

**CITY OF DANA POINT  
PLANNING COMMISSION  
AGENDA REPORT**

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**DATE:** MARCH 11, 2019

**TO:** DANA POINT PLANNING COMMISSION

**FROM:** COMMUNITY DEVELOPMENT DEPARTMENT  
MATT SCHNEIDER, DIRECTOR OF COMMUNITY DEVELOPMENT  
BELINDA DEINES, SENIOR PLANNER

**SUBJECT:** 2018 ANNUAL HOUSING ELEMENT PROGRESS REPORT

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**RECOMMENDATION:** That the Planning Commission review the 2018 Annual Housing Element Progress Report, and receive and file the report.

**LOCATION:** Citywide

**REQUEST:** To review the Annual Housing Element Progress Report for 2018 as required by State law to show progress on the General Plan Housing Element

**ENVIRONMENTAL:** In accordance with CEQA, a Negative Declaration was prepared as required for adoption of the 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 2018 Annual Housing Element Progress Report (APR) is the fifth report of the 5<sup>th</sup> 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, 2018. The 2018 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. Dana Point has an allocation of 327 RHNA units to be addressed in the Housing Element.

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 2018, the official area median income for Orange County is \$92,700 (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 likely require innovative application and partnerships of City, County, State, and non-profit groups to meet these housing allocations.

**New Reporting Requirements for 2018**

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. 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 – Identifies units rehabilitated, preserved, and acquired for alternative adequate sites
- 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.

### 2018 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 2018 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 30 housing units received planning approval during the 2018 reporting year.

### 2018 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 2018, the City issued building permits for 64 single-family dwelling units (SFD), 4 duplex dwelling units, 109 multiple-family dwelling units (MFD), and 5 accessory dwelling units. Of the 64 SFD units, 41 units are located at the new South Cove condominium complex and 9 units are located in The Strands at Headlands. The 109 MFD units are under construction as part of the Prado West mixed-use apartment complex.

A total of 168 units are a combination of attached and detached single-family dwellings, with a sales price in excess of the maximum amount established for an affordable housing unit by HCD. Therefore, the 168 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, 9 for-sale units have been issued permits 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, five (5) accessory dwelling units are identified as moderate income in that the units are affordable by design as small-scale and ancillary to the main residence.

### Implementation of Housing Element Programs

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 2018 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 Council adopted a local ordinance for ADUs, which is currently under review by California Coastal Commission.
- The City issued permits for 5 ADUs, exceeding the goal of 1-2 ADUs annually.

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

- Housing Initiatives Program increased rental assistance from 41 to 47 Dana Point hotel employees, exceeding the goal of 20 employees annually. The program is operated by Mary Erickson Community Housing in collaboration with the Monarch Beach Resort.
- Staff has facilitated meetings with affordable housing developers to explore interest for building affordable and senior housing units.

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

- The City's Parking and Circulation Oversight Task Force held quarterly meetings 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. The Task Force will provide the City Council with a draft Citywide Parking Implementation plan.
- City staff conducted a fee study and 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, very-low, 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 has 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

- City Council expanded the City's contract with Mercy house for full-time homeless outreach staff. Through homeless outreach staff and the housing resources assistance program, 10 individuals were placed into permanent supportive housing.
- Staff continues to monitor affordable housing currently under construction; for-sale moderate-income units: 5 units sold, 4 units under lottery.

Program Category #6: Preserve Existing Assisted Housing Developments

- The units at Monarch Coast Apartments have converted to market-rate rents. Due to the landslide and geological constraints that affected the subject property, the Monarch Coast Apartments developer has had difficulty securing financing for construction of additional market-rate rental units.

**CONCLUSION:**

The recommended actions are that the Planning Commission: 1) review the Annual Housing Element Progress report for 2018; and 2) Receive and File the Housing Element Progress Report (Supporting Document 1).

