Please Start Here

General Information		
Jurisidiction 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.

	Submittal Instructions
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	
ink to the online system: https://hcd.my.site.com/hcdconnect	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 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. 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 and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.
Toggles formatting that turns cells green/yellow/red based on data validation rules.	

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

Building Permits Issued by Affordability Summary		
Income Level		Current Year
	Deed	0
Vorylow	Restricted	U
Very Low	Non-Deed	c
	Restricted	6
	Deed	0
Low	Restricted	0
Low	Non-Deed	1.4
	Restricted	14
	Deed	0
Madavata	Restricted	0
Moderate	Non-Deed	2
	Restricted	2
Above Moderate		92
Total Units		114

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

Units by Structure Type	Entitled	Permitted	Completed
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
Total	9	114	9

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	0	0
Not Indicated as Infill	96	114

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

Use of SB 423 Streamlining Provisions - Applications

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
Total	0	0	0

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 Identif	fier		Unit Ty	pes	Date Application Submitted				_	ability by Hous				Project	Project	Streamlining	Density Bo
Prior APN ⁺		Street Address		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	Income	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	<u>D</u> Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	
Summary Row:					055			3	19	0	0	0	6	99	127	127	7 0	NONE	
	4157022008	HUNTINGTON LN		20240248	SFD		2/2/2024							2	2	2	2	NONE	
	4150009004	2224 DUFOUR ST		PDSCC2024- 1649	SFD	0	2/14/2024							2	2	2	2	NONE	No
	7506002030	122 SOUTH JUANITA AVE		20240358	SFD	0	2/16/2024							2	2	2	2	NONE	No
	4155018009			20240520	SFD	0	3/12/2024							2	2	2	2	NONE	No
	4161008001	1708 PULLMAN		PDSCC2024-	SFD	0								2	2	2	2	NONE	. No
	4156025012	LN 2100 HARRIMAN LN		1816 20240964	SFD	0	3/12/2024 5/2/2024							2	2	2	2	NONE	. No
	4161005004				SFD	0								2	0	2		NONE	i No
		BELMONT LN		20240967			5/2/2024							2	2	2			
	4082001043	VANDERBILT LN		PDSCC2024- 1675	SFD		5/2/2024							2	2	2	2	NONE	No
	4159011009	2006 BELMONT LN		20241202	SFD	0	6/5/2024							2	2	2	2	NONE	No
	4153003011	2305 NELSON AVE		20241331	SFD	0	6/21/2024							2	2	2	2	NONE	No
	4157019016	2307 HUNTINGTON		PADR2024- 1779	SFD	0								2	2	2	2	NONE	No
	7509020018			PDSCC2024-	ADU	R	7/22/2024		1						1	1	1	NONE	. No
	7509030003	AVE 1030 AVE A		1849 PDSCC2024-	ADU	R			1						1	1	1	NONE	. No
	7509027027			1734	ADU	R	9/27/2024		1						1	1	1	NONE	. No
		1049 PALOS VERDES BLVD		PDSCC2024- 1760			10/8/2024												
	7510019047	1059 AVE H		PDSCC2024- 1630	ADU	R	8/21/2024						1		1	1	1	NONE	No
	7506004023	HELBERTA		PDSCC2024- 1637	SFD	0								2	2	2	2	NONE	No
	4161021021	STANFORD		PDSCC2024- 1869	ADU	R			1						1	1	1	NONE	. No
	7510018008	AVE, A 1205 S IRENA		PDSCC2024-	SFD	0	11/12/2024							1	1	1	1	NONE	i No
	7510021019	AVE		1672	ADU	R	9/11/2024		1						1	1	1	NONE	
		HELBERTA AVE		PDSCC2024- 1782			10/11/2024												
	7510021021			PDSCC2024- 1679	ADU	R	9/12/2024		1						1	1	1	NONE	No
	7511008020			PADR2024- 1791	SFA	0]				2	2	2	2	NONE	No
	4160016018	1646 HAVEMEYER	F	PDA2024-1677	SFD	0								1	1	1	1	NONE	No
	4161009001			PDSCC2024-	SFD	0	9/12/2024							2	2	2	2	NONE	. No
		MARSHALLFIE LD LN		1650			8/29/2024												

4160002006	1822 HAVEMEYER LN	PDSCC2024- 1708	SFD	0	9/24/2024	
4156019016	1907 HUNTINGTON LN	PADR2024- 1946	SFD	0	12/10/2024	
4155004011	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	0	12/9/2024	
4159002016	2107 PULLMAN LN	PDSCC2024- 1789	ADU	R	10/14/2024	2

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

Jurisdiction Redondo Beach

(Jan. 1 - Dec. Reporting Year 2024 31)

