						0							0					1 8/16/2021 1 10/15/2021	1	N N	Y				0		+ +			MFD unit
668-271-04 3203 Dohe	any Way BLD20-1588	SFA	0					o							0					1 10/14/2021	1	N	Y				0					MFD unit
668-271-04 3205 Dohe 668-271-04 3207 Dohe		SFA SFA						0							0					1 10/19/2021	1	N N	Y				0					MFD unit
668-271-04 3209 Dohe	erry Way BLD20-1591	SFA	0					0							0					1 10/18/2021	1	N	Y				0					MFD unit MFD unit
668-271-04 3211 Dohe 668-271-04 2763 Dohe		SFA SFA						0							0					1 10/20/2021	1	N N	Y				0					MFD unit
668-271-04 216 Dohe	ny Way BLD16-2011	SFA	0					0							0					1 11/12/2021	1	N	Y				0					MFD unit MFD unit
668-271-04 3090 Dohe 668-271-04 3094 Dohe		_						0							0					1 4/1/2021	1	N N	Y				0					MFD unit
668-271-04 3187 Dohe		SFA	0					0							0					1 4/27/2021	1	N					0					MFD unit MFD unit
668-271-04 2148 Dohe 668-271-04 2149 Dohe								0							0					1 4/22/2021	1	N N	Y				0		+ +			MFD unit
668-271-04 1091 Dohe	arry Way BLD19-0560	SFA	0					0							0					1 2/23/2021	1	N	Y				0					MFD unit
668-271-04 1841 Dohe 668-271-04 1842 Dohe								0							0					1 4/21/2021 1 9/3/2021	1	N N	Y				0		+ +			MFD unit
668-271-04 1943 Dohe	any Way BLD19-0568	SFA	0					0							0					1 7/8/2021	1	N	Y				0					MFD unit
668-271-04 2046 Dohe 668-271-04 2047 Dohe		SFA SFA						0							0					1 5/13/2021 1 4/22/2021	1	N N	Y				0	\pm				MFD unit
668-271-04 1191 Dohe								o							0					1 5/21/2021	1	N N	Y				0					MFD unit
668-271-04 1193 Dohe 668-271-04 1195 Dohe								0							0					1 4/5/2021 1 6/23/2021	1	N N	Y				0	\perp				MFD unit
668-271-04 1197 Dohe	any Way BLD19-0651	SFA	0					0							0					1 3/4/2021	1	N	Y				0				T T	MFD unit

