

**Please Start Here**

General Information	
Jurisdiction Name	Redondo Beach
Reporting Calendar Year	2024
Contact Information	
First Name	SEAN
Last Name	SCULLY
Title	PLANNING MANAGER
Email	SEAN.SCULLY@REDONDO.ORG
Phone	3106973194
Mailing Address	
Street Address	415 S DIAMOND STREET
City	Redondo Beach
Zipcode	90277

**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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**Optional:** This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

**Optional:** Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is

**Optional:** This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://hcd.my.site.com/hcdconnect>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

**Submittal Instructions**

**Please save your file as Jurisdictionname2024 (no spaces).** Example: the city of San Luis Obispo would save their file as SanLuisObispo2024

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 - Please see the link to the online system to the left.** This allows you to upload the completed APR form into 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.

<b>Jurisdiction</b>	Redondo Beach	
<b>Reporting Year</b>	2024	(Jan. 1 - Dec. 31)
<b>Housing Element Planning Period</b>	6th Cycle	10/15/2021 - 10/15/2029

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	0
	Non-Deed Restricted	6
Low	Deed Restricted	0
	Non-Deed Restricted	14
Moderate	Deed Restricted	0
	Non-Deed Restricted	2
Above Moderate		92
<b>Total Units</b>		<b>114</b>

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

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
Single-family Attached	0	0	0
Single-family Detached	8	60	6
2 to 4 units per structure	0	21	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	1	33	3
Mobile/Manufactured Home	0	0	0
<b>Total</b>	<b>9</b>	<b>114</b>	<b>9</b>

<b>Infill Housing Developments and Infill Units Permitted</b>	<b># of Projects</b>	<b>Units</b>
Indicated as Infill	0	0
Not Indicated as Infill	96	114

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	58
Number of Proposed Units in All Applications Received:	127
Total Housing Units Approved:	127
Total Housing Units Disapproved:	0

<b>Use of SB 423 Streamlining Provisions - Applications</b>
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Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	57	84
Discretionary	1	43

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	1
Number of Units in Applications Submitted Requesting a Density Bonus	43
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	18
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Redondo Beach
Reporting Year	2024 (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	Density Based Application	
1				2	3	4	5									6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total 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.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	
Summary Row: Start Data Entry Below							3	19	0	0	0	0	6	99	127	127	0			
	4157022008	2306 HUNTINGTON LN		20240248	SFD	O	2/2/2024							2	2	2		NONE	No	
	4150009004	2224 DUFOUR ST		PDSCC2024-1649	SFD	O	2/14/2024							2	2	2		NONE	No	
	7506002030	122 SOUTH JUANITA AVE		20240358	SFD	O	2/16/2024							2	2	2		NONE	No	
	4155018009	2106 VOORHEES AVE		20240520	SFD	O	3/12/2024							2	2	2		NONE	No	
	4161008001	1708 PULLMAN LN		PDSCC2024-1816	SFD	O	3/12/2024							2	2	2		NONE	No	
	4156025012	2100 HARRIMAN LN		20240964	SFD	O	5/2/2024							2	2	2		NONE	No	
	4161005004	1816 BELMONT LN		20240967	SFD	O	5/2/2024							2	2	2		NONE	No	
	4082001043	2705 VANDERBILT LN		PDSCC2024-1675	SFD	O	5/2/2024							2	2	2		NONE	No	
	4159011009	2006 BELMONT LN		20241202	SFD	O	6/5/2024							2	2	2		NONE	No	
	4153003011	2305 NELSON AVE		20241331	SFD	O	6/21/2024							2	2	2		NONE	No	
	4157019016	2307 HUNTINGTON LN		PADR2024-1779	SFD	O	7/22/2024							2	2	2		NONE	No	
	7509020018	1020 YNEZ AVE		PDSCC2024-1849	ADU	R	11/5/2024								1	1		NONE	No	
	7509030003	1030 AVE A		PDSCC2024-1734	ADU	R	9/27/2024								1	1		NONE	No	
	7509027027	1049 PALOS VERDES BLVD		PDSCC2024-1760	ADU	R	10/8/2024								1	1		NONE	No	
	7510019047	1059 AVE H		PDSCC2024-1630	ADU	R	8/21/2024					1			1	1		NONE	No	
	7506004023	106 S HELBERTA AVE		PDSCC2024-1637	SFD	O	8/26/2024							2	2	2		NONE	No	
	4161021021	1105 STANFORD AVE A		PDSCC2024-1869	ADU	R	11/12/2024								1	1		NONE	No	
	7510018008	1205 S IRENA AVE		PDSCC2024-1672	SFD	O	9/11/2024							1	1	1		NONE	No	
	7510021019	1314 S HELBERTA AVE		PDSCC2024-1782	ADU	R	10/11/2024								1	1		NONE	No	
	7510021021	1318 S HELBERTA AVE		PDSCC2024-1679	ADU	R	9/12/2024								1	1		NONE	No	
	7511008020	1604 ESPLANADE		PADR2024-1791	SFA	O	10/15/2024							2	2	2		NONE	No	
	4160016018	1646 HAVEMEYER LN		PDA2024-1677	SFD	O	9/12/2024							1	1	1		NONE	No	
	4161009001	1716 MARSHALLFIELD LN		PDSCC2024-1650	SFD	O	8/29/2024							2	2	2		NONE	No	