**SUPPORTING DOCUMENT:**

1. 2018 Annual Housing Element Progress Report



Belinda Deines, Senior Planner



Matthew Schneider, Director  
Community Development Department

**Supporting Document 1:**            2018 Annual Housing Element Progress Report

ATTACHMENT

**Please Start Here**

General Information	
Jurisdiction Name	Dana Point
Reporting Calendar Year	2018
Contact Information	
First Name	Belinda Ann
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Street Address	33292 Golden Lantern
City	Dana Point
Zipcode	92629

**Submittal Instructions**

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. **Online Annual Progress Reporting System (Preferred)** - This enters your information directly into HCD's database limiting the risk of errors. If you would like to use the online system, email [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov).*
2. **Email** - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and to OPR at [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov). Please send the Excel workbook, not a scanned or PDF copy of the tables.

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

Jurisdiction	Dana Point	
Reporting Year	2018	(Jan. 1 - Dec. 31)

Note: + Optional field  
 Cells in grey contain auto-calculation formulas

**Table A**  
**Housing Development Applications Submitted**

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								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	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 PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*				
Summary Row: Start Data Entry Below																	2	28	30	30			
	691-182-03	35261 Camino Capistrano		PA18-0002	SFD	O								1	1	1		No					
	682-123-38	25022 Selva Drive		PA18-0029	5+	O								6	6	6		No					
	672-481-15	3 Ritz Cove		PA18-0062	SFD	O								1	1	1		No					
	670-111-23	225 Monarch Bay Drive		PA18-0075	SFD	O								1	1	1		No	vacant				
	682-245-24	34042 Chula Vista		PA18-0083	SFD	O								1	1	1		No					
	691-151-22	35351 Beach Road		BLD18-0075	SFD	O								1	1	1		No					
	123-33-01	26940 Calle Real		BLD18-0571	SFD									1	1	1		No					
	672-651-18	17 Beach View		BLD18-0706	SFD	O								1	1	1		No					
	672-593-13	15 Coral Cove Way		BLD18-1103	SFD	O								1	1	1		No					
	672-593-12	17 Coral Cove Way		BLD18-1104	SFD	O								1	1	1		No					
	123-262-02	26731 Calle Almanza		BLD18-1243	SFD	O								1	1	1		No					
	670-111-53	107 Monarch Bay Drive		BLD18-1275	SFD	O								1	1	1		No					
	673-331-06	24361 Philemon		BLD18-1353	SFD	O								1	1	1		No					
	672-651-15	9 Coral Cove Way		BLD18-0655	SFD	O								1	1	1		No					
	691-391-13	34466 Via Espinosa		BLD18-0456	SFD									1	1	1		No					
	672-651-14	7 Beach View Avenue		BLD18-0470	SFD	O								1	1	1		No					
	670-151-11	410 Monarch Bay		BLD18-0278	SFD	O								1	1	1		No					
	672-651-30	15 Strand Beach Drive		BLD18-0268	SFD	O								1	1	1		No					
	670-033-05	32687 Sea Island Drive		BLD18-1409	SFD	O								1	1	1		No					
	672-593-43	31 Shoreline Drive		BLD18-1034	SFD	O								1	1	1		No					
	123-251-24	26841 Calle Maria		BLD18-1268	SFD									1	1	1		No					
	672-651-17	15 Beach View		BLD18-0569	SFD	O								1	1	1		No					
	682-263-14	33852 Silver Lantern		BLD18-0913	2 to 4	R								1	1	1		No					
	670-032-01	32702 Sea Island Drive		BLD18-1290	ADU	R							1	1	1	1		No	vacant				
	670-151-28	rch Bay Drive Unit B		BLD18-0107	ADU	R							1	1	1	1		No					





**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Dana Point	
<b>Reporting Year</b>	2018	(Jan. 1 - Dec. 31)

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

<b>Table B</b>													
<b>Regional Housing Needs Allocation Progress</b>													
<b>Permitted Units Issued by Affordability</b>													
		1	2									3	4
<b>Income Level</b>		<b>RHNA Allocation by Income Level</b>	2013	2014	2015	2016	2017	2018	2019	2020	2021	<b>Total Units to Date (all years)</b>	<b>Total Remaining RHNA by Income Level</b>
Very Low	Deed Restricted	76											76
	Non-Deed Restricted												
Low	Deed Restricted	53											53
	Non-Deed Restricted												
Moderate	Deed Restricted	61						9				31	30
	Non-Deed Restricted		3	2	4	8	5						
Above Moderate		137	12	36	34	60	168					310	
<b>Total RHNA</b>		<b>327</b>											
<b>Total Units 44</b>			<b>15</b>	<b>38</b>	<b>38</b>	<b>68</b>	<b>182</b>					<b>341</b>	<b>159</b>

