CITY OF DANA POINT
CITY COUNCIL
AGENDA REPORT

Reviewed By:	
DH	X
CM	X
CA	___

DATE: MARCH 17, 2026

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: JONATHAN LIGHTFOOT, DIRECTOR OF COMMUNITY DEVELOPMENT
GARRETT WANK, ASSOCIATE PLANNER

SUBJECT: 2025 HOUSING ELEMENT ANNUAL PROGRESS REPORT

RECOMMENDED ACTION:

That the City Council receive and file the 2025 Housing Element Annual 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. Following review by the California Department of Housing and Community Development (HCD), the Council re-adopted a revised Housing Element on September 20, 2022. HCD subsequently certified the City's 6th Cycle (2021–2029) Housing Element on October 20, 2022.

State law requires the City to submit an Annual Progress Report (APR) to HCD by April 1 of each year to document progress in implementing Housing Element programs. The 2025 APR is the fourth report for the 6th Cycle (2021-2029) Housing Element and provides an update on housing unit production and program implementation for the period January 1 through December 31, 2025. The 2025 APR is included as Supporting Document A. Following City Council review, the attached report will be submitted to HCD in accordance with Title 25 of the California Code of Regulations.

DISCUSSION:

State law requires each jurisdiction to adopt a Housing Element as a mandatory component of its General Plan to address housing needs. The Housing Element: (1) sets forth the City's strategy for meeting existing and projected housing demand; (2) identifies adequate sites to accommodate the City's assigned share of regional housing needs; and (3) analyzes local policies, regulations, and requirements that may constrain housing development for all income levels.

Regional Housing Needs Assessment (RHNA)

HCD determines regional housing need in consultation with the region's planning body, the Southern California Association of Governments (SCAG). The determination also incorporates input from the Department of Finance (DOF).

The regional housing need determination accounts for both existing and projected housing demand. In addition to Department of Finance data on future population and household growth, HCD assesses whether additional housing is necessary to serve the existing population by considering factors such as overcrowding, cost burden, vacancy rates, and jobs-housing imbalances.

The RHNA allocation is a "fair share" number of units in four income categories as determined by SCAG. Dana Point's RHNA allocations for the planning period of June 30, 2021 to October 15, 2029, are as follows:

Table 1
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 2025, the official area median income for Orange County was $136,600 (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 demand for housing in the above moderate-income levels. Producing a substantial number of units for very low- and low-income households would require innovative approaches and partnerships among City, County, State, and nonprofit entities to meet these allocations.

Annual Progress Report

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.
- Table D – Status and progress of housing program and policy implementation as specified in the Housing Element.
- Table E (not applicable) – Identifies units approved as part of commercial development bonuses.
- Table F (not applicable) – Identifies units rehabilitated, preserved, and acquired for alternative adequate sites.
- Table F2 (not applicable) – Identifies above moderate-income units converted to moderate income units.
- Table G (not applicable) – Identifies locally owned sites that were included in the Housing Element Sites Inventory, that have been sold, leased, or otherwise disposed of.
- Table H (not applicable) – Identifies locally owned or controlled lands declared surplus or identified as excess of its foreseeable needs.
- Table J (not applicable) – Identifies student housing development for lower income students for which was granted a density bonus.
- Table K (not applicable) – Identifies if a local government has adopted a local tenant preference policy.
- LEAP Reporting Table – Identifies the City’s receipt and status of used funds from the Local Early Action Planning (LEAP) grants.

2025 Housing Project Activity

Table A of Supporting Document A provides data for housing units and development for which an application was determined complete within the 2025 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.

Forty-seven (47) “housing development applications” (defined as discretionary and building applications) were submitted during the 2025 reporting year. Applications included: eight (8) new single-family dwellings, twenty-four (24) new ADUs, and one (1)

new mobile home, for a total of thirty-three (33) new housing units. The remaining fourteen (14) applications include four (4) demolitions of existing single-family dwellings, nine (9) major remodels to existing housing units (resulting in no new housing units), and one (1) condominium conversion (change of housing category resulting in no new housing units). Overall, during the 2025 reporting year twenty-nine (29) net housing units were gained.

Table A2 of Supporting Document A provides data for housing units and development for which an entitlement has been completed, a building permit has been issued, or a building permit has been given a Certificate of Occupancy/final. Residential projects are assigned unit categories that match those identified in Table A, as described above. Each of these units are quantified based on proposed affordability.

2025 Housing Unit Production

HCD requires that the City report on new housing units that received entitlements, building permits, and certificates of occupancy for each year within the Housing Element cycle by income level, as noted on Table A2 in Supporting Document A.

During the 2025 reporting year, a total of 24 housing units received planning entitlements: five (5) single-family detached, 19 accessory dwelling units (ADUs). The remaining application was for a major remodel to an existing single-family dwelling, resulting in no new housing units.

In 2025, the City issued building permits for 42 housing units: 26 single-family detached, two (2) single-family attached, 13 accessory dwelling units (ADUs), and one (1) mobile home. Of these, 39 units were for above-moderate-income households (greater than 120% of median income). Three (3) units were ADUs classified as low-income based on proposed monthly rent and their small-scale, ancillary design.

Also in 2025, the City finalized 30 building permits: 23 single-family detached, two (2) single-family attached, four (4) ADUs, and one (1) mobile home. Twenty-eight (28) of the finalized units were for above-moderate-income households. Two (2) ADUs are identified as low-income.

Table 2
Units Issued Permits During Planning Period 2021-2029

Income Categories	RHNA	2025 Units	Units to Date	Short(-)/ Over (+)
Very-Low (0-50% median)	147	0	1	-146
Low (51-80% median)	84	0	19	-65
Moderate (81-120% median)	101	3	3	-98
Above-Moderate (121%+ median)	198	39	115	-83
TOTAL	**530**	**42**	**138**	**-392**[1]

Implementation of Housing Element Programs

The City's 2021–2029 Housing Element identifies key goals, policies, quantified objectives, and scheduled implementation programs. Table D of Supporting Document A summarizes actions taken during the 2025 reporting year, including ongoing program monitoring and progress against the Housing Element's eight-year implementation schedule.

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

- In 2025, City staff re-reviewed the density bonus model ordinance and brought a draft ordinance to City Council for approval. It is anticipated that the ordinance will be certified by Coastal Commission in 2026.

[1] The City previously entitled a 306-unit apartment building, which is currently under review in building plan check and thus not represented in the 2025 reporting data.

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

- 19 Orange County Housing Authority (OCHA) tenants utilized their Housing Choice vouchers in Dana Point in 2025.
- In 2025, 27 Dana Point hotel employees received rental subsidies. The City will consider an expansion of the program to apply toward the development of new hotels.

