

Administrative Report

H.13., File # 26-0359

Meeting Date: 3/17/2026

To: MAYOR AND CITY COUNCIL

From: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

RECEIVE AND FILE THE 2025 GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORTS TO BE SUBMITTED TO THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND THE STATE OFFICE OF PLANNING AND RESEARCH

EXECUTIVE SUMMARY

State law (Government Code Section 65400), effective January 1, 2018, requires all cities, including charter cities (which had been exempt prior to 2017), to provide an annual progress and status report to the legislative body (Mayor and City Council) on its General Plan. A separate report is also now required on the City's progress implementing its Housing Element. These reports are required to be submitted to the State Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD) by April 1 of each year. This administrative report presents a summary of the 2025 Housing Element Annual Progress Report. The City's 2025 General Plan Annual Progress Report and the 2025 Housing Element Annual Progress Report are included as attachments to this report.

BACKGROUND

Housing Element Annual Progress Report 2025 (Summary)

California Government Code section 65400 requires that each city and county, including charter cities, prepare an annual progress report (APR) on the status of the Housing Element of its General Plan and progress in its implementation using specific forms and definitions adopted by HCD.

There are a series of tables attached to this report that constitute the State's required format for a Housing Element APR and will be submitted to HCD via email. The Housing Element APR is also required to be submitted to the State's OPR. The following is a basic description of each of the tables that comprise the Annual Housing Element Progress Report:

- **Table A:** Housing Development Applications Submitted (Planning Division) as Planning Entitlements
- **Table A2:** Annual Building Activity Report Summary - New Construction, Entitled, Permits Issued, and Completed Units
- **Table B:** Regional Housing Needs Allocation Progress - Permitted Units Issued by Affordability
- **Table C:** Sites Identified or Rezoned to Accommodate Shortfall Housing Need (**N/A to City of**

Redondo Beach currently)

- **Table D:** Housing Element Program Implementation Status pursuant to Government Code section 65583
 - A brief summary of an example of a Housing Element Program is provided below
- **Table E:** Commercial Development Bonus Approved pursuant to Government Code section 65915.7 **(N/A to City of Redondo Beach during current year)**
- **Table F:** Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code Section 65583.1, subdivision (c)(2) **(N/A to City of Redondo Beach during current year)**
- **Table F2:** Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2 **(N/A to City of Redondo Beach during current year)**
- **Table G:** Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of during the reporting year. **(NA to City of Redondo Beach during current year)**
- **Table H:** Locally owned surplus sites **(N/A to City of Redondo Beach during current year)**
- **Table J:** Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915 **(N/A to City of Redondo Beach during current year)**
- **Table K:** Tenant Preference Policy **(N/A to City of Redondo Beach during current year)**
- **Table L:** Historical Resources
- **LEAP Reporting:** Local Early Action Planning (LEAP) Reporting. This table provides an update and status of the proposed tasks listed in the City’s LEAP grant award

Housing Element Program Implementation

Within the City’s adopted and HCD certified 6th Cycle Housing Element 2021-2029 are 18 “Programs” that seek to preserve and enhance the City’s residential programs and opportunities to better serve all segments of the City’s population. Below is a brief summary of just one of the “Programs” (Program 9). For a comprehensive listing and description (with status) of all the City’s Housing Element Programs see “Table D” attached.

At their public hearings on November 5 and 12 2024, the City Council adopted an ordinance that served to implement all the City’s Housing Element Programs. One example is Program 9, in which the City amended the zoning standards to allow by-right approval of housing development when 20% of the units are dedicated to affordable/lower income households. By-right means that the City review is administrative and must not require a conditional use permit, planned unit development permit, or other discretionary review or approval.

Housing Units Permitted and Income Category Information - Table B

Table B summarizes by income category and calendar year all the housing units issued building permits since October 2021.