Jurisdiction Dana Point			ANNUAL ELEME	NT PROGRESS I	REPORT				iote: "+" indicates an option	nal field																			
Reporting Year 2021 (Jan. 1 - Dec. 31)			Housing Element	t Implementation	1				Cells in grey contain auto-calco	dation formulas																			
Planning Period 5th Cycle 19150019 - 19150001				(CCR Title 25 §6202)																									
A2 1 Prior A2 1 Current A2 1 Address A2 1				Dee AZ_4_LOWNON AZ_4_N	ModDe A2_4_ModNoi	A2 4 Above	A2 5 Date A2 6 Units	s eed	ne ed	De AZ_/_LOWNO AZ_/_ ne	T_ModDe A2_T_ModNon ed e	A2 7 Above A2	8 Date A	12 9 Units Deed	ow A2_10_vLow A2_10_Low None Deed	None Dee	Mod A2_1U_Mod ed ne			A2 10 Units A2				16 Assist	12 17 Deed	A2 18 Affordable A2 19 Terms		•	A2 21 Notes MFD unit
668-271-04 1202 Doheny Way	BLD19-0655							0						0				1	3/24/2021	1							0		MFD unit
668-271-04 1207 Doheny Way		BFA O						0						0				1	3/10/2021	1			Υ				0		MFD unit
668-271-04 1308 Doheny Way		SFA O						0						0				1	6/30/2021	1			Υ				0		MFD unit
868-271-04 1309 Doheny Way		SFA O						0						0				1 1	4/5/2021	1			Y				0	+	MFD unit
688-271-04 1416 Dohany Way 688-271-04 1417 Dohany Way		SFA O						0						0				1	4/1/2021 2/1/2021	1		_	Y				0	+	MFD unit
968-271-04 1417 Dohany Way 968-271-04 1523 Dohany Way		SFA O						0						0				1	3/29/2021	1			Y				0	+	MFD unit
668-271-04 1523 Dohany Way 668-271-04 1525 Dohany Way		SFA O						0						0				1	5/4/2021	1	_		ν ν				0	+	MFD unit
668-271-04 1525 Dohany Way 668-271-04 1526 Dohany Way		SFA O						0						0			_	1	5/13/2021	1			Y				0	_	MFD unit
668-271-04 1527 Doharry Way		SFA O						0										1	3/9/2021				· v				0		MFD unit
668-271-04 1527 Dohany Way 668-271-04 1529 Dohany Way		SFA O						0						0				1	8/5/2021				Y				0	+	MFD unit
668-271-04 1631 Dohany Way		SFA O						0						0				1	8/2/2021				Υ .				0		MFD unit
668-271-04 1632 Doheny Way		SFA O						0						0				1	4/12/2021	1			· ·				0	+	MFD unit
668-271-04 1633 Dohany Way		BFA 0						0						0				1	3/15/2021	1			Y				0	_	MFD unit
868-271-04 1635 Doheny Way		SFA O						0						0				1	2/19/2021	1	_		Y				0		MFD unit
668-271-04 1739 Dohany Way		SFA O						0						0				1	8/5/2021	1			Y				0	_	MFD unit
668-271-04 1737 Dohany Way		SFA O												0				1	3/19/2021	1			Υ				0		MFD unit
668-271-04 1736 Dohany Way	BLD19-1730	SFA O												0				1	7/19/2021	1			Y				0		MFD unit
123-340-18 27042 Calle Dolores	BLD16-2385	FD 0												0				1	9/13/2021	1			Y				0		SFD
670-052-03 32561 Sea Island	BLD17-1435	FD 0												o				1	8/18/2021	1			Y				0		SFD
672-651-17 15 Beach View	BLD18-0569	FD 0						0						o				1	2/9/2021	1			Υ				0		SFD
672-651-18 17 Beach View	BLD18-0706	SFD 0						0						0				1	12/13/2021	1			Υ				0		SFD
672-593-43 31 Shoreline Drive	BLD18-1034	SFD O						0						0				1	1/24/2022	1			Υ				0		SFD
123-262-02 26731 Calle Almanza	BLD18-1243	FD 0						0						o				1	2/16/2021	1			Y				0		SFD
123-251-01 34732 Calle Loma A	BLD18-2181	IFD 0						0						o				1	2/16/2021	1			Y				0		SFD
691-182-03 35261 Camino Capistrano	BLD19-0189	SFD 0						0						٥				1	5/6/2021	1			Υ				0		SFD
682-246-23 34032 Chula Vista	BLD19-0239	FD 0						0						0				1	3/23/2021	1			Υ				0		SFD
691-401-28 26321 Via California A	BLD19-0279	SFD 0						0						o				1	3/11/2021	1			Υ				1 Demolished O		SFD
672-593-14 11 Coral Cove	BLD19-117	FD 0						0						0				1	12/22/2021	1			Υ				0		SFD
123-081-33 34715 Camino Capistrano	BLD19-1311	IFD 0						0						0				1	5/24/2021	1			Υ				0		SFD
691-192-20 35485 Camino Capistrano	BLD19-1517	SFD 0						0						o				1	9/14/2021	1			Υ				0		SFD
691-192-19 35481 Camino Capistrano	BLD19-1541	FD 0						0						0				1	5/6/2021	1			Υ				1 Demolished O		SFD
668-271-04 1522 Doheny Way	BLD19-1715	SFA O						0						0				1	4/21/2021	1			Υ				0		MFD unit
968-271-04 1528 Doheny Way	BLD19-1720	SFA O						0						0				1	5/13/2021	1			Υ				0		MFD unit
670-151-04 414 Monarch Blay	BLD19-1773	SFD 0						0						0				1	11/18/2021	1			Υ				0		SFD
123-241-07 34852 Camino Capistrano	BLD19-1866	SFD 0						0						o				1	11/10/2021	1			Υ				0		BHU BHU
672-651-31 11 Strand Beach		IFD 0						0						0				1	1/14/2021	1			Υ				0		SFD
672-593-10 21 Coral Cove Way		SFD 0						0						0				1	8/2/2021	1			Υ				0		BFD SFD
670-033-06 32687 Sea Island Drive		FD 0						0						0				1	7/7/2021	1			Υ				1 Demolished O		BFD SFD
670-121-34 118 Monarch Bay	BLD18-2088	SFD 0						0						0				1	10/21/2021	1			Υ				0		DED.