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

- In February 2024, the City transitioned to an online plan submittal and permit processing system to streamline the development process. In June 2025, the City transitioned to a fully electronic/digital permitting process.
- On September 18th, 2025, the City Adopted Urgency Ordinance 25-11, related to Accessory Dwelling units and Junior Accessory Dwelling Units, in response to specific language changes to the City's most recent ADU Ordinance 25-04 provided by HCD. As such, Ordinance 25-11 is in compliance with State ADU Laws.
- On September 19, 2025 the City adopted Urgency Ordinance 25-12 repealing Ordinance No.22-01, which added chapter 9.72 (Regulating Urban Lot Splits) to the City of Dana Point Municipal Code, and prohibiting uses conflicting with the City's Council's contemplated adoption of regulations repealing the foregoing which were adopted to implement SB 9. In such, Ordinance No.25-12 applies State Law in connection with SB 9. In 2025, the City received 1 application for an SB 9 project.

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

- The City continues to be a sub-recipient to the County of Orange for CDBG and HOME funds so that Dana Point households will remain eligible to participate.
- The County offers rental rehabilitation funding for various housing types, including multifamily and mobile homes. The City is a sub-recipient for CDBG through the County to implement housing rehabilitation programs to address health and safety needs and preserve the existing housing stock.

Program Category #5: Preserve Existing Assisted Housing Developments

- The City continues its program of annual monitoring and provides ongoing preservation technical assistance and educational materials to affected tenants and the community at large on the need to preserve the existing affordable housing stock through brochures at City Hall.

Program Category #6: Promote Equal Housing Opportunities for All Persons

- In 2025, Age Well Care Managers provided 46 in-home and telephone assessments for 12 Dana Point seniors. Care Managers maintain frequent contact by phone and in person, and coordinate community services to support the senior’s ability to remain independent in their home. Age Well's Care Manager, Patricia CaloPartch, keeps regular hours at the Dana Point Community Center, where she is available on-site, one day a week, and also by appointment. She is also available to Senior Lunch participants and others who use the center.
- The City continues to publish its Housing Resources Directory, update its Work Plan, and fund a full-time position for a Community Outreach Worker. Additionally, the City will support organizations seeking to provide housing opportunities for special needs groups (e.g., developmentally disabled) through co-application for funding, letters of support, and evaluating the use or reuse of existing housing stock. The City includes a section highlighting housing options such as accessory dwelling units that are suitable for persons with special needs in the Housing Resources Directory and on the City’s website.

City staff continues to distribute housing resource information to the public. Flyers and other informational resources created for housing resources were posted physically on public bulletin boards, and shared digitally via the city website, social media posts, monthly newsletters, the Dana Point Lookout magazine, and slideshow presentations at City Council and Planning Commission meetings.

LEAP Reporting Table

Recipients of HCD's Local Early Action Planning (LEAP) grant funding are required to annually report on the status of approved tasks funded under the program. In 2020, the City received $150,000 in LEAP grant funding for the sixth-cycle RHNA. HCD issued reimbursement on August 6, 2024, concluding the City's grant process. In 2025, no new LEAP grant funding has been made available. The City will continue to seek grant funding to facilitate compliance in implementing the Regional Housing Needs Assessment.

NOTIFICATION AND FOLLOW-UP:

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

STRATEGIC PLAN IMPLEMENTATION:

Strategic Goal 3: Foster Economic Health and Prosperity

FISCAL IMPACT:

There are no fiscal impacts resulting from the recommended action.

SUPPORTING DOCUMENT A: . . . . . Page No.