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted							-	-	-	-	-	-	
	Non-Deed Restricted							-	-	-	-	-		
Extremely Low	Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Very Low	Deed Restricted	936	-	-	-	-	-	-	-	-	-	-	24	912
	Non-Deed Restricted		-	-	6	8	6	4	-	-	-	-		
Low	Deed Restricted	508	-	-	-	-	-	-	-	-	-	-	71	437
	Non-Deed Restricted		7	3	15	21	14	11	-	-	-	-		
Moderate	Deed Restricted	490	-	-	-	-	-	-	-	-	-	-	15	475
	Non-Deed Restricted		-	-	2	3	2	8	-	-	-	-		
Above Moderate		556	31	15	220	125	92	62	-	-	-	-	545	11
Total RHNA		2,490												
Total Units			38	18	243	157	114	85	-	-	-	-	655	1,835

Table B further breaks down the total number of new residential building permits into the various “income levels” per the State’s affordability categories. In calendar year 2025, there were a total of 85 new residential building permits issued, four are within the “Very Low” income category, 11 are within the “Low” income category, 8 are classified as “Moderate” and the remaining 62 are “market rate”. None of the new residential units are deed restricted affordable units, however, in the case where a new residential unit is an Accessory Dwelling Unit, that unit can be assigned as an affordable unit per a SCAG analysis that has been approved HCD.

Below is SCAG’s approved affordability assumptions for ADU’s that Redondo Beach shall utilize for purposes of Regional Housing Needs Allocation (RHNA) and Housing Element APRs going forward.

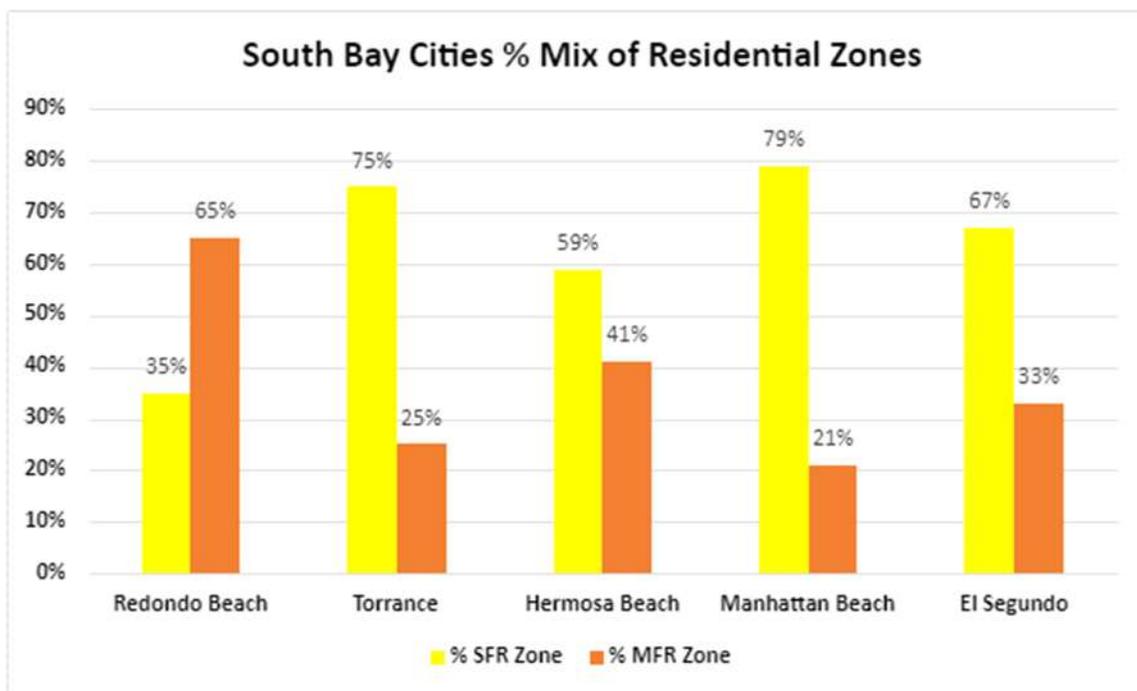
SCAG’s Final Affordability Assumptions - Accessory Dwelling Units*	
Income Category	LA County I (Includes Redondo Beach)
Extremely Low-Very Low	17.0%

Low	43.0%
Moderate	6.0%
Above Moderate	34%

* Approved by HCD

Housing in Redondo Beach

An important goal of the City continues to be the maintenance of a balanced mix of housing types while simultaneously preserving the character of existing single-family residential neighborhoods and improving the low, medium, and higher density multiple family residential neighborhoods.