	4160002006	1822 HAVEMEYER LN		PDSCC2024- 1708	SFD	O	9/24/2024		
	4156019016	1907 HUNTINGTON LN		PADR2024- 1946	SFD	O	12/10/2024		
	4155004011	1914 ROBINSON ST		PDSCC2024- 1626	ADU	R	8/20/2024		1
	4159005060	1916 PULLMAN LN, #1		PDSCC2024- 1948	ADU	R	12/10/2024		1
	4156010017	2007 ROCKEFELLE R LN		PPCDR2024- 1756	ADU	R	10/8/2024		1
	4155011020	2015 CURTIS AVE		PDSCC2024- 1678	ADU	R	9/12/2024		2
	4156025055	2102 HARRIMAN LN, B		PDSCC2024- 1762	ADU	R	10/8/2024		1
	4150018016	2107 ERNEST AVE		PDSCC2024- 1942	SFD	O	12/9/2024		
	4159002016	2107 PULLMAN LN		PDSCC2024- 1789	ADU	R	10/14/2024		2

				2		2				NONE	No
				2		2				NONE	No
						1			1	NONE	No
						1			1	NONE	No
						1			1	NONE	No
						2			2	NONE	No
						1			1	NONE	No
				1		1			1	NONE	No
						2			2	NONE	No











<b>Jurisdiction</b>	Redondo Beach	
<b>Reporting Year</b>	2024	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	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	
Very Low	Deed Restricted	936	-	-	-	-	-	-	-	-	-	-	20	916	
	Non-Deed Restricted		-	-	6	8	6	-	-	-	-	-			
Low	Deed Restricted	508	-	-	-	-	-	-	-	-	-	-	60	448	
	Non-Deed Restricted		7	3	15	21	14	-	-	-	-	-			
Moderate	Deed Restricted	490	-	-	-	-	-	-	-	-	-	-	7	483	
	Non-Deed Restricted		-	-	2	3	2	-	-	-	-	-			
Above Moderate		556	31	15	220	125	92	-	-	-	-	483	73		
Total RHNA		2,490													
Total Units			38	18	243	157	114	-	-	-	-	-	570	1,920	
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).															
		5											6	7	
		Extremely low-Income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*		468		-	-	-	-	-	-	-	-	-	-	468	

\*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

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.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

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

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](mailto:apr@hcd.ca.gov).

VLI Deed Restricted  
VLI Non Deed Restricted



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

<b>Jurisdiction</b>	Redondo Beach		
<b>Reporting Year</b>	2024	(Jan. 1 - Dec. 31)	
<b>Table D</b>			
<b>Program Implementation Status pursuant to GC Section 65583</b>			
<b>Housing Programs Progress Report</b>			
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.			
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E</b>	<b>Status of Program Implementation</b>
<p><b>Program 1: Mobility Access/Emergency Repair Program</b>  The Mobility Access/Emergency Repair Program provides a grant up to \$2,500 for special mobility access repairs for lower income disabled Redondo Beach homeowners (including those with developmental disabilities). Eligible repairs are those necessary to correct health and safety hazards. Repairs are restricted to electrical repairs, plumbing repairs, replacement of hot water heaters, and heating repair. Under the Mobility Access component, the program provides special repairs for disabled homeowners such as installation of grab bars and access ramps.</p>	<p>Provide services to 10 lower income (including extremely low income) Redondo Beach homeowners each year for a total of 80 households.</p> <p>Promote program to residents through brochures at public counters and information on City website, and proactively through City's quarterly newsletters.</p> <p>Pursue State funds available for housing rehabilitation programs, including acquisition/rehabilitation.</p>	2021-2029	Ongoing