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)

<b>Jurisdiction</b>	Dana Point	
<b>Reporting Year</b>	2018	(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 Housing Element Sites Monitoring	Maintain capacity to meet the RHNA	2012-2021	Compliance achieved through December 2018. 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 2018, the City issued permits for five (5) accessory dwelling units under the revised regulations. The City has exceeded its goal of ten (10) second units within the planning period and has approved a total of 22 ADUs to date. In October 2018, the City Council adopted local ordinance for ADUs and is currently under review by the California Coastal Commission. City staff continues to promote ADUs with updated handouts and resources on the City's website.
2.1 Mortgage Credit Certificates	Continue to apply with the County of Orange to maintain eligibility for Dana Point residents.	2014-2021, Annually	Compliance achieved through December 2018.
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 2018.
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 2018.
2.4 Housing Initiatives Program	Provide assistance to 20 hotel employees residing in Dana Point annually.	2014-2021	Compliance achieved through December 2018. In 2018, the program increased rental assistance from 41 to 47 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 parking 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 2018, the City's Parking and Circulation Oversight Task Force held quarterly meetings 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. The Task Force has developed a draft Citywide Parking Implementation Plan that recommends zoning ordinance updates.
3.2 Development Fee Study	Conduct fee study.	Conduct study by December 2010 in 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	Study measures for energy-savings in home construction, improvement, and utilities and provide findings to the public. Form a partnership with SDG&E to promote existing programs.	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-restricted, extremely low income (<30% AMI) affordable housing from development fees.	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 2018. 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-profit housing groups. Make housing information available on the City's website and in the Housing Resources Directory.	2014-2021	Compliance achieved through December 2018.
5.2 Senior Home Assessments	Continue to refer seniors in need of free home assessments to South Coast Senior Services.	2014-2021	Compliance achieved through December 2018.
5.3 Housing Resources Assistance	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 2018. 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 2018, outreach workers have assisted ten (10) individuals into permanent supportive housing.
5.4 Housing for Persons with Disabilities, including persons with Developmental Disabilities	Assist in the development or rehabilitation of up to 10 housing units; establish regulatory incentives, establish a relationship with developers of supportive housing; and work cooperatively with the Regional Center of Orange County in support of persons with disabilities, including persons with developmental disabilities.	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 five (5) units and are currently occupied. Four (4) units are available now to eligible buyers through a lottery process. 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 2018.

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Dana Point
<b>Reporting Period</b>	2018 (Jan. 1 - Dec. 31)

Note: + Optional field  
Cells in grey contain auto-calculation formulas

Table E Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				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 Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									



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

<b>Jurisdiction</b>	Dana Point
<b>Reporting Period</b>	2018 (Jan. 1 - Dec. 31)

Note: + Optional field  
 Cells in grey contain auto-calculation formulas

**Table F**  
**Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)**

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

Activity Type	Units that Do Not Count Towards RHNA* Listed for Informational Purposes Only				Units that Count Towards RHNA + Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1*
	Extremely Low-Income*	Very Low-Income*	Low-Income*	TOTAL UNITS*	Extremely Low-Income*	Very Low-Income*	Low-Income*	TOTAL UNITS*	
Rehabilitation Activity	17			17					Converted existing market-rate apartment complex to extremely-low 17-unit permanent supportive housing
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income	17			17					

<b>Jurisdiction</b>	Dana Point	
<b>Reporting Year</b>	2018	(Jan. 1 - Dec. 31)

<b>Permitted Units Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units 44		<b>0</b>

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

<b>Entitlement Summary</b>	
Total Housing Applications Submitted:	25
Number of Proposed Units in All Applications Received:	30
Total Housing Units Approved:	30
Total Housing Units Disapproved:	0

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

<b>Units Constructed - SB 35 Streamlining Permits</b>			
<b>Income</b>	<b>Rental</b>	<b>Ownership</b>	<b>Total</b>
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