# **Please Start Here**

	General Information									
Jurisidiction Name	Hermosa Beach									
Reporting Calendar Year	2018									
	Contact Information									
First Name Kim										
Last Name Chafin										
Title	Planning Manager									
Email	kchafin@hermosabch.org									
Phone	(310) 318-0242									
	Mailing Address									
Street Address	<u>1315 Valley Drive</u>									
City	City Hermosa Beach									
Zipcode	90254									

## **Submittal Instructions**

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

1. **Online Annual Progress Reporting System (Preferred) -** This enters your information directly into HCD's database limiting the risk of errors. If you would like to use the online system, email <u>APR@hcd.ca.gov</u> 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 <u>APR@hcd.ca.gov</u> and to OPR at <u>opr.apr@opr.ca.gov</u>. Please send the Excel workbook, not a scanned or PDF copy of the tables.

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### ANNUAL ELEMENT PROGRESS REPORT

# Housing Element Implementation (CCR Title 25 §6202)

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Hermosa Beach 2018 Jurisdiction Reporting Year (Jan. 1 - Dec. 31) Note: + Optional field Cells in grey contain auto-calculation formulas

	Table A																		
							Housin	g Develop	oment App	lications	Submittee	d							
		Project Identifie	er		Unit Ty	pes	Date Application Submitted		Pr	oposed Un	iits - Afforda	bility by Ho	ousehold Inc	comes		Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes
		1			2	3	4				5				6	7	8	9	10
Prior APN <sup>+</sup>	Current APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low-Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total <u>PROPOSED</u> Units by Project	Total <u>APPROVED</u> Units by project	Total <u>DISAPPROVED</u> Units by Project (Auto-calculated Can Be Overwritten)	Pursuant to GC	Notes <sup>*</sup>
Summary Row: S	tart Data Entry Belo	W			·	•	-							36	36	34	2		
	4187014043	847 Bard Street			SFA	0	12/6/2018							2	2		2	No	application pending
	4181024007	222 and 220 27th			SFA	0	8/27/2018							2	2	2		No	
		Street																	
	4185006018	825 15th Street			SFA		8/30/2018							2	2	2		No	
	4187013007	821 Loma Drive			SFA	0	8/9/2018							2	2	2		No	
	4185007024	945 15th Street			SFA	0	9/11/2018							2	2	2		No	
	4183016007	1602 Loma Drive			SFA	0	8/15/2018							2	2	2		No	
	4186012004	945 7th Street			SFA	0	2/21/2017							2	2	2		No	
	4188013046	226 2nd Street			SFA	0	4/24/2017							3	3	3		No	
	4187019041	1100 Loma Drive			SFA	0								3	3	3		No	
		1703 Manhattan		1	SFA		8/15/2017		1	1	1	1	1	2	2	2		No	
	4183010018	Ave			0.71	0	2.10/2011							-	-	_			
	4183014009	1706 Manhattan Ave			SFA	0	0/10/2011							2	2	2		No	
	4187014041	545 8th Street			SFA		8/14/2017							3	3	3		No	
	4183016006	1610 Loma Drive			SFA	0	11/29/2017							2	2	2		No	
	4169027022	617 Longfellow Ave			SFA	0	1/31/2018							2	2	2		No	
	4186015004	913 5th St			SFA	0	4/5/2018					1		2	2	2		No	
	4187012014	1010 Monterey Blvd			SFA	0	11/29/2017							3	3	3		No	
	1																		