<p>Program 2: Preservation of Affordable Housing California Government Code Section 65583(a)(8) requires the Housing Element to include an analysis of existing assisted housing developments that are “at risk” (eligible to change from low-income housing to market-rate housing during the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use). Assisted housing developments are defined as multi-family rental housing that receives government assistance under federal, state and local funding programs. Assisted housing also includes multifamily rental units developed pursuant to a local inclusionary housing program, used to qualify for a density bonus, or other conditions</p>	<p>Proactively engage the property owner and property manager of the Seasons Senior Apartments in 2022 (three year prior to potential eligibility for conversion) to provide education and ensure their understanding of their obligations under preservation law.</p> <p>Monitor the status of Seaside Villa and Seasons Senior Apartments annually.</p> <p>Ensure residents are notified by the property owner once a Notice of Intent to opt out of low income use is filed. Pursuant to new State law, notices must be sent out by property owners three years, one year, and six months prior to opting out.</p> <p>Contact nonprofit affordable housing providers with capacity to acquire and manage at-risk projects in Redondo Beach to explore preservation options if a Notice of Intent to opt out of low income use is filed.</p> <p>Support funding applications by qualified nonprofit affordable housing providers to pursue funding at the State and federal levels for preserving existing affordable housing.</p>	<p>2021-2029</p>	<p>Ongoing</p>
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<p><b>Program 3: Inclusionary Housing</b>  During the discussion of the General Plan and Housing Element Annual Report in 2020, the Redondo Beach City Council expressed interest in preparation of an Inclusionary Housing Ordinance. This type of ordinance requires a percentage of units to be restricted to certain levels of affordability in housing development projects meeting a set size threshold. There are several parameters that the City Council must decide upon, and once selected it is necessary to conduct a financial feasibility analysis to determine that the ordinance with those parameters would not preclude or deter market rate housing from being built. This is a necessary step to ensure that the</p>	<p>Pursue adoption of an inclusionary housing program by 2022.</p>	<p>2022</p>	<p>Ongoing. Public hearings have been held by both the Planning Commission and the City Council. The City Council continues to consider inclusionary housing. Anticipated additional public hearings are expected in 2025/2026.</p>
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<p><b>Program 4: Housing Choice Voucher (Section 8) Program</b>  This program assists extremely low and very low income persons in securing decent, safe and sanitary, privately owned housing. Tenants select their own rental housing, within the program guidelines. The housing may be an apartment, a house, or a mobile home. In all instances, the unit must be clean, in good condition and safe. Also, the rent must not exceed the program limits (which vary based on unit size and type), and must be appropriately priced for the size, condition and location of the unit. The program is open to families and individuals; however, preference is given to families, elderly persons, and persons with disabilities. Eligible tenants pay 30 to 40</p>	<p>Continue to provide Housing Choice Voucher to extremely low and very low income households with the goal of increasing assistance to 633 households annually, consistent with the Housing Authority Five-Year Plan.</p> <p>Increase outreach and education on the State's new Source of Income protections as required by SB 329 and SB 222. Both bills require all landlords to accept Housing Choice Vouchers, Veterans Affairs Supportive Housing (VASH), and other forms of public assistance as legitimate sources of income for rent payments.</p> <p>By 2023, develop a fact sheet on Source of Income Protection to be included in ADU application packet, with the goal of facilitating the use of HCVs for 20 ADU units over eight years.</p> <p>Annually, evaluate payment standards to ensure that consideration is given regarding local market conditions and rent reasonableness in an effort to increase voucher utilization.</p>	<p>2021-2029</p>	<p>Ongoing</p>