Planning

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Year 2024 (Jan. 1 - Dec. 31) 6th Cycle 10/15/2021 - 10/15/2029			Housing Element Implementation		Cells in grey contain auto-calculat														
Project Identifier		Annual Building Activity Types	Table A2 Report Summary - New Construction, Entitled, Permits and Completed Units Affordability by Household Incomes - Completed Entitlement		Affordability by Hous	sehold Incomes - Building Permits		Affordability by Ho	usehold Incomes - Certificates of Occu	ирапсу	S	Streamlining Infill	Housing with Financ	strictions Financial Assista	ce or Affordability or De	molished/Destroyed Units	Density	onus	
1	2	3	4	5 6		7 8 9		10		11	12 13 Ple	14 15 ease select the	16	17 18 For units afford	Deed Restriction 19 ble	20	21 22 Number of Other Total Density Bonus Incentives.	23 24 List the incentives.	
PN ⁺ Current APN Street Address Projec	Local Unit Categor Cot Name ⁺ Jurisdiction (SFA,SFD,2 to 4,5+,ADU,MH	Tenure Very Low Income Do R=Renter O=Owner	Very Low- Income Non Deed Restricted Restricted Low- Income Non Deed Restricted Restricted Restrict	Entitlement Date Approved Entitlements # of Units Income Deed Entitlements	Very Low- Income Non Deed Deed Restricted	Low- Income Non Deed Restricted Restricted Moderate- Income Non Deed Restricted Restrict	very Low- lncome mits Deed Non Dee Restricted Restricted	N- Low- Low- Income Income ed Deed Non Deed ed Restricted	Moderate- Income Deed Restricted Moderate- Income Non Deed Restricted Moderate- Moderate- Income Income	Certificates of Occupancy or othe forms of readiness (see instructions)	r issued How many of S Certificates of Occupancy or other forms of Low Income?	state streamlining provision the project was APPROVED	Assistance Programs for Each Development (may select multiple - see instructions)	eed Restriction Type (may select multiple - see instructions) without financial ass or deed restriction explain how the load determined the uni	ons, cality or Deed Restriction (years) (if affordable in perpetuity enter 1000) ⁺ Number Demolished ed Un	r of Demolished Destroyed Units Owner Countries Countrie	shed/ Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable to the Project (Excluding Parking)	concessions, waivers, and modifications (Excluding Parking Waivers	eduction or
ow: Start Data Entry Below			0 0 0 2 0 0	11 9	0 6 0	14 0 2 92	114 0	0 0 2	2 0 0 7	Date Issued 7	readiness pur se	rsuant to. (may elect multiple)	see instructions)	(see instructions)	is)	39 Ker	Area) Waivers or Parkin Reductions)	or Parking Walvers Modifications)	
7502004037 835 N MARIA AVE 4082003010 2602 CARNEGIE LN #4 7503011018 524 N ELENA AVE	20230458-M ADU 20231744-M ADU 20230563-M ADU	R R R		0 0		1 1/29/2024 1 2/8/2024 1 2/8/2024 1 2/29/2024	1 1 1			4/30/2024	0 0	NONE N NONE N							
7510026001 400 AVE E 7511006016 204 AVE G 7508002011 605 ESPLANADE	20230562-M ADU 20232424-M ADU 20241012-M ADU	R		0 0 0		1 3/19/2024 1 4/30/2024 1 5/9/2024	1 1 1 0				0 0 0	NONE N NONE N							
7509013028 721 AVE A 4162010027 1612 FORD AVE 4153001005 2308 GRAHAM AVE 4158029007 2513 RALSTON	20232821-M ADU 20230463-M ADU 20241242-M ADU 20241229-M ADU	R R R	1	0 0 10/24/2024 1 11/12/2024		1 6/6/2024 1 6/11/2024 1 6/11/2024 1 6/13/2024	1 1 1				0 0 0	NONE N NONE N NONE N							
4151010042 LN A 4151010042 2424 BURRITT AVE	20241229-W ADU 20240980-M ADU	R		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		1 0/13/2024	0 0 1				0 0	NONE N							