Jurisdiction Hermosa Beach

Reporting Yo	2018	(Jan. 1 - Dec. 31)								Cells in grey contain auto-c	alculation formulas																											
								Table A2																												-		
					Annual E	luilding Activity R	leport Summa	ary - New Constru	uction, Entitled	i, Permits and Comple	ted Units																											
		Project Identifier			Unit Typ			Affordability	y by Household	Incomes - Completed	Entitlement				Afford	ability by Household In-	omes - Building P	ermits					Affordat	bility by Household	Incomes - Cert	tificates of Occupa	ancy			Streamlining	Infill	Housing with Fina and/or Deed	Incial Assistance Restrictions	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/D-	lestroyed Units	Notes
		1			2	3 4						5	6	7					8		2	10					- 11	12	13	14	15	16	17	18 For units affordable without	19	2	20	21
Prior A		APN Street Address	Project Name*		Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter D=Owner	ow- Deed cted	Low- Income ed Deed icted	e Low-Income Non Deed Restricted	Moderate- Moder Income Deed Income Restricted Deed Res	te- Above Non Moderate tricted Income	Entitlement Date Approved	# of Units issue Entitlements	d Very Low- Income Dee Restricted	Very Low- Income Non Deed Restricted	Low-Income Deed Non Deed Restricted	Moderate- Income Deed I Restricted De	Noderate- A scome Non Mo ad Restricted In	bove Building derate- come Date b	Permits # of Un <u>isued</u> Buildin	its Issued Ig Permits	Very Low- icome Deed Restricted	Low-Income Lo Deed 1 Restricted F	ow-Income Modera Non Deed Income D Restricted Restrict	te- wed Income No ed Deed Restric	n Above on Moderate- cted Income	Certificates of Occupancy or other forms of readiness (see instructions) Data lasued	F of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project <u>APPROVED</u> using GC 65913.4(b)? (SB 35 Streamlining) YIN	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units anonable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/ Destroyed Units*	ished or troyed vits* Destroyed Units Owner or Renter*	Notes*
/ Row: Start	Data Entry Below										5	10		15				2	10		12					11	1	11								15		
	4187015041	33 7th Street 651 8th Street			ADU	0					1			1																N	Y							ADU-no demo
	+187023019	3226 Morningside Dri			ADU	0						10/2/201	18	-						1000010										N	Ŷ							ADU-no demo ADU-no demo
	4161011002	1215 9th Street	ve		ADU	0						10(2)20	10	-						0/18/2018										N N	1							ADU-no demo
-	4182000010	125 21st Street	-		400	0			-		-									0102010			-								v							ADU as dame
	4187014043	847 Bard Street			SFA	0						2		2																N	Y							pending resubmittal
	4181024007	222 and 220 27th			SFA	0						2 11/20/201	18	2																N	Y							
		Street \$25.19th Street																																		i		
	4185006018				SFA	0																								N	Y					<u> </u>		Pc approved 2/19/19
	4187013007	821 Loma Drive 1602 Loma Drive			SPA	0						2 10/16/201		2																N	Ŷ							
	4188012004	945 7th Street			OF A	0						2 10/16/20	10	4						1022019										N N	1					1 04	motobod O	2
	4187019041	1100 Loma Drive			SFA	0			-										2	6/27/2018	2									N	Ý					1 De	molished O	3 new units
	4183014009	1706 Manhattan Ave			SEA	0													1 1	0/15/2018	1									N	Ý					1 De	molished O	2 new units
	4187014041	545 8th Street			SFA	Û													2 1	0/15/2018	2									N	Y					1 Der	molished O	3 new units
	4188015004	913 5th St			SEA	0						2 2/20/201	18	2					2	8/13/2018	2									N	Y					í		vacant lot
	4187012014	1010 Monterey Blvd			SFA	0													2	8/20/2018	2									N	Y					1 Dem		3 new units
	4184012037	1834 Pacific Coast H			SFA	0																				3	2 5/17/201	8 2										C of O is the only activity in 2018
	4184012037	1818 Pacific Coast H	ay		SFA	0																				1	1 5/17/201	8 1								2 Der	molished O	C of O is the only activity in 2018
	4187020022	501 11th St			SFA	Ó																				3	2 7/31/201	8 2								1 Der	molished O	C of O is the only activity
	4187027001	600 10th St			OC A	0			-				-				+				_						9/11/201									1 04	molished 0	in 2018 C of O is the only activity
		940 19h St			DPA	0																														1 Der		in 2018 C of O is the only activity
	4185008020				SPA	0																					1 10/11/201	8 1										in 2018
	4187014084	832 Loma Dr	1	1	SFA	0						1							1						1	1	5/10/201	8 1		1			1	1		1		C of O is the only activity in 2018
	4187030014	650 Loma Dr			SFA	Ó																					1 7/19/201	8 1								2 Der	molished O	C of O is the only activity in 2018
	4187008015	1121 Manhattan Ava			SFA	0																				1	2 7/31/201	8 2										
				1	_		1																				1				_					1		