A. 2025 Housing Element Annual Progress Report……..…6

SUPPORTING DOCUMENT A

Jurisdiction	Dana Point	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an 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	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4					5							6	7	8	9	10	11		12	13	14
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)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	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	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes+
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	6	0	1	22	29	29	0							
	123-151-24	34386 VIA SAN JUAN		PLN25-0033	ADU	R	07/17/2025								1				1	1		NONE	No	No	No	Pending	Discretionary	
	123-152-04	34361 VIA SAN JUAN C		BLD25-1158	ADU	O	07/31/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	123-152-38	26356 VIA CALIFORNIA		PLN25-0035	ADU	R	07/17/2025								1				1	1		NONE	No	No	No	Pending	Discretionary	
	123-183-41	26582 VIA CALIFORNIA		PA25-0016	ADU	O	02/13/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	123-191-14	26881 CALLE MONTEREY		PA25-0002	ADU	O	01/03/2025											1	1	1		NONE	No	No	No	Pending	Discretionary	
	123-253-10	26856 CALLE MARIA		PLN25-0048	ADU	O	10/14/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	123-261-01	26662 CALLE JUANITA B		BLD25-0204	ADU	O	02/06/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	123-272-04	34585 CALLE PALOMA		PLN25-0026	ADU	R	06/24/2025								1				1	1		NONE	No	No	No	Pending	Discretionary	
	123-303-37	34582 CALLE NARANJA		PA25-0012	ADU	R	02/05/2025										1		1	1		NONE	No	No	No	Pending	Discretionary	
	123-331-01	34830 CALLE DEL SOL		PLN25-0041	ADU	O	09/08/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	123-332-12	26941 CALLE DOLORES B		BLD25-0495	ADU	R	04/01/2025								1				1	1		NONE	No	No	No	Approved	Ministerial	
	123-353-01	26851 VISTA DEL MAR		PLN25-0049	ADU	R	11/07/2025								1				1	1		NONE	No	No	No	Pending	Ministerial	
	123-433-07	26661 VUELTA RICA		PLN25-0031	ADU	R	07/03/2025								1				1	1		NONE	No	No	No	Pending	Ministerial	
	123-433-32	26706 CALLE SALIDA B		PLN25-0042	ADU	O	09/15/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	672-161-19	33465 ABALONE		PLN25-0043	ADU	O	09/17/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	673-103-32	33122 ACAPULCO B		PLN25-0022	ADU	O	05/08/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	673-321-04	32781 MATTHEW		PLN25-0044	ADU	O	09/22/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	682-043-14	24401 ALTA VISTA		PLN25-0024	ADU	O	06/04/2025											1	1	1		NONE	No	No	No	Pending	Discretionary	
	682-091-18	33881 EL ENCANTO		PA25-0083	ADU	O	10/22/2025											1	1	1		NONE	No	No	No	Pending	Discretionary	
	682-245-05	34041 BLUE LANTERN B		BLD25-1225	ADU	O	08/12/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	682-263-04	33772 SILVER LANTERN		PA25-0029	ADU	O	04/04/2025											1	1	1		NONE	No	No	No	Pending	Discretionary	
	691-193-03	27552 GABLE		PLN25-0008	ADU	O	03/10/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	691-391-48	34401 VIA GOMEZ B		BLD25-0063	ADU	O	01/13/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	691-401-12	34470 VIA VERDE		PLN25-0018	ADU	O	04/24/2025											1	1	1		NONE	No	No	No	Pending	Discretionary	
	691-382-18	34622 CAMINO CAPISTRANO		PA25-0052	CONDO	O	06/13/2025											0	0	0		NONE	No	No	No	Pending	Discretionary	Conversion of existing residential to condominiums. No new units.
	892-32-017	34052 DOHENY PARK #017		BLD25-1175	MH	O	8/4/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	121-393-06	33592 BREMERTON		BLD25-0266	SFD	O	02/19/2025											0	0	0		NONE	No	No	No	Approved	Ministerial	Major Remodel to existing Single Family Residence. No new units.
	123-353-08	34871 CALLE DEL SOL		BLD25-0913	SFD	O	06/24/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	670-052-09	32651 SEA ISLAND		BLD25-0678	SFD	O	05/07/2025											0	0	0		NONE	No	No	No	Approved	Ministerial	Major Remodel to existing Single Family Residence. No new units.
	670-141-02	16 MONARCH BAY		BLD25-0521	SFD	O	04/07/2025											0	0	0		NONE	No	No	No	Approved	Ministerial	Major Remodel to existing Single Family Residence. No new units.
	670-151-06	317 MONARCH BAY		BLD25-1019	SFD	O	07/09/2025											1	1	1		NONE	No	No	No	Pending	Discretionary	
	670-151-13	411 MONARCH BAY		BLD25-0730	SFD	O	05/14/2025											0	0	0		NONE	No	No	No	Approved	Ministerial	Major Remodel to existing Single Family Residence. No new units.
	670-151-18	419 MONARCH BAY		BLD25-1350	SFD	O	09/08/2025											-1	-1	-1		NONE	No	No	No	Approved	Discretionary	Demolition of existing Single Family Residence.
	670-151-44	345 MONARCH BAY		BLD25-1297	SFD	O	08/26/2025											-1	-1	-1		NONE	No	No	No	Approved	Discretionary	Demolition of existing Single Family Residence.
	672-081-28	23592 TAMPICO BAY		BLD25-0302	SFD	O	02/26/2025											1	1	1		NONE	No	No	No	Approved	Discretionary	
	672-131-13	23762 PERTH BAY		PA25-0005	SFD	O	01/13/2025											1	1	1		NONE	No	No	No	Approved	Discretionary	
	672-131-13	23762 PERTH BAY		BLD25-1807	SFD	O	12/01/2025											-1	-1	-1		NONE	No	No	No	Approved	Discretionary	Demolition of existing Single Family Residence.
	672-214-48	24155 VISTA D ORO		BLD25-0918	SFD	O	06/25/2025											0	0	0		NONE	No	No	No	Approved	Ministerial	Major Remodel to existing Single Family Residence. No new units.
	672-361-25	4 PORTO CERVO		BLD25-0673	SFD	O	05/06/2025											0	0	0		NONE	No	No	No	Approved	Ministerial	Major Remodel to existing Single Family Residence. No new units.
	672-471-41	48 RITZ COVE		BLD25-0255	SFD	O	02/18/2025											0	0	0		NONE	No	No	No	Approved	Ministerial	Major Remodel to existing Single Family Residence. No new units.
	672-471-45	51 RITZ COVE DR		BLD25-0771	SFD	O	05/27/2025											-1	-1	-1		NONE	No	No	No	Approved	Ministerial	Demolition of existing Single Family Residence.
	672-593-35	9 PACIFIC RIDGE PLACE		BLD25-0143	SFD	O	01/27/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	682-135-16	34031 EL CONTENTO		PA25-0004	SFD	O	01/10/2025											1	1	1		NONE	No	No	No	Pending	Discretionary	
	682-143-05	34061 MAZO		PA25-0001	SFD	O	01/02/2025											1	1	1		NONE	No	No	No	Pending	Discretionary	
	682-245-05	34041 BLUE LANTERN A		BLD25-1051	SFD	O	07/15/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	682-331-18	34292 SHORE LANTERN		BLD25-1299	SFD	O	08/27/2025											0	0	0		NONE	No	No	No	Pending	Ministerial	Major Remodel to existing Single Family Residence. No new units.
	691-141-20	35107 BEACH ROAD		BLD25-1064	SFD	O	07/16/2025											0	0	0		NONE	No	No	No	Approved	Ministerial	Major Remodel to existing Single Family Residence. No new units.