7502023020 523 N PAULINA AVE A 4151024017 2906 PERKINS LN A 7509028011 1012 AVE C 7502015043 1303 BERYL ST E	20240552-M ADU 20240805-M ADU 20241555-M ADU 20241036-M ADU	R R R		0 0 0	1	1 7/31/2024 1 0 8/29/2024 1 10/3/2024 1 10/7/2024	1 1 1				0 0	NONE N NONE N NONE N NONE N							
7502022002 628 N MARIA AVE 2619 4082003021 ROCKEFELLER	20241461-M ADII	R		0	1 1	10/7/2024 10/23/2024 1 8/26/2024	1 1				0 0	NONE N NONE N NONE N							
LN D 4151016009 3304 GIBSON PL A 2607 ROBINSON ST 7509028008 1024 AVE C	20240700-M ADU 20231751-M ADU 20240069-M ADU	R		0		1 4/3/2024 1 5/22/2024 1 7/17/2024	1	1		12/11/2024	0	NONE N NONE N							
4158023017 2507 FISK LN 4158032017 2607 183RD ST 7509021020 709 AVE D 2409 BURRITT AVE	20240069-M ADU 20232011-M ADU 20230511-M ADU 20232193-M ADU 20240491-M ADU	R		0 0		1 7/17/2024 1 8/21/2024 1 8/22/2024 1 9/26/2024	1 1 1				0	NONE N NONE N NONE N NONE N							
7507024055 616 FAYE LN 4158029019 2508 185TH ST A 7509018037 653 AVE C 4161031031 1105 STANFORD	20230753-M ADU 20220333-M ADU 20222581-M ADU	R R R		0 0 0		1 2/22/2024 1 1/24/2024 1 2/16/2024	1 1 1 1 1	1		9/24/2024	0 1 0	NONE N NONE N NONE N NONE N							
AVE A 4151009016 2401 HAWKINS AVE 7509002004 209 AVE A A 4162033005 1530 STANFORD	20231229-M ADU 20240499-M ADU	R		0 0 0	1	1 4/15/2024 1 5/22/2024 1 9/12/2024 10/31/2024	1 1 1				0 0	NONE N NONE N NONE N NONE N							
7511004025 AVE 7511004025 209 AVE F 4159002016 2107 PULLMAN LN	20222585-M ADU 20240827-M ADU	R		0 0 0	1 1	11/20/2024 8/20/2024	1 1 0				0 0 0	NONE N							
7502026005 7502026005 607 N LUCIA AVE B 607 N LUCIA AVE A 1705 BELMONT I N	20231917-M SFD 20231916-M SFD 20222639-M SFD	R R R	1	11/26/2024 1 11/26/2024 1		1 1/10/2024 1 1/10/2024 2 1/18/2024	1 2		1 1	11/26/2024 11/26/2024	1 0	NONE N NONE N			1	Demolished F			
4161008008 1703 BELMONT LN 4150010012 3310 DUFOUR AVE 2100 DUFOUR	20222637-M SFD 20232253-M SFD 20232251-M SFD	0 0		1		1 1/18/2024 1 1/19/2024 1 1/19/2024	1 1 1				0	NONE N NONE N			1	Demolished C			
4159011013 2001 SPEYER LN 4159011013 902 SPEYER LN 4157010087 2416 CARNEGIE LN	20230915-M SFD	0 0		0 0 1/24/2024 1 0		1 1/24/2024 1 1/24/2024 3 2/16/2024	1 1 3		1	1/24/2024	0 1 0	NONE N NONE N NONE N			2	Demolished F			
4162031006 1624 GOODMAN AVE 4162031006 1626 GOODMAN AVE 7506003022 110 S IRENA AVE	20240437-M SFD 20240439-M SFD 20230372-M SFD			0		1 2/28/2024 1 2/28/2024 1 4/8/2024	1 1 1				0 0	NONE N NONE N			1	Demolished F			
7506003022 110 S IRENA AVE B 4156016001 1607 RINDGE LN 1800	20230373-M SFD 20222143-M 2 to 4			0		1 4/8/2024 3 4/22/2024	1 3				0	NONE N NONE N			2	Demolished F			
4161003013 MARSHALLFIELD LN 2306 4157022008 HUNTINGTON LN B 1802 SPEYER LN	20240256-M SFD	0	1	2/2/2024		1 5/13/2024 1 5/24/2024	1				0	NONE N							
4160001011 B 4161005004 1816 BELMONT LN B 7511002029 1400 ESPLANADE	20241195-M SFD 20241222-M SFD 20222601-M SFD	0 0		5/2/2024 1 0		1 6/4/2024 1 6/7/2024 2 6/12/2024	1 2				0 0	NONE N NONE N			1	Demolished C			
4155018009 2106 VOORHEES AVE B 2707 RUHLAND AVE 4159011009 2006 BELMONT	20240792-M SFD 20232206-M 2 to 4 2024-6786 SFD	0 0		0		1 7/25/2024 3 8/12/2024 1 12/6/2024	1 3 1				0 0	NONE N NONE N			2	Demolished C			
T506002030 LN B 122 S JUANITA AVE A 122 S JUANITA AVE B 7505010025 519 EMERALD ST 1904 GATES AVE		0 0	1	2/16/2024 1 2/16/2024 1		1 12/9/2024 1 12/9/2024 2 5/13/2024	1				0	NONE N NONE N NONE N			1	Demolished C			
4155012018	20240052-M SFD 20232797-M SFD	0 0		0		2 9/16/2024 1 5/13/2024	2 1				0	NONE N NONE N			2	Demolished C			
