

## Please Start Here

General Information	
Jurisdiction Name	Hermosa Beach
Reporting Calendar Year	2018
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## 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 [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov).*

**2. Email** - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and to OPR at [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov). Please send the Excel workbook, not a scanned or PDF copy of the tables.

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(CCR Title 25 §6202)

Note: + Optional field

<b>Jurisdiction</b>	Hermosa Beach	
<b>Reporting Year</b>	2018	(Jan. 1 - Dec. 31)

## Housing Development Applications Submitted

[illegible]

Jurisdiction	Hermosa Beach
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Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income 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
Very Low	Deed Restricted	1											1
	Non-Deed Restricted												
Low	Deed Restricted	1											1
	Non-Deed Restricted												
Moderate	Deed Restricted											2	
	Non-Deed Restricted							2					
Above Moderate								10				10	
Total RHNA		2											
Total 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

[illegible]

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Hermosa Beach
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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 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.	The Code Enforcement Program is 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 public right-of-way.	Ongoing	Implementation of the Code Enforcement program was continued.
Program 5 Affordable Housing Development Outreach and Assistance.	Investigate the feasibility of expanding CDBG funding and Section 8 rental 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.	Contact nonprofits annually regarding residential 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 disputes.	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.		
	• Provide direct and safe connections for pedestrians, bicyclists and drivers from residential areas to local community destinations and neighborhood centers.		
	• Preserve and enhance existing tree canopy, native vegetation, and pervious surfaces.		





ANNUAL ELEMENT PROGRESS REPORT  
*Housing Element Implementation*

(CCR Title 25 §6202)

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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).									
Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 <sup>+</sup>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

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Entitled Units Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	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	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

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