Jurisdiction	Dana Point
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A?
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement															Affordability by Household Incomes - Building Permits														Affordability by Household Incomes - Certificates of Occupancy														Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
							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	Acutely Low-Income Deed Restricted	Acutely Low-Income Non-Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non-Deed Restricted	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	Entitlement Date Approved	# of Units issued Entitlements	Acutely Low-Income Deed Restricted	Acutely Low-Income Non-Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non-Deed Restricted	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	Building Permits Date Issued	# of Units issued Building Permits	Acutely Low-Income Deed Restricted	Acutely Low-Income Non-Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non-Deed Restricted	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	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	Please select the state streamlining law your project was APPROVED pursuant to (may select multiple)	Is this project located on a site with an officially designated historical designation as outlined in Government Code Section 65589.5(d)(3) and requested an Table 1 ?	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restrictions (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project: Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Regulatory Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Modifications)	List the incentives, concessions, waivers, or modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0	1	18		24	0	0	0	0	0	0	0	3	0	0	39		46	0	0	0	0	0	0	0	2	0	0	28		30									67							
	933-151-24	34088 VIA SAN JUAN C		BLD24-1596	ADU	R													0												08/16/2025	1											07/25/2025	1	NONE	Yes	N			Affordability Calculator								
	933-152-04	34061 VIA SAN JUAN C		BLD25-1338	ADU	R													0												08/04/2025	1												0	NONE	Yes	N			Affordability Calculator								
	933-152-38	26282 VIA CALIFORNA C		BLD24-1595	ADU	R													0								1				07/31/2025	1											11/18/2025	1	NONE	Yes	N			Affordability Calculator								
	933-152-39	26262 VIA CALIFORNA B		BLD24-1579	ADU	R													0													0													0	NONE	Yes	N											
	933-241-01	26922 CALLE JUANITA B		BLD25-0004	ADU	O													0								1				10/27/2025	1												0	NONE	Yes	N											
	672-631-03	33332 SEA BRIGHT B		BLD24-0670	ADU	O													0								1				07/03/2025	1												0	NONE	Yes	N											
	682-153-08	33701 ISOBLES B		BLD24-1544	ADU	O													0								1				07/03/2025	1												0	NONE	Yes	N											
	691-160-03	27202 CARLE		BLD25-0355	ADU	O													0								1				06/03/2025	1												0	NONE	Yes	N											
	691-391-48	34401 VIA GOMEZ B		BLD25-0363	ADU	O													0								1				05/08/2025	1												0	NONE	Yes	N											
	933-151-78	26525 VIA MACHINNANTO C		BLD25-1661	ADU	O													0								1				08/08/2025	1												0	NONE	Yes	N											
	123-153-61	26282 VIA CALIFORNA B		BLD25-0676	ADU	O													0								1				07/01/2025	1												0	NONE	Yes	N											
	933-152-12	26941 CALLE DOLORES B		BLD25-0665	ADU	R													0								1				12/02/2025	1												0	NONE	Yes	N			Affordability Calculator								
	682-042-16	34421 ALTA VISTA A		BLD25-0643	ADU	O													0								1				08/26/2025	1												0	NONE	Yes	N											
	691-050-03	34021 LA ESTRITA		BLD25-1196	SFD	O													0											1	10/28/2025	1											1	NONE	Yes	N											
	670-051-18	31961 SEA CLIFF DR		BLD25-1350	SFD	O													0											1	10/03/2025	1											1	NONE	Yes	N				1	Demolished	O						
	670-151-44	145 MONARCH BAY		BLD25-1097	SFD	O													0											1	10/20/2025	1											1	NONE	Yes	N				1	Demolished	O						
	672-131-13	33762 FIDITCHIV		BLD25-1607	SFD	O													0											1		0											1	NONE	Yes	N				1	Demolished	O						
	672-611-65	33 ROCCOVE DR		BLD25-0771	SFD	O													0											1	11/18/2025	1											1	NONE	Yes	N				1	Demolished	O						
	121-393-05	33552 BRIDBETTON		BLD25-0958	SFD	O													0											1	08/10/2025	1											1	NONE	Yes	N				1	Demolished	O						Major Removal
	933-072-14	26271 CAMINO CAPISTRANO		BLD24-1598	SFD	O													0											1		0											1	NONE	Yes	N				1	Demolished	O						Major Removal
	670-032-09	33921 SEA ISLAND		BLD25-0678	SFD	O													0											1	11/18/2025	1											1	NONE	Yes	N				1	Demolished	O						Major Removal
	670-061-02	33951 SILVERLEAVES DR		BLD24-1576	SFD	O													0											1	03/19/2025	1											1	NONE	Yes	N				1	Demolished	O						Major Removal
	670-141-02	16 MONARCH BAY		BLD25-0021	SFD	O													0											1	05/19/2025	1											1	NONE	Yes	N				1	Demolished	O						Major Removal
	672-141-38	33 MONARCH BAY		BLD24-0707	SFD	O													0											1	05/19/2025	1											1	NONE	Yes	N				1	Demolished	O						Major Removal
	670-151-13	111 MONARCH BAY		BLD25-0730	SFD	O													0											1	10/08/2025	1											1	NONE	Yes	N				1	Demolished	O						Major Removal
	672-214-66	24122 VISTA DRO		BLD25-0616	SFD	O													0											1	08/19/2025	1											1	NONE	Yes	N				1	Demolished	O						Major Removal
	672-061-20	33 CAVINA		BLD24-1705	SFD	O													0											1	05/14/2025	1											1	NONE	Yes	N				1	Demolished	O						Major Removal
	672-631-08	17 Hutts Ridge Place		BLD25-0514	SFD	O													0											1	09/04/2025	1											1	NONE	Yes	N				1	Demolished	O						Major Removal
	682-245-34	34122 Chula Vista		BLD22-2359	SFD	O													0											1	12/03/2025	1											1	NONE	Yes	N											
	691-161-05	33525 BEACH		BLD22-1967	SFD	O													0											1	08/13/2025	1											1	NONE	Yes	N											
	691-441-20	33385 DEL REY		BLD24-0728	SFD	O													0											1	10/20/2025	1											1	NONE	Yes	N											
	691-441-30	33445 DEL REY		BLD24-0729	SFD	O													0											1	11/03/2025	1											1	NONE	Yes	N											
	691-441-40	33465 DEL REY		BLD24-0730	SFD	O													0											1	10/20/2025	1											1	NONE	Yes	N											
	933-151-24	34088 VIA SAN JUAN C		PLN25-0030	ADU	R						1						2/21/2025	1												0													0	NONE	Yes	N			Affordability Calculator								
	933-152-38	26282 VIA CALIFORNA		PLN25-0030	ADU	R						1						2/21/2025	1												0													0	NONE	Yes	N			Affordability Calculator								
	933-152-61	26282 VIA CALIFORNA		PLN25-0076	ADU	O						1						03/12/2025	1												0													0	NONE	Yes	N											
	691-161-14	33901 CALLE MONTERO		PLN25-0002	ADU	O						1						01/23/2025	1												0													0	NONE	Yes	N											
	933-232-10	26652 CALLE MIRIA		PLN25-0048	ADU	O						1						02/04/2025	1												0													0	NONE	Yes	N											
	933-072-08	26652 CALLE PALOMA		PLN25-0045	ADU	R								1				06/26/2025	1												0													0	NONE	Yes	N			Affordability Calculator								
	933-393-07	34552 CALLE MIRANDA		PLN25-0012	ADU	R					1							02/05/2025	1												0													0	NONE	Yes	N			Affordability Calculator								
	123-331-01	34600 CALLE DEL SOL		PLN25-0041	ADU	O												04/08/2025	1												0													0	NONE	Yes	N											
	933-353-01	26921 VISTA DEL MAR		PLN25-0049	ADU	R						1						11/07/2025	1												0													0	NONE	Yes	N			Affordability Calculator								
	933-432-07	26901 VISTA DEL RICA		PLN25-0051	ADU	R						1						02/19/2025	1												0													0	NONE	Yes	N			Affordability Calculator								
	123-419-32	26726 CALLE SALEHIA		PLN25-0042	ADU	O										1		04/15/2025	1												0													0	NONE	Yes	N											
	672-151-16	33465 AMALONE		PLN25-0043	ADU	O										1		04/17/2025	1												0													0	NONE	Yes	N											
	672-152-32	33122 ACAYALCO B		PLN25-0022	ADU	O										1		05/08/2025	1												0													0	NONE	Yes	N											
	672-031-04	33761 MATTHEW		PLN25-0054	ADU	O										1		06/23/2025	1												0													0	NONE	Yes	N											
	682-042-16	34421 ALTA VISTA A		PLN25-0024	ADU	O										1		05/08/2025	1												0													0	NONE	Yes	N											
	682-042-17	34441 ALTA VISTA D		PLN25-0025	ADU	O										1		05/08/2025	1												0													0	NONE	Yes	N											
	682-245-01	34601 BLUE LANTERN B		PLN25-0032	ADU	O										1		06/12/2025	1												0													0	NONE	Yes	N											
	682-245-04	34773 BLUES LANTERN		PLN25-0056	ADU	O										1		08/08/2025	1												0													0	NONE	Yes	N											
	691-451-12	34573 SKYDEEQ		PLN25-0018	ADU	O										1		04/24/2025	1												0													0	NONE	Yes	N											
	670-151-56	117 MONARCH BAY		BLD25-1019	SFD	O												07/08/2025	1												0													0	NONE	Yes	N											
	672-064-55	67 NOPE REGALPLACE		BLD25-0143	SFD	O												01/16/2025	1												0													0	NONE	Yes	N											
	682-135-16	34021 EL CONTENTO		PLN25-0004	SFD	O												01/16/2025	1												0													0	NONE	Yes	N											
	682-143-05	34041 MIDO		PLN25-0001	SFD	O												01/08/2025	1												0													0	NONE	Yes	N											
	682-245-05	34041 BLUE LANTERN A		BLD25-1021	SFD	O												07/14/2025	1												0													0	NONE	Yes	N											
	682-031-16	34262 SHORE LANTERN		BLD25-1299	SFD	O											0	09/27/2025	1													0													0	NONE	Yes	N				1	Demolished	O						Major Removal
	123-272-11	33541 CAMINO CAPISTRANO		BLD21-1606	SFD	O													0											1	06/30/2025	1											1	NONE	Yes	N				1	Demolished	O						Major Removal
	691-351-14	34585 VIA CATALLA B		BLD25-1660	ADU	O													0											1	09/30/2025	1											1	NONE	Yes	N											
	123-152-65	26271 VIA LOPEZ		BLD25-1561	ADU	O													0											1	10/30/2025	1											1	NONE	Yes	N											
	933-152-61	26941 VIA LA CRESTA B		BLD25-1553	ADU	R													0											1	11/03/2025	1											1	NONE	Yes	N											
	672-031-08	33442 CAMINO CAPISTRANO		BLD25-1559	SFD	O													0											1	11/03/2025	1											1	NONE	Yes	N											
	672-151-03	33 MONARCH BAY		BLD25-1560	SFD	O													0											1	11/03/2025	1											1	NONE	Yes	N											
	672-151-45	139 MONARCH BAY		BLD25-1562	SFD	O													0											1	11/03/2025	1											1	NONE	Yes	N											
	933-232-09	26652 CALLE MIRIA		BLD25-1612	SFD	O													0											1	11/03/2025	1											1	NONE	Yes	N											
	672-151-27	107 MONARCH BAY		BLD25-1547	SFD	O													0											1	11/03/2025	1											1	NONE	Yes	N											
	682-153-08	33501 CAMINO CAPISTRANO		BLD22-1612	SFD	O													0											1	08/11/2025	1											1	NONE	Yes	N											
	672-152-01	33562 RIO RUBI		BLD25-2048	SFD	O													0											1	09/15/2025	1											1	NONE	Yes	N											
	672-152-05	25922 WESTRONE		BLD25-2019	SFD	O													0											1	10/20/2025	1											1	NONE	Yes	N											
	672-151-11	115 MONARCH BAY		BLD18-0676	SFD	O													0											1	09/27/2025	1											1	NONE	Yes	N											
	672-061-19	33442 VISTA AVE		BLD25-1617	SFD	O													0											1	10/20/2025	1											1	NONE	Yes	N											
	672-631-19	34722 LA CRESTA		BLD24-0712	SFD	O													0											1	10/20/2025	1											1	NONE	Yes	N											