Jurisdiction	Dana Point	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

(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

						Table B							
					Regional Hou	ısing Needs A	llocation Pro	gress					
					Permitted	Units Issued	by Affordabil	ity					
		1					2					3	4
ln	ncome 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	7
Very Low	Non-Deed Restricted	70	-	-	-	-	-	-	-	1	3	4	,
	Deed Restricted	53	-	-	-	-	-	-	-	-	-	26	2'
Low	Non-Deed Restricted	33	•	-	-	-	-	1	8	6	11	20	2.
	Deed Restricted	61	-	-	-	-	-	4	-	-	-	30	3′
Moderate	Non-Deed Restricted	01	-	3	2	4	8	4	1	3	1	30	3
Above Moderate		137	-	12	36	34	60	168	96	44	36	486	
Total RHNA		327							•				
Total Units		•	-	15	38	38	68	177	105	54	51	546	130

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will include units that were permitted since the start of the planning period.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	Dana Point	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/203

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

Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas

Table Tabl	Planning Period	oin Cycle	10/15/2013 - 10/15/2021	1				(CCR Title										
Project Identifier Date of Rezone RHNA Shortfall by Household Income Category Rezone Type Sites Description Sites Description Sites Description APN Street Address Project Name* Date of Rezone Note of Rezone RHNA Shortfall by Household Income Category ABOVE Moderate-Income Moderate-Income Moderate-Income Moderate-Income Moderate-Income Above Moderate-Income Income Rezone Type Parcel Size (Acres) April 2001 April 2001 April 2001 April 3001 April 3							O'C - Lib - C'C		Tabl	e C		No. ()						
APN Street Address Project Name* Local Jurisdiction Tracking ID* Date of Rezone Very Low-Income Low-Income Low-Income Moderate-Income Above Moderate-Income Rezone Type Parcel Size (Acres) Parcel Size (Acres							Sites Identific	ed or Rezoned to	Accommodate	Shortfall Housin	ig Need and No □	Net-Loss Law						
APN Street Address Project Name* Local Jurisdiction Tracking ID* Date of Rezone Type Low-Income Low-Income Low-Income Low-Income Moderate-Income Rezone Type Parcel Size (Acres) Parcel Size (Acres) General Plan Designation Pensity Allowed Density Allowed Capacity Vacant/Nonvacant Description of EUses		Project Ide	ntifier		Date of Rezone	RHNA	A Shortfall by Hou	usehold Income Cate	gory	Rezone Type				Si	tes Description			
APN Street Address Project Name* Jurisdiction Tracking ID* Date of Rezone Very Low-Income Low-Income Low-Income Low-Income Income Incom		1			2			3		4	5	6	7		8	9	10	11
Summary Row: Start Date Entry Below	APN	Street Address	Project Name [†]	Jurisdiction	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate- Income	Rezone Type	Parcel Size (Acres)		Zoning			Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
	Summary Row: Start	Data Entry Below																
																		+
																		1
																		+
																		+
																		1
		+																
		1																+
																		+

(CCR Title 25 §6202)

Jurisdiction	Dana Point	
Reporting Year	2021	(Jan. 1 - Dec. 31)