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<p><b>Program 5: Response to Homelessness</b>  The City of Redondo Beach started a Response to Homelessness Pilot Program, approved by the Mayor and City Council, in June of 2019 as an enhanced response to the impact of homelessness, not only on people experiencing homeless, but also on residents and the community.</p> <p>In 2020 the City decided to continue and expanded the Response to Homelessness Program. One new branch of the Response to Homelessness Program is the Housing Initiative Court. Another branch of the Response to Homelessness Program has been bridge housing. Bridge housing brings stabilization to people experiencing homelessness and helps</p>	<p>Continue to provide CDBG funding to agencies that operate emergency shelters, transitional housing, and supportive services for the homeless and persons with special needs.</p> <p>Before April 2024, evaluate the need and financial feasibility of continuing the Responses to Homelessness program.</p>	<p>Ongoing</p> <p>April 2024</p>	<p>The City has officially and continuously supported the development of permanent supportive housing. The State of California established a program for funding various housing projects through the Project Homekey program. On November 9, 2021, the Redondo Beach City Council voted unanimously to support the Homekey Round 2 application from the joint applicants of Century Housing Corporation and Los Angeles County to provide housing for those who are experiencing homelessness or at risk of becoming homeless. Century Housing Corporation, a nonprofit housing development organization, with Los Angeles County as a co-applicant received funding and acquired and renovated a hotel site at 716 South Pacific Coast Highway in Redondo Beach which has since been converted to permanent supportive housing. The Homekey project resulted in the development of 20 units of affordable housing in the form of permanent supportive housing. The Homekey project is now complete and has full occupancy as of 2024.</p> <p>Additionally, the City has entered into an agreement with the County and installed 20 pallet shelter transitional homes with 25 more proposed at the City's Transit Center location.</p>
<p><b>Program 6: Affordable Housing Development</b>  The City utilizes a variety of incentives to facilitate affordable housing development, including:</p> <ul style="list-style-type: none"> <li>• Density bonuses;</li> <li>• Deferral of development fees until the issuance of Certificates of Occupancy;</li> <li>• Waiver of Quimby fees for affordable housing development;</li> <li>• Additional fee subsidies, as funding permits;</li> <li>• Expedited review; and</li> <li>• Senior Housing Ordinance.</li> </ul>	<p>Continue to promote the availability of incentives for affordable housing development on the City website with the goal of facilitating the development of 100 lower income units over eight years.</p> <p>At least every other year, conduct an affordable housing meeting with affordable housing developers and invite proposals from interested developers. Coordinate discussions between affordable housing developers and church properties to promote affordable housing onsite.</p> <p>Pursue additional State (e.g. State funds for transit-oriented development and infrastructure improvements) and federal funding for affordable development. Annually check the websites of HUD, State HCD, and Los Angeles County Development Authority (LACDA) for potential funding sources and apply for eligible programs.</p> <p>Facilitate the development of 300 housing units affordable to lower income households through incentives, project conditions, development agreements, and/or other mechanisms. Target affordable housing in Census Tracts impacted by high displacement risks and cost burden.</p> <p>By the end of 2023, create policies to support the creation of new affordable housing opportunities through the conversion of existing poor performing motel properties to Single Room Occupancy (SRO) Lodging as appropriate. Identify potential motels for conversion and outreach to developers with the goal of achieving two projects over eight years.</p> <p>Amend the City's fee schedule in FY 2022/2023 to waive fees for affordable units being developed as part of a project.</p> <p>By the end of 2023, create procedure aligned with Inclusionary Housing ordinance implementation to expedite review of housing projects that include at least 20 percent of the units as affordable to lower income households, including projects that have lot splits and lot consolidations that include at least 20 percent of the units as affordable to lower income households.</p>	<p>Annually</p>	<p>This program is ongoing with many of the identified components/objectives underway. The City is holding public hearings to consider the implementation of an inclusionary housing ordinance. Additionally, the City has already approved a project converting an existing motel to transitional housing (permanent supportive housing) for the homeless. The City continues to work on the multiple initiatives within this program.</p> <p>The South Bay Galleria Revitalization project submitted a 300 residential unit project with affordable housing (either 30 very low or 60 low income) in 2023 which has now been approved in plan check with building permits to be issued later in 2025. Additionally, the owner of the South Bay Galleria Revitalization project submitted discretionary entitlement applications (conditional use permit, planning commission design review, and vesting parcel map for the purpose of merging lots) for the development of another residential mixed use project with 350 residential units (70 lower income) in early 2024 with a public hearing planned for later in 2025.</p>