Jurisdiction	Dana Point	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

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 Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	Projection Period	2									3	4
Income Level		**RHNA Allocation by Income Level**	**Projection Period - 06/30/2021-10/14/2021**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Extremely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Very Low	Deed Restricted	147	-	-	-	-	-	-	-	-	-	-	1	146
	Non-Deed Restricted		-	1	-	-	-	-	-	-	-	-		
Low	Deed Restricted	84	-	-	-	-	-	-	-	-	-	-	19	65
	Non-Deed Restricted		5	1	2	5	3	3	-	-	-	-		
Moderate	Deed Restricted	101	-	-	-	-	-	-	-	-	-	-	3	98
	Non-Deed Restricted		-	-	1	1	1	-	-	-	-	-		
Above Moderate		198	6	1	32	22	15	39	-	-	-	-	115	83
Total RHNA		530												
Total Units			11	3	35	28	19	42	-	-	-	-	138	392

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):
- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
  - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

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.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Dana Point	
Reporting Year	2025	(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	5	6	7	8	9
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
Program Category #1: Identify Adequate Sites for a Variety of Housing Types								
1.1 Adequate Sites	Maintain capacity to accommodate the unmet RHNA allocation on developable, adequately zoned sites throughout the entire planning period. Initiate a general plan update to expand opportunities to build new housing choices and expand affordability in high resource areas. Determine whether additional incentives are needed through the general plan update and/or subsequent changes to development standards to incentivize desired levels of affordability.	7/30/2024	6th Cycle	Completed	The City continues to monitor sites inventory and maintain adequate capacity. On May 3, 2022, City Council initiated the General Plan Update, which was conducted in two phases. The City completed Phase 1: Visioning Phase in 2023. The Visioning Phase consisted of a variety of in-person and virtual community engagement efforts, which was used to prepare a visioning framework document that will guide development of the General Plan Update in the next phase of the process. On November 4th, 2023, the City launched Phase 2: General Plan Development Phase, which took place throughout 2025. During Phase 2 in 2023, the City conducted a sites inventory identifying the City's vacant and under-utilized lots as part of the Land Use Element update. In July 2024, the City completed a vacant sites map utilizing 2023 land use	Other	1	General Plan is currently being drafted. https://www.danapoint.org/City-Government/Community-Development/Planning/General-Plan

1.2 Density Bonus Housing	Approve 20 to 50 lower income units in total on vacant and underutilized land.	12/31/2026	6th Cycle	In Progress	The City adopted the code update of the City's Density Bonus Ordinance to comply with state law, along with additional updates as necessary in response to new state law. The City is working with Orange County Council of Governments (OCCOG) for the development of model ordinances, including a Density Bonus Ordinance. This regional program is funded by the Regional Early Action Planning (REAP) grant awarded to OCCOG. The City proposes adopting the model ordinance provided by OCCOG and updating the City's existing density bonus in compliance with State regulations. Through the updated Density Bonus Ordinance, the City will encourage future housing projects to leverage density bonus provisions and provide affordable housing. In 2025, City staff re-reviewed the density bonus model ordinance and brought a draft ordinance to	Other		Ord 25-15 https://www.danapoint.org/files/assets/city/v/1/city-council/documents/meetings-agendas-and-minutes/2025/11182025/a111825_linked.pdf
1.3 Accessory Dwelling Units	Permit 10 ADUs each year on average (7 to 8 lower income each year on average, with 3 to 4 of these being affordable to extremely low income (no/low cost)); evaluate and identify appropriate pre-approved ADU site plans. Continue to track affordability during the permitting stage.	12/31/2029	6th Cycle	Continuous	On September 18th, 2025 the City Adopted Urgency Ordinance 25-11, related to Accessory Dwelling units and Junior Accessory Dwelling Units, in response to specific language changes to the City's most recent ADU Ordinance 25-04 provided by HCD. In such, Ordinance 25-11 is in compliance with State ADU Laws. Developed in 2024 and published January 2025, the City made available on its website "how to" submittal directions and a "pre-approved" ADU application to support streamlining ADU development in compliance with state law. In 2025, the City received 8 entitlement applications, received 18 building permit applications, issued 13 building permits, and finaled 4 building permits for ADUs.	Other		https://ecode360.com/DA4921/laws/LF2276725.pdf