						Table E	3						
					<b>Regional Ho</b>	using Needs /	Allocation Pro	ogress					
					Permitteo	Units Issued	by Affordabi	lity					
		1					2					3	4
Inc	come Level	RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
lonulou	Deed Restricted Non-Deed Restricted	1										-	1
/ery Low _ow	Deed Restricted Non-Deed Restricted	1										-	1
Moderate	Deed Restricted Non-Deed Restricted							2				2	
Above Moderate								10				10	
Total RHNA		2											
Fotal Units								12				12	2

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

Cells in grey contain auto-calculation formulas

						0.			le C	46-11-11							
	Sites Identified or Rezoned to Accommodate Shortfall Housing Need     Project Identifier   Date of Rezone   Affordability by Household Income   Type of Shortfall   Sites Description																
	1 2 3 4 5 6 7 8								9	10	11						
APN	Street Address	Project Name⁺	Local Jurisdiction Tracking ID <sup>+</sup>	Date of Rezone	Very-Low Income	Low-Income	Moderate Income	Above Moderate - Income	Type of Shortfall	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start	Data Entry Below																
-											1						
				-				-					-				
																	+

### ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction	Hermosa Beach	(CCR Title 25 §6 (Jan. 1 - Dec. 31)	
Reporting Year	2018		J
	Program Impl	Table D ementation Status purs	suant to GC Section 65583
Describe progress of all	programs including local efforts to remove go	Housing Programs Prog vernmental constraints to the element.	ress Report maintenance, improvement, and development of housing as identified in the housing
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1 Density Bonus.	Continue to make information available on the density bonus program through brochures and the City website throughout the planning period.	Ongoing	The City continued to implement this program
Program 2 Housing Sites Database.	The City will ensure that adequate sites are available to accommodate its new housing need for the 2014-2021 planning period, and continue to maintain its comprehensive land use database as means to identify suitable sites for new residential development. This database provides zoning and other information for every parcel in the City, and includes information regarding underdeveloped and undeveloped parcels.	Ongoing	The City continued to maintain a database of adequate sites to accommodate housing needs.
Program 3 Mobile Home Conservation.	Provide for the ongoing maintenance and conservation of the Marine Land Mobile Home Park located at 531 Pier Avenue. The 60-space park provides housing for extremely-low-, very-low- and low-income households. The Hermosa Court Recreational Vehicle Park with 19 pads at 725 10th Street also provides transitional housing space for those persons or households in transition from an RV to apartment or home. The Mobile Home Park has obtained state funding to convert to a resident owned park.	Ongoing	Conversion of the Marine Land Mobile Home Park to resident ownership was completed in 2013.
Program 4 Code Enforcement.	responsible for enforcing those sections of the Municipal Code related to property maintenance, including zoning, property maintenance, illegal units, trash container regulations, construction without permits, and sign regulations. The Code Enforcement Officer assists and makes recommendations to other City departments, such as conducting inspections of business licenses, home occupation offenses, and obstructions in	Ongoing	Implementation of the Code Enforcement program was continued.
Program 5 Affordable Housing Development	Investigate the feasibility of expanding CDBG funding and Section 8 rental	Contact nonprofits annually regarding residential	
Outreach and Assistance.	vouchers to qualifying households. If the City is successful in obtaining increased CDBG funding and/or expanding Section 8 rental vouchers for residents, this information will be posted in the Community Center, on the City's website, in handouts provided in the information kiosk in the City Hall lobby, and in the local library. Brochures will also be provided to local service clubs including the local "Meals on Wheels" program, local dial-a- ride service, the local recreation center, and emergency shelters in the area.	development opportunities	The City continued to provide information in support of CDBG and Section 8 programs. No developers have expressed interest in pursuing affordable housing development.
Program 6 Fair Housing.	Provide assistance to local fair housing organizations to address complaints regarding housing discrimination within the City and provide counseling in landlord/tenant disoutes	Ongoing	The City continued to promote fair housing.
Program 7 Zoning for Special Needs and Affordable Housing.	Continue to monitor changes in state law regarding regulations related to persons with special needs and affordable housing.	Ongoing	The City continued to monitor state law regarding special needs and affordable housing.
Program 8 Facilitate Efficient Use of Sites that Allow High-Density Residential Development.	Facilitate affordable housing development on sites that allow high-density residential development including reducing constraints posed by small lot sizes.	Ongoing	The City continued to encourage affordable housing development; however, no inquiries have been submitted.
Program 9 Sustainable Housing Development	In 2013 the City embarked on a comprehensive update to the General Plan. One of the primary themes of the new General Plan will be community sustainability. As part of the General Plan update, state-of-the-art options to improve sustainability and energy conservation will be reviewed, and those that are appropriate for Hermosa Beach will be pursued. New initiatives related to residential development will be incorporated into the Housing Element, as appropriate. Policies to be considered as part of the General Plan update include	General Plan adoption in 2016 and ongoing implementation	In 2017 the General Plan update was adopted.
	Facilitate Sustainable Housing Development		
	Continue to provide incentives to encourage green building. Develop a green building program, including incentives, addressing expansions and upgrades to the existing residential stock Encourage and facilitate renewable energy use and production at home.* Continue to implement solar and wind		
	energy ordinances. • Continue to implement CEC's Building Energy Efficiency Standards and explore strategies to achieve greater efficiencies above existing standards.		