<p><b>Program 7: Green Task Force</b>  The Green Task Force's Sustainable City Plan includes the following housing and building related recommendations:</p> <ul style="list-style-type: none"> <li>• <b>Green Building Incentives:</b> Develop a set of incentives in the form of rebates, space offset programs, and recognition programs for green/sustainable building practices.</li> <li>• <b>Fee Structure:</b> Balance fee structure to accommodate rebate incentives given for green homeowners, and builders.</li> <li>• <b>LEED Standards:</b> Adopt LEED standards for all city buildings.</li> <li>• <b>Ordinance Update:</b> Review and update ordinances to support LEED compliant measures.</li> <li>• <b>Staff Training:</b> Train appropriate city staff and</li> </ul>	<p>Continue to promote and implement the policies outlined in the Sustainable City Plan, particularly those policies applicable to residential and mixed use developments</p>	<p>Ongoing</p>	<p>The Planning Division of the Community Development Department is coordinating with the City's Building Official concerning the inclusion of these elements for sustainable development into the Building Divisions implementation of the "City's Sustainable Paln".</p>
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<p><b>Program 8: Residential Sites Inventory and Monitoring of No Net Loss</b>  <b>For the 6th cycle Housing Element, the City has been assigned a Regional Housing Needs Assessment (RHNA) of 2,490 units (936 very low income, 508 low income, 490 moderate income, and 556 above moderate income units). The City is updating its General Plan, with an anticipated adoption by November 2022 and put on the ballot for Measure DD public vote in 2023.</b></p> <p><b>As of January 2022, the City has entitled 471 units and anticipates permitting 240 ADUs over eight years. The City's progress in residential development leaves a remaining RHNA of 1,779 units (845 very low income, 405 low income, 476 moderate income, and 53 above</b></p>	<p><b>Adopt the Recommended Land Use Plan that provides increased residential development capacity by November 2022. Specifically, ensure that the updated General Plan offer adequate capacity for at least 1,924 units, with 1,395 lower income units to be accommodated through the Residential Overlays that establish a minimum density of 20 units per acre and a maximum density of 55 units per acre.</b></p> <p><b>Update the Zoning Ordinance by November 2023 to implement the updated General Plan. Specifically for the North Tech, South of Transit Center, South Bay Marketplace Residential, and FedEx Overlays establish development standards and regulations that would facilitate a combination of different scenarios to allow achievement of the anticipated number of units.</b></p> <p><b>Specifically, policies and zoning development standards will be developed to facilitate:</b></p> <ul style="list-style-type: none"> <li>• Subdividing, if necessary, of the parking areas as developable parcels</li> <li>• Clustering of densities on portions of the parking areas</li> <li>• Shared access to existing structures</li> </ul> <p><b>Amend, if necessary, the Harbor/Civic Center Specific Plan by November 2023 to ensure consistency in allowable density in the RH properties (increasing from 28 du/ac to 30 du/ac).</b></p> <p><b>Develop a procedure in 2022 to monitor the development of vacant and nonvacant sites in the sites inventory and ensure adequate sites are available to meet the remaining RHNA by income category.</b></p> <p><b>Because rezoning even for No Net Loss requirement is subject to voter approval, the City will monitor and anticipate any No Net Loss with a trend projection at least two years in advance to anticipate shortfall in sites and ensure adherence to the 180-day requirement.</b></p>	<p>Ongoing</p>	<p>The Planning Division monitors each new residential development and if the proposed development is an identified "housing site" per the 6th Cycle HE, an accounting will be conducted to confirm capacity remains for meeting the City's RHNA and a finding is required to be made with the approval of the project confirming capacity remains or if capacity is not maintained sites for rezoning for additional housing to meet the City's RHNA will be identified and processed prior to and/or concurrent with the approval of the subject property. No rezonings were required as a result of the implementation of this Program. The City continues to have adequate housing site capacity.</p>
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<p><b>Program 9: By-Right Approval for Projects with 20 Percent Affordable Units</b>  Pursuant to AB 1397 passed in 2017, the City will amend the Zoning Ordinance to require by-right approval of housing development that includes 20 percent of the units as housing affordable to lower income households, on sites being used to meet the 6th cycle RHNA that meet the following:</p> <ul style="list-style-type: none"> <li>• Reusing of nonvacant sites previously identified in the 5th cycle Housing Element (see Appendix B).</li> <li>• Rezoning of sites where the rezoning occurs pass the October 15, 2021 statutory deadline.</li> </ul> <p>By-right means that the City review must not require conditional use permit, planned unit development permit, or other discretionary review or approval.</p>	<p>Amend Zoning Ordinance to provide by-right approval pursuant to AB 1397 within one year of Housing Element adoption.</p>	<p>Completed.</p>	<p>On November 5th and 12th, 2024 the City adopted a zoning ordinance amendment consistent with this program. The zoning ordinance amendment now allows for by-right residential development projects if they include 20 percent of the units as housing affordable to lower income households, on sites being used to meet the 6th cycle RHNA.</p>
<p><b>Program 10: Replacement Housing</b>  Development on nonvacant sites with existing residential units is subject to replacement requirement, pursuant to AB 1397. The City will amend the Zoning Code to require the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in State Density Bonus Law.</p>	<p>Amend Zoning Ordinance to address replacement requirement pursuant to AB 1397 within one year of Housing Element adoption.</p>	<p>Completed.</p>	<p>On November 5th and 12th, 2024 the City adopted a zoning ordinance amendment consistent with this program. The zoning ordinance amendment includes provisions that require the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in State Density Bonus Law.</p>