4157022008 HUNTINGTON LN A 2106 VOORHEES AVE A 2006 BELMONT	20240255-M SFD 20240791-M SFD 2024-6785 SFD	0 0		2/2/2024 1		1 5/24/2024 1 7/25/2024 1 12/6/2024	1				0	NONE N NONE N			1	Demolished C			
4158006002 2420 IVES LN 4156018003 2018 GRANT AVE 4082005011 2604 GRANT AVE	20222571-M 2 to 4 20222661-M 2 to 4 20231442-M 2 to 4	0 0 0		0 0 0		3 1/19/2024 3 2/21/2024 3 8/15/2024	3 3 3					NONE N NONE N NONE N NONE N			2	Demolished F			
AVE 2102 4159002011 MARSHALLFIELD LN B 2102	20232482-M 2 to 4 20231409-M SFD	0		0		3 8/27/2024 1 1/11/2024	1				0	NONE N			2	Demolished F			
4159002011 MARSHALLFIELD LN A 7502006010 810 N MARIA AVE 2205 4157029030 MARSHALLFIELD	20231408-M SFD 20240100-M SFD 20222600-M SFD	0		0		1 1/11/2024 1 1/16/2024 1 2/22/2024	1		1	2/14/2024 7/5/2024	1	NONE N NONE N							
LN 2203 4157029029 MARSHALLFIELD LN	20222599-M SFD	0		0		1 2/22/2024	1		1	7/5/2024	1	NONE N							
4083023013 AVE 7510026001 400 AVE E 7511006016 204 AVE G 4160016018 HAVEMEYER LN	20240428-M SFD 20230561-M SFD 20230980-M SFD 20240950-M SFD			0 0 0		1 2/27/2024 1 3/19/2024 1 4/30/2024 1 5/1/2024	1 1 1				0 0	NONE N NONE N NONE N NONE N							
4159024010 2126 HAVEMEYER LN 7502022024 613 N PAULINA AVE 7510012025 341 AVE F	20231628-M SFD 20230747-M SFD 20222590-M SFD	0 0		0 0		1 5/1/2024 1 5/6/2024 1 5/8/2024	1 1 1				0 0	NONE N NONE N NONE N			1 1 1	Demolished C Demolished C Demolished C			
4159022022 524 CLUSTER LN 7504016001 921 EMERALD ST 7509021023 715 AVE D 7508013007 519 S GUADALUPE AVE	20222590-M SFD 20232092-M SFD 20222452-M SFD 20232297-M SFD 20241279-M SFD	0 0 0		0 0 0		1 5/8/2024 1 5/9/2024 1 5/10/2024 1 6/3/2024 1 6/18/2024	1 1 1 1				0 0 0	NONE N NONE N NONE N			1	Demolished C			
2205 4157029030 MARSHALLFIELD LN 2203	20241266-M SFD	0		0		1 2/22/2024	1				0	NONE N			1	Demolished C			
4157029029 MARSHALLFIELD LN 4151017004 2612 159TH ST 7510024008 CERTRUDA AVE	20241265-M SFD 20232564-M SFD 20231416-M SFD	0 0		0 0		1 2/22/2024 1 7/10/2024 1 7/10/2024 1 7/10/2024	1 1				0 0	NONE N NONE N							
7509002016 206 KNOB HILL AVE 4150022026 2023 PERRY AVE 4151004002 2803 PINCKARD AVE AVE	20240727-M SFD 20240653-M SFD	0 0		0 0		1 7/30/2024 1 7/31/2024 1 10/14/2024	1 1 1				0 0	NONE N NONE N NONE N			1 1 1	Demolished C Demolished C Demolished C			
7509028022 1031 AVE D 4150009004 2224 DUFOUR AVE 4150009004 2224 DUFOUR AVE 4162033005 1528 STANFORD	20240319-M SFD 20240422-M SFD 20240423-M SFD		1	2/14/2024 1 2/14/2024 1		1 10/17/2024 1 10/18/2024 1 10/18/2024	1 1 1				0 0	NONE N NONE N			1	Demolished F			
4162033005 AVE 7507009006 615 S IRENA AVE 4153003011 2307 HUNTINGTON LN	20232557-M SFD 20241393-M SFD LG-5015561 SFD		1	6/21/2024 1		1 10/31/2024 1 11/12/2024 1 9/27/2024	1 1 1				0 0	NONE N NONE N			1	Demolished C			
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Jurisdiction Redondo Beach Reporting Year 2024 Planning Period 6th Cycle	(Jan. 1 - Dec. 31)		ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation		Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas					
				0 0 0 0		0 0 0 0		0 0 0 0		
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Redondo Beach (Jan. 1 - Dec. 2024 31) 6th Cycle 10/15/2021 - 10/15/2029	ANNUAL ELEMENT PROGE Housing Element Implemen			Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas						
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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