	Encourage use of local and/or recycled
	building materials.
	Continue to implement water
	conservation and water efficient landscape
	ordinances.
	Continue to monitor energy and water
	use in the city and investigate programs to
	conserve these scarce natural resources.
	Amend the Municipal Code as
	appropriate to support improved
	environmental performance of existing and
	new residential development.
	Incorporate Sustainable Design into New
	Development
	Achieve enhanced energy efficiency
	through use of passive and active solar
	strategies.
	Encourage residential development near
	public transportation and existing
	infrastructure.
	Incorporate high levels of internal and
	external connectivity to promote a variety
	of travel options.
	or varies desired.
	pedestrians, bicyclists and drivers from
	residential areas to local community
	destinations and reichborhood centers.
	ues intrauous and retainion centers
	canopy, native vegetation, and pervious
1	canopy, naive vegetation, and pervious surfaces.
	Sunaces.
L	

			Com		Tabl		- CC Contine CE04E 7		
	Project I	dentifier	Com	mercial Developr		cted as Part of Agree	o GC Section 65915.7	Description of Commercial	Commercial Development Bonus
							Development Bonus	Date Approved	
	1					2	3	4	
ΑΡΝ	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start	Data Entry Below								

### ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

JurisdictionHermosa BeachReporting Period2018(Jan. 1 - Dec. 31)

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

#### Table F Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2) This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2). Units that Count Towards RHNA <sup>+</sup> Units that Do Not Count Towards RHNA<sup>+</sup> Note - Because the statutory requirements severly limit what can be counted, please contact HCD to receive the password that will enable you Listed for Informational Purposes Only The description should adequately document how to populate these fields. Activity Type each unit complies with subsection (c)(7) of Government Code Section 65583.1<sup>+</sup> Extremely Low-**Extremely Low-**Very Low-TOTAL Income<sup>+</sup> **UNITS<sup>+</sup>** Income<sup>+</sup> Very Low-Income<sup>+</sup> Low-Income<sup>+</sup> TOTAL UNITS<sup>+</sup> Income<sup>+</sup> Low-Income<sup>+</sup> Rehabilitation Activity Preservation of Units At-Risk Acquisition of Units Total Units by Income

Jurisdiction	Hermosa Beach	
Reporting Year	2018	(Jan. 1 - Dec. 31)

	Entitled Units Summ	harv
Inco	me Level	Current Year
	Deed Restricted	0
Very Low	Non-Deed Restricted	0
	Deed Restricted	0
Low	Non-Deed Restricted	0
	Deed Restricted	0
Moderate	Non-Deed Restricted	5
Above Moderate		10
Total Units		15

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

Submitted Applications Summary	
Total Housing Applications Submitted:	16
Number of Proposed Units in All Applications Received:	36
Total Housing Units Approved:	34
Total Housing Units Disapproved:	2

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

Units Constructed - SB 35 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

Cells in grey contain auto-calculation formulas