Table D

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.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.1 Adequate Sites	entire planning period. Initiate a general plan update to expand opportunities to build	Maintain capacity 2021–2029; initiate general plan update in September 2023 (target) with a completion date of June 2026 (target)	Site inventory capacity maintained through December 2021. Developed spreadsheet and map of adequate sites inventory.
1 7 Deneity Ronic Holicina 1	20 to 50 lower income units in total on vacant and underutilized land	Initiate Code update by 2022 with the intent to adopt in 2022 (subject to future certification by the California Coastal Commission); ongoing updates and promotion of new lower income units throughout planning period	In 2021, City staff received one inquiry for potential redevelopment utilizing density bonus. Continue to facilitate and promote density bonus applications. Code update proposed in 2022.
1.3 Accessory Dwelling Units	3 to 4 of these being affordable to extremely low income (no/low cost)); evaluate and identify appropriate preapproved ADU site plans. Continue to track	Ordinance updated August	ADU ordinance adopted by City Council in August 2021, submitted to HCD for review in October 2021. Pending comments from HCD, update ordinance as necessary based on state laws.
1.4 Alternative Sites for RHNA Credit	Identify at least 1 site and potential partner; and evaluate and pursue available funds; prioritize extremely low income households	Identify candidate site(s) by the end of 2022; if suitable sites and partners are identified and adequate funds are available, enter into a legally enforceable agreement by October 15, 2024, and ensure units are available for occupancy within two years of the execution date of an agreement	In 2021, City staff evaluated whether any potential sites could qualify for Project Homekey and found no opportunities. Outreach to affordable housing developers as potential partner in 2022.
1.5 SB 330	Maintain consistency with state law	2021-2029	City's website updated with SB 330 preliminary application. Compliance maintained through December 2021.

2.1 Rental Assistance	to reduce the rate of overpayment in target areas and for target households. Connect interested landlords and qualifying tenants with the OCHA Program Administrator and the United Way WelcomeHomeOC program. Continue to coordinate with and FHC to increase outreach and promotional activities to increase awareness of voucher availability and relevant rules and laws. Emphasize increasing voucher use by extremely low income households. Increase voucher use by 50 tenants.	2021-2029; coordinate with United Way on WelcomeHomeOC program by June 2022 and establish connections on an ongoing basis; coordinate with OCHA and FHC to assess need and prepare outreach materials by June 2023 and conduct outreach to target areas by December 2024; coordinate with the County on annual Action Plans and 2025-2029 Consolidated Plan	In 2021, United Way completed four cohorts and assisted 106 Dana Point residents in the South County Pilot program. Continue to coordinate with United Way on an ongoing basis.
2.2 Mortgage Assistance	Connect qualifying homebuyers with the County of Orange MCC and MAP Program Administrator.	2021–2029	Compliance achieved through December 2021. No Dana Point homebuyers utilized the County of Orange MCC and MAP programs.
2.3 Housing Initiative Program	Point	2021-2029 with annual reporting; prepare feasibility analysis by 2023	In 2021, the program assisted 37 hotel employees and life skills programs were conducted on a quarterly basis.
2.4 Conversion to Affordable or Permanent Supportive Housing	10 units of extremely-low income housing through conversion	Coordinated with timing of Program 1.4 if possible; if not then by 2029, ideally those that already contain tenants severely overpaying for rental housin	No opportunities identified in 2021.
2.5 In-Lieu Fee Program	comparison to other options; prioritize the	Conduct study by 2023; consider adopting appropriate in-lieu fee provisions by 2024	Compliance achieved and Housing In-Lieu Fees collected through December 2021.
2.6 Orange County Housing Finance Trust	Make annual contribution to support the development of affordable housing, homeless housing, and supportive housing throughout the county. Represent the interests of the City in discussions about the siting of proposed developments.	2021-2029	In 2021, Dana Point Mayor Jamey Federico served as Chair and Board Member to the Orange County Housing Finance Trust. Contributed and participated through December 2021.
3.1 Emergency Shelter Parking	Comply with state law	Initiate and complete Code update in 2022 (subject to future certification by the California Coastal Commission)	Code update to be initiated in 2022.