<p><b>Program 11: Small Lot Development/Lot Consolidation</b>  This residential sites inventory for the 6th cycle RHNA focuses primarily on sites that are larger than 0.5 acres (see Appendix B). However, some parcels are small and owned by individual owners. Given the City's highly urbanized character, small infill projects would be an appropriate and feasible development pattern to accommodate these housing units in the community, as demonstrated by the City's current trend. The City will develop appropriate incentives and development standards to facilitate lot consolidation for affordable housing development.</p>	<p>By October 2022, develop appropriate incentives, development standards (such as reduced minimum lot size), and review procedures to facilitate small lot development and lot consolidation for affordable housing development. Incentives for lot consolidation may include:</p> <ul style="list-style-type: none"> <li>• Over the counter lot line adjustments if not combined with other applications; concurrent review if combined with other applications</li> <li>• Expedited review process</li> <li>• Deferral or waiver of fees for affordable housing project</li> <li>• Lot consolidation bonus (potentially in density, setbacks, or other incentives)</li> <li>• Ongoing outreach to property owners regarding lot consolidation incentives.</li> </ul> <p>Engage the Waterfront and Economic Development Department to facilitate communications among property owners and interested developers for lot consolidation potential and/or packaging parcels for redevelopment.</p>	<p>Completed.</p>	<p>On November 5th and 12th, 2024 the City adopted a zoning ordinance amendment consistent with this program. The zoning ordinance amendment includes incentives and development standards to facilitate lot consolidation for affordable housing development.</p>
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<p><b>Program 12: Accessory Dwelling Units (ADUs)</b>  The City is in the process of updating the existing Residential Design Guidelines to include Accessory Dwelling Units. The guidelines were adopted by the City of Redondo Beach on October 7, 2003. The design guidelines are intended to inform the public about development opportunities within the residential zones, including both single and multi-family structures. The update will also include the R-1A residential zone which was not included in the original document.</p> <p>With the addition of ADUs and the R-1A Zone to the guidelines, the document will span the breadth of residential infill opportunities available within the City. With this</p>	<ul style="list-style-type: none"> <li>• Facilitate the development of 240 ADUs over eight years.</li> <li>• Update the Residential Design Guidelines (with ADU pre-approved plans) and develop handout materials and application form for ADU by December 2022.</li> <li>• In 2023, develop mechanisms to facilitate ADUs, especially ADUs that may be deed restricted as affordable housing. These may include reduced fees, rehabilitation assistance, or relaxed development standards as feasible and appropriate in exchange for affordability.</li> <li>• In 2023, develop a fact sheet on fair housing rights (including Source of Income protection) to facilitate the use of HCVs for ADUs, with the goal of placing 20 HCV holders in 20 ADUs over eight years.</li> <li>• In 2025, monitor the ADU development trend to ensure the City is meeting its projection goal. If necessary, the City will make adjustment to its incentives for ADU construction.</li> </ul>	<p>Ongoing</p>	<p>Fourty (40) ADUs were issued building permits in calendar year 2024.</p>
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<p><b>Program 13: Amendments to the Zoning Ordinance</b> The City will be updating its Zoning Ordinance to implement the new General Plan. As part of that Zoning Ordinance update, the following topics will be addressed:</p> <p>Density Bonus;</p> <p>Transitional and Supportive Housing (SB 2, SB 745, and AB 2162);</p> <p>Emergency Shelters (AB 139);</p> <p>Low Barrier Navigation Center (AB 101);</p> <p>Affordable Housing Streamlined Approval (SB 35);</p> <p>Single Room Occupancy (SRO) Housing;</p> <p>Employee Housing;</p> <p>Reasonable</p>	<ul style="list-style-type: none"> <li>• Complete Zoning Ordinance amendments outlined above to expand the variety of housing types and remove governmental constraints according to the following priority:</li> <li>• By the end of 2022: <ul style="list-style-type: none"> <li>- Density Bonus</li> <li>- Transitional and Supportive Housing</li> <li>- Emergency Shelter</li> <li>- Low Barrier Navigation Center</li> <li>- Employee Housing</li> <li>- Reasonable Accommodation</li> <li>- Definition of Family</li> </ul> </li> <li>• By November 2023 as part of the Zoning Ordinance update to implement the updated General Plan. <ul style="list-style-type: none"> <li>- Affordable Housing Streamlined Approval</li> <li>- Single Room Occupancy Housing</li> <li>- Parking Requirements</li> <li>- Unlicensed Group Homes</li> <li>- Conditional Use Permit</li> </ul> </li> <li>- Annually review the Zoning Ordinance for compliance with State law and to identify potential constraints and amend the Zoning Ordinance as necessary.</li> </ul>	<p>Completed</p>	<p>All identified "Program 13" Zoning Ordinance amendments were adopted by the City on November 5th and November 12, 2024. The zoning ordinance amendments included provisions to address the following:</p> <p>Density Bonus;</p> <p>Transitional and Supportive Housing (SB 2, SB 745, and AB 2162);</p> <p>Emergency Shelters (AB 139);</p> <p>Low Barrier Navigation Center (AB 101);</p> <p>Affordable Housing Streamlined Approval (SB 35);</p> <p>Single Room Occupancy (SRO) Housing;</p> <p>Employee Housing;</p> <p>Reasonable Accommodation;</p> <p>Definition of Family;</p> <p>Parking Requirements; and</p> <p>Unlicensed Group Homes.</p>
<p><b>Program 14: Objective Design Standards</b> The City is in the process of updating the existing Residential Design Guidelines with objective design standards and to inform the public about development opportunities within the residential zones, including both single and multi-family structures.</p>	<p>Develop objective design standards through the Residential Design Guidelines update by the end of 2022.</p> <p>Develop objective design standards for the four Residential Overlay districts (North Kingsdale, North Tech, 190th Street, and Industrial Flex-South of Transit Center, South Bay Marketplace, and FedEx) by October 15, 2024. The standards must accommodate development at the maximum densities allowed in each district without assuming the use of concessions, incentives, or waivers allowed pursuant to State Density Bonus Law.</p>	<p>Completed</p>	<p>The update/revisions/conversion of the City's Residential Design Guidelines into "Objective Residential Standards" was completed and adopted by the City Council at their public hearing on August 15, 2023.</p> <p>The City also adopted objective standards for the City's "Affordable Housing Overlay" sites that provide the City's capacity at the required densities for the development of affordable housing.</p>