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.	12/31/2029	6th Cycle	Continuous	To augment its vacant and underutilized sites to accommodate the City's lower income RHNA allocation, the City conducted a sites inventory in 2023 and identified existing multi-family housing and nonresidential sites. In July 2024, the City completed a vacant sites map utilizing 2023 land use data. The City will proceed to use the vacant and underutilized sites identified in the sites inventory to identify sites for RHNA credit allocation. The City will also seek funds substantial enough to make targeted units available for occupancy within two years of the agreement's execution date. These actions have not been completed yet due to the current lack of City resources.	Other		The approved plans for the Victoria Boulevard site can be found through a Public Records Request
1.5 SB 330	Maintaining consistency with state law.	12/31/2029	6th Cycle	Continuous	The City will ensure compliance with state law enacted through Senate Bill 330 and prohibit amendments to the General Plan or zoning of properties in a manner that would reduce residential density compared to the designation/district in effect as of January 1, 2018, without concurrent upzoning of equal capacity on property elsewhere in the City. A Housing Projects Preliminary Application is available on the City's website for projects seeking vesting rights pursuant to SB 330. The form also serves as a referral to the Dana Point Planning Division for SB 330 vesting and streamlining purposes. In May 2024, staff reviewed the existing SB 330 application and deemed it consistent and current with state law. The City received 1 preliminary application in 2024, but a full application was never submitted within	Other		https://www.danapoint.org/City-Government/Community-Development/Planning/Development-Applications/SB330-Preliminary-Applications
Program Category #2: Assist in the development of affordable housing								

2.1 Rental Assistance	Expand the use of vouchers in Dana Point 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.	12/31/2029	6th Cycle	Continuous	The City will continue to implement the participation agreement with the Orange County Housing Authority (OCHA), which currently administers the Section 8 Certificate and Voucher Program for the City of Dana Point. The City will coordinate with the Orange County United Way on the WelcomeHomeOC program, which provides financial incentives, such as double security deposits, sign-on bonus, holding fees, and other assurances for landlords who rent units in Orange County, to individuals, veterans, and families with a housing voucher. The City will also coordinate with the Fair Housing Council (FHC) of Orange County to promote the use of vouchers by current and prospective tenants and the acceptance of vouchers by landlords. 19 OCHA tenants have utilized their housing choice voucher in Dana Point in	Households	19	https://www.danapoint.org/Services/Resident-Resources/Housing-Resources
2.2 Mortgage Assistance	Connect qualifying homebuyers with the County of Orange MCC and MAP Program Administrator. Coordinate with the County on an annual basis to increase awareness of programs through expanded marketing and promotional materials distributed in Dana Point (particularly in census tracts where rates of rental overpayment are high).	12/31/2029	6th Cycle	Continuous	The City maintains its agreement with the County of Orange to administer the program. The City continues the program with Orange County Housing Authority. In 2025, the County had no MAP homebuyers purchasing in Dana Point.	Other		https://www.danapoint.org/Services/Resident-Resources/Housing-Resources
2.3 Housing Initiative Program	Continue to collect in-lieu fees and support Mary Erickson Community Housing in operating the Housing Initiatives Program. Assist 20 hotel employees who are Dana Point residents annually. Prepare analysis of feasibility to apply similar requirements to future hotels.	12/31/2029	6th Cycle	Continuous	In 2025, 27 Dana Point hotel employees received rental subsidies. The City will consider an expansion of the program to apply toward the development of new hotels.	Persons	27	The participating hotel review the program with employees during their benefits orientation.

2.4 Conversion to Affordable or Permanent Supportive Housing	Approve 10 units of extremely low income housing through conversion.	12/31/2029	6th Cycle	Continuous	Similar to the efforts taken to create the Silver Lantern permanent transitional housing (17 units), the City will coordinate with entities to evaluate the feasibility of converting a nonresidential use into affordable housing, such as single room occupancy (SRO) units or permanent supportive housing. Extremely low-income households will be prioritized with affordability protected in perpetuity if feasible, but for no less than 55 years. These actions have not been initiated yet due to the current lack of City resources.	Other		None
2.5 In-Lieu Fee Program	Evaluate the effectiveness of in-lieu fees in the Coastal Zone and/or considering a citywide in-lieu fee, especially in comparison to other options; prioritize the creation of or assistance provided to extremely low income housing units when considering all options.	12/31/2029	6th Cycle	Continuous	The City currently collects affordable housing in-lieu fees for units developed in the Headlands and Monarch Beach Resort Specific Plan, with additional in-lieu fees determined on a project-by-project basis. City staff will consider conducting a study of the in-lieu fee process in order to see how it can be applied to other projects city-wide. These actions have not been initiated yet due to the current lack of City resources.	Other		none
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. OCHFT established a goal of 2,700 permanent supportive housing units to be developed throughout (in aggregate) member jurisdictions: 500 homeless families, 1,000 chronically homeless households, and 1,200 homeless individuals. These may or may not be located in Dana Point.	12/31/2029	6th Cycle	Continuous	As a member, the City budgets $5,000 annually to contribute to the trust, which in turn is used to provide critical gap funding for the development of affordable housing, homeless housing, and supportive services solutions throughout the county.	Other		none
Program Category #3: Remove governmental constraints to the maintenance, improvement, and development of housing								

3.1 Emergency Shelter Parking	The City will amend its zoning code to update its emergency shelter parking requirements as necessary to comply with recent changes to state law.	12/12/2024	6th Cycle	Completed	In November 2023, City Council had their first hearing for the proposed Zoning Code update. After a second reading, City Council adopted the ordinance on December 5th. The ordinance was certified by the California Coastal Commission on December 12, 2024.	Other	1	Ordinance 23-08 can be found using this link h
3.2 Development Fees	Regularly update the City's schedule of fees; evaluate the impact of waiving park and art in public places fees for lower income housing units in the next fee study.	6/30/2027	7th Cycle	In Progress	The City anticipates conducting a fee study in the 2026-2027 fiscal year to ensure development fees are appropriate and consider possible reductions for special needs housing projects. The City continues to implement fee waivers for qualifying deed-restricted housing units affordable for lower income households and evaluate other options to further reduce costs for affordable housing in periodic updates, including options to facilitate more affordable housing in high resource areas.	Other		none
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.	12/31/2029	7th Cycle	Continuous	The adopted Housing Element was sent to South Coast Water District and South Orange County Wastewater Authority. On July 24, 2024, City staff received confirmation that Priority Water and Sewer Services received the adopted Housing Element. The City will continue to coordinate with SCWD and SOCWA and adopt procedures to expedite service to lower income residential projects.	Other		none