As demonstrated in the graph above, Redondo Beach is an uncommon example of a medium-sized coastal city striving to meet and address the housing needs of Southern California. Redondo Beach's current mix of residentially zoned neighborhoods is 65% multiple family densities/zoning designations and only 35% single family residentially zoned densities.

Redondo Beach has every level and type of housing; singles, 1 bedroom, 2 bedrooms, 3 bedrooms, multiple family housing, single family housing, assisted living, independent senior living, and accessory dwelling units (approximately 25-35 are expected annually). 50% of the housing units in the community are rentals. Redondo Beach also operates a Housing Authority with nearly 500 vouchers issued for Section 8 housing. In addition to the Section 8 housing portfolio, the City's Housing Authority also manages nearly 200 existing affordable housing units, many of which are senior living complexes located throughout the City.

Redondo Beach is dedicated to specifically identifying ways in which the housing needs of existing and future resident populations can be met. Pursuant to the City's adopted 6th Cycle Housing Element, the City continues to identify strategies and programs that focus upon:

- Conserving and improving existing affordable housing;
 - The City is considering a city-wide inclusionary housing ordinance with additional discussions expected in 2026/2027
- Providing adequate housing sites;
 - The recently adopted General Plan land use map, zoning map, and zoning ordinance amendments implement the adopted and certified 6th Cycle Housing Element and includes numerous sites for additional housing as required to meet the City's RHNA obligation
- Assisting in the development of affordable housing;
 - Additional high-density residential overlay zones (that can accommodate affordable housing) were included in the recently approved and the adopted 6th Cycle Housing Element and implemented with recent amendments to the City's General Plan land use map and zoning ordinances.
- Removing governmental and other constraints to housing development;
 - Article XXVII of the City's Charter was amended by a vote of the Citizens of Redondo Beach on November 5, 2024. The amendment exempts from future votes proposed amendments to the City's General Plan and/or zoning designations that serve to implement State Housing law

Housing Element Draft Update 2026

The City adopted the 2021-2029 Housing Element (6th Cycle) on July 5, 2022. To clarify the City's implementation of its strategy for meeting its RHNA, the City is proposing an amendment to the adopted Housing Element. Specifically, this proposed amendment replaces the use of "overlay" zoning standards on the City's identified "housing sites" with High Density Multi-Family Residential (65 du/ac) and Mixed-Use zoning designations (MU-H and MU-TCH) that require future redevelopment to include a minimum of 50% of the floor area be developed as residential. Additionally, the proposed MU zoning designations of the "housing sites" will increase the allowed residential densities from 55 dwelling units per acre (du/ac) to 65 du/ac and 80 du/ac, depending on location.

Staff recommends the City Council receive and file the Annual Progress Report on the status of the General Plan Housing Element, which will be submitted to the appropriate State agencies.

COORDINATION

Information related to development projects was coordinated with all divisions within the Community Development Department. Items relating to housing programs were reviewed by the City's Housing Manager, staff in the Recreation and Community Services Department, and the City's Housing Consultant, Veronica Tam.

FISCAL IMPACT

Preparation of the General Plan Annual Progress Report and the attached Housing Element Annual Report (Tables) is part of the FY 2025-26 work program for the Community Development Department and was included in the FY 2025-26 budget.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- 2025 General Plan Annual Progress Report
- 2025 Annual Housing Element Progress Report - Tables A, A2, B, C, D, E, F, F2, G, H, J, K, L, and LEAP Reporting
- City of Redondo Beach - ACFR FY 2023-24 Link
- City of Redondo Beach - Housing Successor Addendum 2024
- City of Redondo Beach - FY 2024-25 Recognized Obligation Payment Schedule (ROPS)