<p><b>Program 15: Monitoring the Effect of Article 27 of the City Charter (Measure DD)</b>  The voter-initiated Measure DD requires voters' approval for any major change in land use. The Recommended Land Use Plan of the General Plan Update proposes new land use designations that represent significant changes in land use, and therefore requires voters' approval. The General Plan Update will be placed on the ballot by March 2023. Article 27 of the City Charter (Measure DD) is considered by the State Department of Housing and Community Development (HCD) as a potential constraint to the supply of land for residential development. In the event that the electorate rejects the ballot measure for the Preferred Land Use Plan</p>	<p>Given the statutory requirement to encourage a variety of housing types, the City will continue its outreach and education to help the community understand the importance of the General Plan update in compliance with State law and the consequence of noncompliance.</p>	<p>Completed</p>	<p>The City formally amended Measure DD to explicitly exempt housing projects and changes in zoning required to implement housing consistent with the City's Housing Element and required to comply with State Housing law from the provisions of Measure DD. The voters approved this amendment to Measure DD at the elections on November 5, 2024.</p>
<p><b>Program 16: Fee Schedule</b>  Currently, the City's residential development fee schedule (including building permit and planning fees) results in higher per-unit fees for multi-family housing than single-family housing.</p>	<p>Amend the City's fee schedule in FY 2022/2023 to waive fees for affordable units being developed as part of a project. (Currently, the City already waives the Quimby fees for affordable housing units.) The goal is to facilitate the development of 100 lower income units with fee waivers over eight years.</p>	<p>Ongoing</p>	<p>The City is currently conducting a comprehensive fee study and anticipates fee adjustments to address this program in the summer of 2025.</p>