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.	6/30/2025	6th Cycle	Continuous	The City continues to post and distribute information on currently available weatherization and energy conservation programs to residents and property owners through annual mailings in City utility billings, communication with community organizations and at municipal offices, and updates to the City's website in the Housing Resource Directory. The City continues to enforce state requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential projects. City staff continues to distribute housing resource information (including information on SDG&E's Energy Savings Program) to the public. Flyers and other informational resources created for housing resources were posted physically on public bulletin boards and shared digitally via the city website, social	Other		https://www.danapoint.org/Services/Resident-Resources/Housing-Resources
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. Research and prepare options for consideration by the City Council to establish and implement an electronic/digital plan submittal and permit processing system to streamline the development process.	6/30/2025	6th Cycle	Completed	New laws (Senate Bills 35 and 330) were enacted to streamline review times for residential applications in an effort to stimulate and facilitate the construction of market rate and affordable housing. The City reviewed the new laws and determined an amendment to the Code was not required. But, the City developed an application specific to SB330 to assist applicants and to streamline the permtting process. This regional program is funded by the Regional Early Action Planning (REAP) grant awarded to OCCOG. In February 2024, the City transitioned to an online plan submittal and permit processing system to streamline the development process. In June 2025, the City is transitioned to a fully electronic/digital permitting process.	Other	1	Ordinance 23-08 can be found using this link https://danapoint.hylandcloud.com/231publicaccessviewer/ https://www.danapoint.org/Services/Permit-Center

3.6 Supportive Housing	The City will amend its zoning code to permit supportive housing by right in zones where multifamily and mixed uses are permitted (per Government Code Sections 65583(c)(3), enacted through AB 2162).	12/12/2024	6th Cycle	Completed	The City initiated research for the code update in December 2022 and looked into other cities' ordinances in compliance with AB 2162. The City worked with the Orange County Council of Governments (OCCOG) for the development of model ordinances, including Supportive Housing per AB 2162. This regional program is funded by the Regional Early Action Planning (REAP) grant awarded to OCCOG. City Council adopted this ordinance on December 5th, 2023. The ordinance was sent to the Coastal Commission on December 8, 2023 and certified in December 12, 2024. The ordinance states that supportive housing projects would be permitted in all zones where multifamily and mixed use are permitted.	Other	1	Ordinance 23-08 can be found using this link https://danapoint.hylandcloud.com/231publicaccessviewer/
3.7 Low Barrier Navigation Centers	The City will amend its zoning code to permit low barrier navigation centers by right in nonresidential zones that permit multifamily and mixed use zones (per Government Code Sections 65660–65668, enacted through AB 101).	12/12/2024	6th Cycle	Completed	The City worked with the Orange County Council of Governments (OCCOG) for the development of model ordinances, including Low Barrier Navigation Centers per AB 101. This regional program is funded by the Regional Early Action Planning (REAP) grant awarded to OCCOG. City Council adopted this ordinance on December 5th, 2023, the ordinance was sent to the Coastal Commission on December 8, 2023, and certified by the Coastal Commission on December 12, 2024.	Other	1	Ordinance 23-08 can be found using this link https://danapoint.hylandcloud.com/231publicaccessviewer/
3.8 Accessory Dwelling Unit Ordinance	Maintain consistency with state law.	12/31/2029	6th Cycle	Completed	On September 18th, 2025 the City Adopted Urgency Ordinance 25-11, related to Accessory Dwelling units and Junior Accessory Dwelling Units, in response to specific language changes to the City's most recent ADU Ordinance 25-04 provided by HCD. In such, Ordinance 25-11 is in compliance with State ADU Laws.	Other	1	https://ecode360.com/DA4921/laws/LF2479920.pdf

3.9 Site Development Permit Process	Eliminate unnecessary constraints potentially created through the discretionary site development permit process.	12/31/2029	6th Cycle	Not Yet Started	The City will evaluate its site development permit process and requirements to identify and remove constraints to the production of housing. The evaluation will include interviews with planning staff in regard to their experiences with applicants subject to the site development permit process, including those who applied for but did not receive a site development permit. Based on this evaluation, the City will modify existing or establish new objective standards as part of the site development permit process to remove constraints to the production of housing. These actions have not been initiated yet due to the current lack of City resources.	Other		none
3.10 Manufactured Homes	Eliminate unnecessary restriction on the construction of manufactured homes in proximity to sites listed on the National Register.	10/23/2023	6th Cycle	Completed	In 2023, the City amended Chapter 9.07 of the City's Municipal Code to permit construction of manufactured homes in proximity to nationally registered historic places.	Other	1	https://ecode360.com/42984564
3.11 SB 9 Regulations	Eliminate unnecessary restriction on the construction of housing in accordance with legislation enacted through SB 9.	12/31/2029	6th Cycle	Completed	In January 2022, City staff developed an application for projects in accordance with SB 9. In February 2022, City Council approved a zoning code amendment in accordance with SB 9. On Seotember 19, 2025 the City adopted Urgency Ordinance 25-12 repealing Ordinance No.22-01, which added chapter 9.72 (Regulating Urban Lot Splits) to the City of Dana Point Municipal Code, and prohibiting uses conflicting with the City's Council's contemplated adoption of regulations repealing the forgoing which were adopted to implement SB 9. In such, Ordinance No.25-12 applies State Law in connection with SB 9. In 2025, the City received 1 application for SB 9 project.	Other	1	https://ecode360.com/DA4921/laws/LF2479923.pdf

Program Category #4: Conserve and improve the condition of the existing stock of affordable housing								
4.1 Owner Rehabilitation	Assist 2-4 lower income households annually, up to a total of 20 households.	12/31/2029	6th Cycle	Continuous	The City continues to be a sub-recipient to the County of Orange for CDBG and HOME funds so that Dana Point households will remain eligible to participate in the programs. While no rehabilitation projects were initiated through this program in 2025, the City will continue to be a sub-receipient for CDBG through the County to implement housing rehabilitation programs. The City will also coordinate with the County to prioritize the expenditure of funding on housing occupied by lower income households in low resource areas with an emphasis on place-based revitalization. The City's agreement with the County of Orange for the CDBG program was renewed in closed in July 2023 and is good for three years.	Other		https://www.danapoint.org/Services/Resident-Resources/Housing-Resources

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.	12/31/2029	6th Cycle	In Progress	The County offers rental rehabilitation funding for various housing types, including multifamily and mobile homes. The City continues to be a sub-recipient to the County for CDBG to implement housing rehabilitation programs to address health and safety needs and preserve the existing housing stock. While no rehabilitation projects were initiated in 2025, the City is evaluating the feasibility of redirecting housing in-lieu funds towards the rehabilitation of existing rental units, such as the Domingo/Doheny Apartments, to strengthen the program's chances of success. The City will coordinate with the County to prioritize the expenditure of funding on housing occupied by lower income households in low resource areas with an emphasis on place-based revitalization.	Other		none
4.3 Neighborhood Conservation	Identify critical neighborhood improvements for inclusion in annual CIP and proactively monitor neighborhood conditions, with priority for low resource areas.	12/31/2029	6th Cycle	Continuous	The City maintains a Neighborhood Maintenance and Improvement Guide and has a Capital Improvements Program that helps to revitalize infrastructure. The City will prioritize the expenditure of funding in neighborhoods occupied by lower income households in low resource areas with an emphasis on place-based revitalization.	Other		https://www.danapoint.org/City-Government/Community-Development/Code-Enforcement/Neighborhood-Maintenance-and-Improvement
4.4 Condominium Conversions	Inform Dana Point residents, property owners, and real estate agents of condominium conversion requirements through the City's website.	12/31/2029	6th Cycle	Completed	The City's Zoning Code (Section 9.09.040 Special Development Standards) has requirements for condominium conversions that address issues of concern. The City continues to enforce its current regulations and make appropriate modifications, as necessary, such as additional considerations for conversions in low and high resource areas.	Other	1	https://ecode360.com/42985252