3.2 Development Fees	Regularly update the City's schedule of fees	Prepare an updated fee study every five years, with next study produced by the end of 2022; implement and adopt recommendations by June 2023	Fee study to be prepared in 2022.
3.3 Priority Water and Sewer Services	Route the adopted Housing Element to the South Orange County Wastewater Authority and South Coast Water District and coordinate with both agencies on future housing projects and changes to the Housing Element	Within one month of	Pending certification in 2022.
3.4 Energy Conservation	Increase public awareness and information on energy conservation opportunities and assistance programs for new and existing residential units, and comply with state energy conservation requirements	2021-2029	Compliance achieved through December 2021.
3.5 Streamline Residential Project Review	Update Municipal Code consistent with state law and produce residential project flow-chart and/or informational sheets, consistent with SB 35 and SB 330.	Initiate and complete Code update in 2022 (subject to future certification by the California Coastal Commission); produce flow-charts/info sheets in 2022	Digital plan reviews initiated in 2021 to streamline residential permitting processes. Code update to be initiated in 2022.
3.6 Supportive Housing	Amend the Zoning Code per state law	Initiate and complete Code update in 2022 (subject to future certification by the California Coastal Commission)	Code update to be initiated in 2022.
3.7 Low Barrier Navigation Centers	Amend the Zoning Code per state law	Initiate and complete Code update in 2022 (subject to future certification by the California Coastal Commission)	Code update to be initiated in 2022.
3.8 Accessory Dwelling Unit Ordinance	Maintain consistency with state law.	Initiate and complete Code update in 2022 (subject to future certification by the California Coastal Commission)	Code update to be initiated in 2022.
3.9 Site Development Permit Process	Eliminate unnecessary constraints potentially created through the discretionary site development permit process.	Initiate Code update in 2022 and complete by December 2023 (subject to future certification by the California Coastal Commission)	Code update to be initiated in 2022.
4.1 Owner Rehabilitation	Assist 2-4 lower income households annually, up to a total of 20 households.	2021-2029	Program available to Dana Point homeowners through December 2021.

4.2 Rental Rehabilitation	Assist 2-4 lower income housing units annually, up to a total of 20 households. Explore the feasibility of redirecting housing in-lieu fees to support additional rental rehabilitation efforts.	Explore redirecting City housing in-lieu fees by 2023, consider bundling with other funding sources and initiate redirection by June 2024 if redirection found preferable compared to other needs and funding sources; coordinate with the County 2021-2029	In 2021, City staff contacted the property owner of Coffield Apartments to offer matching Housing In-Lieu funds for exterior improvements. Continue to work with property owner in 2022.
4.3 Neighborhood Conservation	Identify critical neighborhood improvements for inclusion in annual CIP and proactively monitor neighborhood conditions, with priority for low resource areas	2021-2029	Program maintained through December 2021. Priority given to capital improvement projects proposed in low resource areas, specifically in Doheny Village and Lantern District/Town Center.
4.4 Condominium Conversions	Inform Dana Point residents, property owners, and real estate agents of condominium conversion requirements through the City's website	2021-2029; annual evaluation of regulations	Updated resources available on website through December 2021.
4.5 Effective and Consistent Code Enforcement	Ensure compliance with City codes, with a focus on substandard housing in low resource areas, which includes garage conversions and unpermitted additions	2021-2029	Code Enforcement Division maintained program through December 2021.
5.1 Affordable Housing Monitoring	and distribute educational materials on	As affordable housing	Compliance achieved through December 2021.
6.1 Fair Housing Services	Refer persons in need of housing assistance to the Fair Housing Council of Orange County and other community housing resources	2021-2029	Program maintained through December 2021.
6.2 Affirmatively Furthering Fair Housing	Develop and implement the Affirmatively Furthering Fair Housing Plan	Develop AFFH plan and implement actions within the planning period, with formal plan finalized by 2023	Initiate program in 2022.
6.3 Senior Home Assessments	Refer seniors in need of free home assessments to South Coast Senior Services	2021-2029	Program maintained through December 2021. As of 2021, 51 seniors in Dana Point received Case Management services.
6.4 Housing Resources Assistance	Continually update the Dana Point Housing Resources Directory, Community Work Plan to Address Homelessness, fund a full- time Community Outreach Worker, and actively assist individuals and organizations on an as-needed basis	2021-2029	Program maintained through December 2021.

6.5 Housing for Persons with Disabilities	disabilities including persons with developmental disabilities. Coordinate with the Regional Center for Orange County to	Establish additional relationships by 2023, assist in development or rehabilitation of units throughout 2021-2029	No opportunities identified in 2021.
6.6 Residential Care Facilities, Six or Fewer Persons	Ensure consistency with state law	Initiate and complete Code update in 2022	Code update to be initiated in 2022.
6.7 Residential Care Facilities, Seven or More Persons	Eliminate unnecessary constraints potentially created through the discretionary conditional use permit process.	Initiate and complete Code update in 2022	Code update to be initiated in 2022.