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

						Tabl	0 P							
					Regional I		ds Allocation	Progress						
							ued by Afford							
		1	Projection Period					2					3	4
İr	ncome 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
	Deed Restricted	936	-	-	-	-	-	-	-	-	-	-	20	916
Very Low	Non-Deed Restricted Deed Restricted		-	-	6	8	6	-	-	-	-	-		
Low	Non-Deed Restricted	508	7	3	- 15	- 21	- 14	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	60	448
LOW	Deed Restricted		-		- 13		- 14		<u> </u>					
Moderate	Non-Deed Restricted	490	_	-	2	3	2	_	_	_	_	_	7	483
Above Moderat		556	31	15	220	125	92	-	_	-	-	-	483	73
Total RHNA	•	2,490	'								•			
Total Units		·	38	18	243	157	114	-	-	-	-	-	570	1,920
			Progress to	ward extremel	y low-income h	ousing need. as	determined bu	ırsuant to Gove	ernment Code 6	5583(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.

VLI Deed Restricted

VLI Non Deed Restricted

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

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Plannin	ig Perioa	oth Cycle	10/15/2021 - 10/15/2029	Ш														
	Table C																	
						Sites	s Identified or	Rezoned to A	ccommodate	Shortfall Ho	using Need a	and No Net-Lo	ss Law					
		Project Ide	ntifier		Date of Rezone	RHNA SI	nortfall by Hou	sehold Income	Category	Rezone Type								
		1			2			3		4	5	6	7		8	9	10	11
	APN	Street Address		Local Jurisdiction Tracking ID ⁺	Date of Rezone	Very Low- Income	Low-Income	Moderate- Income	Above Moderate- Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summa	Summary Row: Start Data Entry Below																	
																		<u> </u>

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

		·	
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1: Mobility			
Access/Emergency Repair			
Program			
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			
	Provide services to 10 lower income (including extremely low income) Redondo Beach homeowners each year for a total of 80 households.		
disabilities). Eligible	Description of the state of the		
repairs are those	Promote program to residents through brochures at public counters and information on City website, and proactively through City's quarterly	2021-2029	Ongoing
necessary to correct	newsletters.		
health and safety hazards. Repairs are restricted to	Durana State funda available for haveing rehabilitation programs, including acquisition/rehabilitation		
electrical repairs,	Pursue State funds available for housing rehabilitation programs, including acquisition/rehabilitation.		
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.			
·			

Program 2: Preservation of			
California Government		1	
Code Section 65583(a)(8)		1	
requires the Housing		1	
Element to include an		1	
analysis of existing		1	
assisted housing		1	
1	Proactively engage the property owner and property manager of the Seasons Senior Apartments in 2022 (three year prior to potential eligibility for	1	
	conversion) to provide education and ensure their understanding of their obligations under preservation law.	1	
from low-income housing		1	
_	Monitor the status of Seaside Villa and Seasons Senior Apartments annually.	1	
during the next ten years		1	
	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	1	
subsidy contracts,	must be sent out by property owners three years, one year, and six months prior to opting out.	1	
mortgage prepayment, or		2021-2029	Ongoing
	Contact nonprofit affordable housing providers with capacity to acquire and manage at-risk projects in Redondo Beach to explore preservation	1	
	options if a Notice of Intent to opt out of low income use is filed.	1	
developments are defined		1	
,	Support funding applications by qualified nonprofit affordable housing providers to pursue funding at the State and federal levels for preserving	1	
_	existing affordable housing.	1	
government assistance		1	
under federal, state and		1	
local funding programs.		1	
Assisted housing also	1 J	ſ	
includes multifamily rental	1 J	ſ	
units developed pursuant	1 J	ſ	
to a local inclusionary	1 J	ſ	
housing program, used to qualify for a density		ſ	
honus or other conditions	$_{ m I}$	ſ	

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	Pursue adoption of an inclusionary housing program by 2022.	2022	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.
preclude or deter market			
rate housing from being built. This is a necessary step to ensure that the			