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.	12/31/2029	6th Cycle	Continuous	The Code Enforcement Division promotes, maintains, and enforces ordinances and laws to preserve, protect, and enhance the quality of life in Dana Point. Code Compliance officers actively work with community members and neighborhood organizations in assuring the City remains a healthy and welcoming place to live, work, and visit. The City recognizes the importance of community wide code compliance and has made it one of the focuses of the latest strategic plan update.	Other		https://www.danapoint.org/City-Government/Community-Development/Code-Enforcement
Program Category #5: Preserve existing assisted housing developments								
5.1 Affordable Housing Monitoring	Adopt affordability monitoring as a condition of approval for affordable housing projects and distribute educational materials on affordable housing conversion to the public at City Hall and through the City website.	12/31/2029	6th Cycle	Continuous	The Community Development annually monitors deed-restricted units through its own records and external databases. All current income-restricted housing projects are preserved in perpetuity. For future projects, the City will continue to encourage preservation in perpetuity but include affordable housing monitoring as a condition of approval for projects with time-limited affordable housing component. The City continues its program of annual monitoring and provide ongoing preservation technical assistance and educational materials to affected tenants and the community at large on the need to preserve the existing affordable housing stock through brochures at City Hall.	Other		https://www.danapoint.org/Services/Resident-Resources/Housing-Resources
Program Category #6: Promote equal housing opportunities for all persons								

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.	12/31/2029	6th Cycle	Continuous	The City maintains a Housing Resources Directory, which includes a directory of contacts for housing-related assistance, including contact telephone numbers in Orange County and website links where persons may inquire about equal or fair housing. The City communicates with the Fair Housing Council of Orange County, Legal Aid, and other non-profit housing groups to maintain the directory. The City also provides a link to the housing information programs and the directory of contacts on the City's website. City staff continues to distribute housing resource information to the public. Flyers and other informational resources created for housing resources were posted physically on public bulletin boards and shared digitally via the city website, social media posts, monthly	Other		https://www.danapoint.org/Services/Resident-Resources/Housing-Resources
6.2 Affirmatively Furthering Fair Housing	Develop and implement the Affirmatively Furthering Fair Housing Plan.	12/31/2029	6th Cycle	Not Yet Started	Guided by Assembly Bill 686 (2018), the City will develop a plan to affirmatively further fair housing efforts. The City acknowledges that significant disparities exist in housing need and opportunity and will work to promote equitable access for all persons protected by the California Fair Employment and Housing Act, persons identified by Section 65008, and applicable federal and state housing and planning laws. The City will, in accordance with California Government Code Section 8899.50, administer all of its programs and activities relating to housing and community development in a manner to affirmatively further fair housing and take no action that is materially inconsistent with its obligation to affirmatively further fair housing. The City will also develop and implement an Affirmatively Furthering Fair Housing Plan. These actions have not been initiated yet due to	Other		none

6.3 Senior Home Assessments	Refer seniors in need of free home assessments to South Coast Senior Services	12/31/2029	6th Cycle	Continuous	In 2025, Age Well Care Managers provided 46 in-home and telephone assessments for 12 Dana Point seniors. Care Managers maintain frequent contact by phone and in person, and coordinate community services to support the senior's ability to remain independent in their home. Age Well's Care Manager, Patricia CaloPartch, keeps regular hours at the Dana Point Community Center, where she is available on-site, one day a week, and also by appointment. She is also available to Senior Lunch participants and others who use the center. The Age Well Care Management Program is an immediate assistance focused on obtaining results in a 3-month period. The program still features an in-home needs assessment and monthly personal follow-up. At the end of the three-month period, a Care	Persons	12	https://www.danapoint.org/Community/Recreation/Senior-Services-Programs
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.	12/31/2029	6th Cycle	Continuous	The City maintains a Housing Resources Directory to help residents determine which organizations and other resources are appropriate to meet their needs. This program was successful in the prior planning period and contributed to the development of a Homeless Task Force and Community Work Plan to Address Homelessness, as well as the funding of a full-time position for a Community Outreach Worker to actively engage with individuals and families experiencing homelessness to help them find housing. The City continues to publish its Housing Resources Directory, update its Work Plan, and fund a full-time position for a Community Outreach Worker. Additionally, the City will support organizations seeking to provide housing opportunities for special needs groups (e.g.	Persons	358	https://www.danapoint.org/Services/Resident-Resources/Housing-Resources/Homeless-Resources

6.5 Housing for Persons with Disabilities	Assist in the development or rehabilitation of up to 10 housing units for persons with disabilities including persons with developmental disabilities. Coordinate with the Regional Center for Orange County to establish relationship with interested developers.	12/31/2029	6th Cycle	In Progress	In 2018, the City established regulatory incentives, such as reduced impact fees and fee waivers, to facilitate the development of new or rehabilitation of existing housing for persons with disabilities, including persons with developmental disabilities. While this program yielded some interest in the prior planning cycle, the City received no formal applications for the development of housing for persons with disabilities in 2024. To bolster the program's chances for success, the City will strengthen its relationship with the Regional Center of Orange County and foster new relationships with developers of supportive housing. This action has not been initiated yet due to the current lack of City resources.	Other		none
6.6 Residential Care Facilities, Six or Fewer Persons	Ensure consistency with state law.	12/12/2024	6th Cycle	Completed	In December 2022, City staff began drafting proposed code language revisions to ensure that it is clear that a CUP is not required for group homes for six or fewer people (residential care facilities), consistent with the City's position in compliance with state law (particularly Health & Safety Code Section 11834.23). City Council adopted the Zone Text Amendment with the specified definition on December 5th, 2023. The amendment was sent to Coastal Commission on December 8, 2023, and certified by the Coastal Commission on December 12, 2024.	Other	1	Ordinance 23-08 can be found using this link h

6.7 Residential Care Facilities, Seven or More Persons	Eliminate unnecessary constraints potentially created through the discretionary conditional use permit process.	12/31/2029	6th Cycle	Not Yet Started	The City will evaluate its CUP process, focusing on identifying and removing constraints on the production of residential care facilities serving seven or more persons. The City anticipates to evaluate the CUP process in 2026 and remove unreasonable conditions of approval or other requirements. These actions have not been initiated yet due to the current lack of City resources.	Other	1	none