Jurisdiction	Dana Point	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

Note: "+" indicates an optional field
Cells in grey contain auto-calculation
formulas

(CCR Title 25 §6202)

	Table E									
			Comi	mercial Developr	ment Bonus App	roved pursuant t	o GC Section 65915.7			
	Project I	dentifier			Units Construc	cted as Part of Agree	ement	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved	
	•	1				2		3	4	
APN	Street Address	Project Name [⁺]	Local Jurisdiction Tracking ID ⁺	Very Low Low Moderate Above Moderate Income Income			Description of Commercial Development Bonus	Commercial Development Bonus Date Approved		
Summary Row: Star	rt Data Entry Below									
		_		-		_				

Jurisdiction	Dana Point	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type						statutory require	Towards RHNA * ements severely lin we the password th nese fields.	The description should adequately document how each unit complies with subsection (c) of Government	
	Extremely Low- Income [†]	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low- Income ⁺	Very Low- Income ⁺	Low-Income ⁺	TOTAL UNITS*	Code Section 65583.1 ⁺
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Dana Point	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

	Table G Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of									
	Locally Owned Lar	ias included in the	nousing Element Sit	es inventory that ha	ve been sold, leased, or otherv	wise disposed of				
	Project Identifier									
		_								
	<i>,</i>	1		2	3	4				
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site				
Summary Row: Start										
668-361-01	26126 Victoria									

				_
		•	•	-

Jurisdiction	Dana Point			_	Note: "+" indicates an optional field
Reporting Period	2021	(Jan. 1 - Dec. 31)			Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

	Table H					
	L	ocally Owned Su	rplus Sites			
	Parcel Identifier		Designation	Size	Notes	
1	2	3	4	5	6	7
APN	APN Street Address/Intersection Existing Use		Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start	Data Entry Below					

Jurisdiction	Dana Point	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

Building Permits Issued by Affordability Summary				
Income Level	Current Year			
Very Levy Deed Restrict		0		
Very Low	Non-Deed Restricted	3		
Low	Deed Restricted	0		
Low	Non-Deed Restricted	12		
Moderate	Deed Restricted	0		
iviouerate	Non-Deed Restricted	1		
Above Moderate		37		
Total Units		53		

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

Units by Structure Type	Entitled		Permitted	Completed
SFA		0	20	47
SFD		0	14	19
2 to 4		0	3	0
5 +		0	0	0
ADU		0	16	10
MH		0	0	2
Total		0	53	78

Housing Applications Summary	
Total Housing Applications Submitted:	47
Number of Proposed Units in All Applications Received:	94
Total Housing Units Approved:	12
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

Jurisdiction	Dana Point	
Reporting Year	2021	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Local Early Action Planning (LEAP) Reporting

(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount \$ 150,000.00 Total award amount is auto-populated based on amounts entered in rows 15-26.

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Project Administration	\$18,275.00		In Progress		
Housing Element Amendment	\$36,880.00		In Progress		
Safety Element Amendment			In Progress	Local General Fund	
Community Engagement/Hearings	\$31,830.00		In Progress		
Review/Approvals	\$18,335.00		In Progress	Local General Fund	
Environmental Analysis	\$44,680.00		In Progress		

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary				
Income Level		Current Year		
Very Low	Deed Restricted	0		
Very Low	Non-Deed Restricted	0		
Low	Deed Restricted	0		
	Non-Deed Restricted	0		
Moderate	Deed Restricted	0		
Moderate	Non-Deed Restricted	0		
Above Moderate		0		
Total Units		0		

Building Permits Issued by Affordability Summary			
Income Level Current Ye			

Very Low	Deed Restricted	0
	Non-Deed Restricted	3
Low	Deed Restricted	0
	Non-Deed Restricted	12
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		37
Total Units		53

Certificate of Occupancy Issued by Affordability Summary			
Income Level		Current Year	
Very Low	Deed Restricted	0	
	Non-Deed Restricted	0	
Low	Deed Restricted	0	
	Non-Deed Restricted	9	
Moderate	Deed Restricted	0	
	Non-Deed Restricted	1	
Above Moderate		98	
Total Units		108	