Program 4: Housing	T T T T T T T T T T T T T T T T T T T	T	Т
Choice Voucher (Section			
8) Program			
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,	Continue to manifely Housing Obside Vendou to entropy by law and many law income beneated with the goal of incomesing accietance to COO		
within the program	Continue to provide Housing Choice Voucher to extremely low and very low income households with the goal of increasing assistance to 633		
guidelines. The housing	households annually, consistent with the Housing Authority Five-Year Plan.		
may be an apartment, a	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		
house, or a mobile home.	to accept Housing Choice Vouchers, Veterans Affairs Supportive Housing (VASH), and other forms of public assistance as legitimate sources of		
In all instances, the unit	income for rout payments		
must be clean, in good	lincome for tent payments.	2021-2029	Ongoing
condition and safe. Also,	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		
the rent must not exceed	for 20 ADU units over eight years.		
the program limits (which			
vary based on unit size	Annually, evaluate payment standards to ensure that consideration is given regarding local market conditions and rent reasonableness in an effort		
and type), and must be	to increase voucher utilization.		
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			

Program 5: Response to Homelessness 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. 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	Continue to provide CDBG funding to agencies that operate emergency shelters, transitional housing, and supportive services for the homeless	Ongoing April 2024	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. Additionally, the City has entered into an agreement with the County and installed 20 pallet shelter trasitional homes with 25 more proposed at the City's Transit Center location.
development, including: • Density bonuses; • Deferral of development fees until the issuance of Certificates of Occupancy; • Waiver of Quimby fees for affordable housing development;	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. 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. 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. 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. 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. Amend the City's fee schedule in FY 2022/2023 to waive fees for affordable units being developed as part of a project. 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.	Annually	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. 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.

fee structure to accommodate rebate incentives given for green homeowners, and builders. LEED Standards: Adopt LEED standards for all city buildings. Ordinance Update: Review and update ordinances to support	f Continue to promote and implement the policies outlined in the Sustainable City Plan, particularly those policies applicable to residential and mixed use developments	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".
Review and update ordinances to support LEED compliant measures. • Staff Training: Train		

Assessment (RHNA) of	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. Update the Zoning Ordinance by November 2023 to implement the updated General Plan. Specifically for the North Tech, South of Transit Center,		
updating its General Plan, with an anticipated adoption by November	 Subdividing, if necessary, of the parking areas as developable parcels Clustering of densities on portions of the parking areas Shared access to existing structures 	Ongoing	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
2022 and put on the ballot for Measure DD public vote in 2023.	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).		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.
ICITY has antition 1/1 linits	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.		
240 ADUs over eight years. The City's progress in residential development	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.		
leaves a remaining RHNA of 1,779 units (845 very low income, 405 low			
income, 476 moderate			

Program 9: By-Right		1	
Approval for Projects with 20 Percent Affordable Units 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: • Reusing of nonvacant sites previously identified in the 5th cycle Housing Element (see Appendix B). • Rezoning of sites where the rezoning occurs pass the October 15, 2021 statutory deadline. By-right means that the City review must not require conditional use permit, planned unit development permit, or other discretionary review or approval	Amend Zoning Ordinance to provide by-right approval pursuant to AB 1397 within one year of Housing Element adoption.	Completed.	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.
Program 10: Replacement Housing 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.	Amend Zoning Ordinance to address replacement requirement pursuant to AB 1397 within one year of Housing Element adoption.	Completed.	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.

Program 11: Small Lot Development/Lot Consolidation 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 pattern to facilitate lot consolidation potential and/or packaging parcels for redevelopment. By October 2022, develop appropriate incentives, development standards (such as reduced minimum small lot development and lot consolidation for affordable housing development. Incentives for lot convert the counter lot line adjustments if not combined with other applications; concurrent review if converted to respect to the consolidation bonus (potentially in density, setbacks, or other incentives). Ongoing outreach to property owners regarding lot consolidation incentives. Engage the Waterfront and Economic Development Department to facilitate communications among properties incentives and development standards to facilitate lot consolidation protential and/or packaging parcels for redevelopment.	solidation may include: mbined with other applications Completed.	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.
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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.	• Facilitate the development of 240 ADUs over eight years. • Update the Residential Design Guidelines (with ADU pre-approved plans) and develop handout materials and application form for ADU by December 2022. • 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. • 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. • 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.		Fourty (40) ADUs were issued buildiing permits in calendar year 2024.
The update will also include the R-1A residential zone which was not included in the		11	
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			

