

Please Start Here

General Information	
Jurisdiction Name	Hermosa Beach
Reporting Calendar Year	2019
Contact Information	
First Name	Ken
Last Name	Robertson
Title	Community Development Director
Email	krobertson@hermosabeach.gov
Phone	3103180242
Mailing Address	
Street Address	1315 Valley Drive
City	Hermosa Beach
Zipcode	90254

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.

v 12_23_19

Jurisdiction	Hermosa Beach	
Reporting Year	2019	(Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**Table A
Housing Development Applications Submitted**

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes		
1				2	3	4	5								6	7	8	9	10	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA, SFD, 2 to 4, 5+, ADU, MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*	
Summary Row: Start Data Entry Below							0	0	0	0	0	4	0	0	25	29	29	0	0	
	4181-023-013	241 27th St			SFD	O	01/23/2020								1	1	1	0	No	
	4188-031-008	634 5th St			2 to 4	O	02/07/2020								2	2	2	0	No	
	4182-006-003	1918 The Strand			SFD	O	02/25/2019								1	1	1	0	No	
	4187-014-049	519 8th St			SFD	O	02/25/2019								1	1	1	0	No	
	4169-035-010	2709 El Oeste St			ADU	O	03/14/2019						1		1	1	0	No		
	4181-034-004	3435 Hermosa Ave			SFD	O	04/09/2019								1	1	1	0	No	
	4182-017-001	2141 Circle Dr			SFD	O	04/16/2019								1	1	1	0	No	
	4181-018-015	3205 Highland Ave			SFD	O	04/17/2019								1	1	1	0	No	
	4169-028-019	701 Longfellow Ave			SFD	O	04/30/2019								1	1	1	0	No	
	4185-006-016	625 15th St			2 to 4	O	05/01/2019								2	2	2	0	No	
	4183-013-031	1516 Bayview Dr			SFD	O	05/29/2019								1	1	1	0	No	
	4183-010-020	1648 Palm Dr			SFD	O	06/03/2019								1	1	1	0	No	
	4181-022-006	221 28th St			SFD	O	06/19/2019								1	1	1	0	No	
	4185-011-006	850 14th St			SFD	O	06/26/2019								1	1	1	0	No	
	4181-037-009	2654 The Strand			SFD	O	08/20/2019								1	1	1	0	No	
	4183-022-001	1947 Valley Park Ave			SFD	O	08/27/2019						1		1	1	0	No		
	4181020212	502 Longfellow Ave			SFD	O	10/10/2019								1	1	1	0	No	
	4181029015	150 31 st ST			SFD	O	10/15/2019								2	1	1	0	No	
	4185010044	421 Monterey Blvd			2 to 4	O	10/23/2019						1		2	3	3	0	No	
	4181034001	3411 The Strand			SFD	O	11/04/2019								1	1	1	0	No	
	4169033013	2820 Ambry Pl			SFD	O	11/06/2019								1	1	1	0	No	
	4169034006	2957 La Carlita			SFD	O	11/07/2019								1	1	1	0	No	
	4188009031	309 Bayview Dr			SFD	O	11/18/2019								1	1	1	0	No	
	4188002034	43 Hermosa Ave			SFD	O	12/03/2019								1	1	1	0	No	
	4188002034	43 Hermosa Ave			ADU	O	12/03/2019						1		1	1	0	No		
	4184019012	2440 Ardmore Ave			SFD	O	12/23/2019								1	1	1	0	No	
	4185019014	1504 Prospect Ave			SFD	O	12/24/2019								1	1	1	0	No	
	4187026024	645 10th St			2 to 4	O	12/26/2019								1	1	1	0	No	

Jurisdiction	Hermosa Beach	
Reporting Year	2019	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
 Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	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			3	
	Non-Deed Restricted							1					
Above Moderate								10	27			37	
Total RHNA		2											
Total Units								11	29			40	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

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction		Hermosa Beach	
Reporting Year		2019 (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 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 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 the following:	General Plan adoption in 2016 and ongoing implementation	In 2017 the General Plan update was adopted.

Jurisdiction	Hermosa Beach	
Reporting Period	2019	(Jan. 1 - Dec. 31)

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									
Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
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 Below									

Jurisdiction	Hermosa Beach	
Reporting Period	2019	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

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)(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 ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ 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 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

Jurisdiction	Hermosa Beach	
Reporting Year	2019	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability 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	2
	Non-Deed Restricted	0
Above Moderate		27
Total Units		29

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

Housing Applications Summary	
Total Housing Applications Submitted:	28
Number of Proposed Units in All Applications Received:	29
Total Housing Units Approved:	29
Total Housing Units Disapproved:	0

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