<p><b>Program 17: Redondo Beach Unified School District (RBUSD) Coordination</b>  The City's Land Use Plan update, which includes the introduction of the various Residential Overlays as a strategy for facilitating future residential growth, will result in additional student enrollment.  In May 2022, the City outreached to the School District. In 2007 the school district had over 8,000 student population that grew to 10,000 by 2018. Between 2010 and 2018 through general obligation bonds the School District incorporated more classrooms throughout the District. Since then, the student population has actually decreased to 9,450 in the primary grades. The RBUSD is challenged with decreased enrollment so efforts to</p>	<p>Ongoing coordination with the RBUSD to facilitate communications concerning updates to the City's Land Use Plan and the matching of school facilities with student populations. Annual coordination with RBUSD regarding enrollment status and safe routes to school.</p>	<p>Ongoing</p>	<p>The City continues to coordinate with the developers of the South Bay Galleria concerning the funding for a study to provide pedestrian and bicycle connections to nearby schools west of this property.</p> <p>Additionally, as new residential projects located on any identified "housing sites" are submitted they will be routed to RBUSD for their review, comments, and planning purposes.</p>
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Jurisdiction	Redondo Beach	
Reporting Period	2024	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 F**

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

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

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the checklist here:  <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									













<b>Jurisdiction</b>	Redondo Beach	
<b>Reporting Period</b>	2024	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	10/15/2021 - 10/15/2029

## ANNUAL ELEMENT PROGRESS REPORT

**Table K**

**Tenant Preference Policy**

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

<b>Does the Jurisdiction have a local tenant preference policy?</b>		
<b>If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.</b>		
<b>Notes</b>		

Jurisdiction	Redondo Beach
Reporting Year	2024 (Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT**  
**Local Early Action Planning (LEAP) Reporting**  
 (CCR Title 25 §6202)

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

<b>Total Award Amount</b>	\$ 479,599.00	Total award amount is auto-populated based on amounts entered in rows 15-26.
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Updating General Plan and Zoning Ordinance related to housing, SB330, RHNA Allocation	\$47,080.00	\$0.00	Completed	Local General Fund	
New sewer pipe infrastructure improvement for Legado 115-unit Mixed Use Project at Pacific Coast Hwy and Palos Verdes Blvd	\$179,599.00	\$0.00	Completed	Other	
ADU Ordinance Update	\$40,000.00	\$40,000.00	Completed	Local General Fund	New ADU ordinances adopted by City Council on 1/12/2021
General Plan Environmental Impact Report	\$18,321.00	\$0.00	Completed	Local General Fund	
Administrative Costs	\$15,000.00	\$2,115.00	In Progress	None	
Updating General Plan and Zoning Ordinance related to housing, SB330, RHNA Allocation	\$179,599.00	\$0.00	Completed	Other	The City submitted and HCD approved a revised LEAP form for the reallocation of funds that were awarded to the "New sewer pipe infrastructure improvement for Legado 115-unit Mixed Use Project at Pacific Coast Hwy and Palos Verdes Blvd" to support the ongoing update to the City's General Plan and Zoning Ordinance in support of housing, SB330, RHNA Allocation.  The City has adopted all the General Plan Land Use Map, Zoning Ordinance/Map, Coastal Zoning Ordinance/Map, and Local Coastal Program amendments that serve to implement the City's 6th Cycle Housing Element.

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

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	2
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		11
<b>Total Units</b>		<b>13</b>

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	6
Low	Deed Restricted	0
	Non-Deed Restricted	14
Moderate	Deed Restricted	0
	Non-Deed Restricted	2
Above Moderate		92
<b>Total Units</b>		<b>114</b>

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	2
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		7
<b>Total Units</b>		<b>9</b>