Program 13: Amendments to the Zoning Ordinance 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: Density Bonus; Transitional and Supportive Housing (SB 2 SB 745, and AB 2162); Emergency Shelters (AB 139); Low Barrier Navigation Center (AB 101); Affordable Housing Streamlined Approval (SB 35); Single Room Occupancy (SRO) Housing; Employee Housing;	Complete Zoning Ordinance amendments outlined above to expand the variety of housing types and remove governmental constraints according to the following priority: By the end of 2022: Density Bonus Transitional and Supportive Housing Emergency Shelter Low Barrier Navigation Center Employee Housing Reasonable Accommodation	Completed	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: Density Bonus; Transitional and Supportive Housing (SB 2, SB 745, and AB 2162); Emergency Shelters (AB 139); Low Barrier Navigation Center (AB 101); Affordable Housing Streamlined Approval (SB 35); Single Room Occupancy (SRO) Housing; Employee Housing; Reasonable Accommodation; Definition of Family; Parking Requirements; and Unlicensed Group Homes.
Program 14: Objective Design Standards 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.	Develop objective design standards through the Residential Design Guidelines update by the end of 2022. 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.	Completed	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. 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.

Program 15: Monitoring the Effect of Article 27 of			
the City Charter (Measure			
DD)			
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			The City formally amended Measure DD to explicitly exempt housing projects
therefore requires voters'	Given the statutory requirement to encourage a variety of housing types, the City will continue its outreach and education to help the community	Communicate d	and changes in zoning required to implement housing consistent with the City's
approval. The General	understand the importance of the General Plan update in compliance with State law and the consequence of noncompliance.	Completed	Housing Element and required to comply with State Housing law from the
Pian Update will be placed			provisions of Measure DD. The voters approved this amendment to Measure DD
on the ballot by March 2023. Article 27 of the City			at the elections on November 5, 2024.
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			<u> </u>
Program 16: Fee Schedule			
Currently, the City's			
residential development			
fee schedule (including	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		The City is suggested and until the company to the city of a study and anticipates for
building permit and	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	Ongoing	The City is currently conducting a comprehensive fee study and anticipates fee
planning fees) results in	years.		adjustments to address this program in the summer of 2025.
higher per-unit fees for			
multi-family housing than			
single-family housing.			

Beach Unified School District (RBUSD) Coordination 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. Fre RBUSD is challenged with decreased		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. 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.
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Program 18: Fair Housing			
Program The City contracts with the			
The City contracts with the			
Housing Rights Center to			
educate the public about			
fair housing laws and to			
investigate reported cases			
of housing discrimination.			
The Housing Rights			
Center (HRC) is a long-			
established organization,			
dedicated to promoting			
fair housing for all			
persons. HRC provides			
telephone and in-person	Continue to contract with a fair housing service provider to provide fair housing and tenant/landlord services. Promote fair housing awareness in		The City continues to contract with a fair housing service provider and
counseling to both	City's quarterly newsletter and website.	Ongoing	continues to advertise those services and other housing support services in the
teriarits and ianulorus			City's quarterly newsletter and on the City's website.
regarding their respective			
rights and responsibilities			
under California and			
federal laws, as well as			
City ordinances. HRC has			
also established an			
effective and			
comprehensive outreach			
and education program.			
The organization develops			
and distributes written			
materials that describe the			
applicable laws that			
nrotect against housing			

	 	
	 	

	 	
	 	

JurisdictionRedondo BeachReporting(Jan. 1 - Dec.Period202431)Planning6th Cycle10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation
(CCR Title 25 §6202)

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

Table E

Table E Commercial Development Bonus Approved pursuant to GC Section 65915.7									
	Project	Identifier	Comme			Approved purs		Description of Commercial Development Bonus	Commercial Development Bonu Date Approved
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row:	Start Data Entry E	Below							
	<u> </u>	1	1	1	1	1	I .		1

Jurisdiction	Redondo Beac	h
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		ts that Do Not Co	Note Passues th	e statutory re lease contact	enable you to po	The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the chcklist here:			
	Extremely Low- Income [†]	Very Low- Income [†]	Low-Income ⁺	TOTAL UNITS	Extremely Low- Income [†]	_	Low-Income ⁺	TOTAL	https://www.hcd.ca.gov/community- development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2
Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

Above incontact income contacted to incontact income a deciding to contact and and the contact income contact i
For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions
for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

			Unit Types Affordability by Household Incomes After Conversion				Units credited toward Moderate Income RHNA		Notes							
		1			2	3				4				5		6
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	Income Deed	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 Moderate Income Units Converted from Above Moderate	<u>Date</u> <u>Converted</u>	<u>Notes</u>
ımmary Row: \$	Start Data Entry B	elow					0	0	C	0	0	0	C	0		

Jurisdiction	Redondo Beach		NOTE: This table element sites inv
Reporting		(Jan. 1 - Dec.	owned by the re
Period	2024	31)	leased, or other
Dariad	6th Cyala		

inventory contains a site which is or was reporting jurisdiction, and has been sold, lerwise disposed of during the reporting Period 6th Cycle 10/15/2021 - 10/15/2029 ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

	Housing Element Implementation										
				Table G							
Locally (Owned Lands Ir	ncluded in the H	lousing Eleme	nt Sites Invento	ory that have been sold	, leased, or otherwise disposed of					
	Project I	dentifier									
	1			2	3	4					
APN	Street Address	Project Name [⁺]	Local Jurisdiction Tracking ID [†]	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site					
Summary Row: S	Start Data Entry Be	elow									

JurisdictionRedondo BeachReporting(Jan. 1 - Inserting)Period202431)

(Jan. 1 - Dec. 31)

NOTE: This table must contain an invenory of ALL surplus/excess lands the reporting jurisdiction owns

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

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

For Los Angeles County jurisdictions, please format the APN's as follows:9999-999-999

	Table H										
		Locall	y Owned Sui								
	Parcel Identifier			Designation	Size	Notes					
1	2	3	4	5	6	7					
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes					
Summary Row: S	Start Data Entry Below										
			_								

_				
	<u> </u>			
ļ				
	<u> </u>			
	<u> </u>			
		1		

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

NOTE: STUDENT HOUSING WITH DENSITY BONUS ANNUAL ELEMENT PROGRESS REPORT

ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus Housing Element Implementation approved pursuant to Government Code65915(b)(1)(F)

	Note:
`ells	in are

						Table J					
Student	housing devel	opment for lo	wer income studen	ts for which w	vas granted a	density bonus	pursuant to s	subparagraph	(F) of paragra	ph (1) of subd	ivision (b) of S
Project I	dentifier		Project Type	Date	Units (Beds/Student Capacity) Approved						
•	1		2	3				4			
Street Address	Project Name [⁺]	Local Jurisdiction Tracking ID [†]	Unit Category (SH - Student Housing)	Date	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
ımmary Row: Start Data Entry Below											
	Project I	Project Identifier 1 Street Address Project Name ⁺	Project Identifier Street Address Project Name ⁺ Local Jurisdiction Tracking ID ⁺	Project Identifier 1 2 Street Address Project Name* Local Jurisdiction Tracking ID* (SH - Student Housing)	Project Identifier Project Type Date 1 2 3 Street Address Project Name ⁺ Local Jurisdiction Tracking ID ⁺ Housing) Date Date	Project Identifier Project Type Date 1 2 3 Street Address Project Name ⁺ Local Jurisdiction Tracking ID ⁺ Unit Category (SH - Student Housing) Date Very Low-Income Deed Restricted	Student housing development for lower income students for which was granted a density bonus Project Identifier Project Type Date 1 2 3 Street Address Project Name* Local Jurisdiction Tracking ID* Date Very Low-Income Non Deed Restricted Non Deed Restricted	Student housing development for lower income students for which was granted a density bonus pursuant to some students for which was granted a density bonus pursuant to some student for which was granted a density bonus pursuant to some student for which was granted a density bonus pursuant to some students for which	Project Identifier Project Type Date Units (Beds/Student Capacidate) 1 2 3 4 Street Address Project Name* Project Name* Date Unit Category (SH - Student Housing) Date Date Date Very Low-Income Non Deed Restricted Restricted Restricted Restricted Restricted Restricted	Project Identifier Project Type Date Units (Beds/Student Capacity) Approved Units (Beds/Student Capacity) Approved Very Low-Income Non Deed Restricted Non Deed Restricted Non Deed Restricted Restricted Non Deed Restricted Restricted Restricted Non Deed Restricted Restricted	Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdensity project Identifier Project Type Date Units (Beds/Student Capacity) Approved Units (Beds/Student Capacity) Approved Very Low-Income Non Deed Restricted Non Deed Restricted Non Deed Restricted Restricted Non Deed Restricted Restricted Restricted Non Deed Restricted Restricted Restricted Restricted

Jurisdiction	Redondo Beac	h
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	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.				
Does the Jurisdiction have a local tenant preference policy?				
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.				
Notes				

Reporting Year 2024 (Jan. 1 - Dec. 31)	Jurisaiction	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. **Total Award Amount** 479,599.00 Total award amount is auto-populated based on amounts entered in rows 15-26.

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Notes Funding
Jpdating 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 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
Jpdating General Plan and Zoning Ordinance related to housing, SB330, RHNA Allocation	\$179,599.00	\$0.00	Completed	The City submitted and HCD approved a revised LEA 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 (
\/\ary I \ary \\	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	
Total Units		13	

Building Permits Issued by Affordability Summary			
Income Level Current Ye			
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	
Total Units		114	

Certificate of Occupancy Issued by Affordability Summary			
Income Level Current Yea			
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	
Total Units		9	