

Appendix A: Review of Past Accomplishments

The City’s accomplishments in implementing the fifth cycle (2013-2021) Housing Element are summarized in this Appendix.

Effectiveness in Addressing Special Needs: With limited funding, the City had to discontinue its Deferred Payment Loan and Handyperson programs. Prior to its discontinuation, the Handyperson program benefitted many senior households. With limited, funding, the Mobility Access/Emergency Repair program is the only remaining rehabilitation assistance program offered by the City. This program primarily benefits seniors and disabled households. The City will pursue additional funding in the future to assist with housing rehabilitation.

The City also utilizes VASH vouchers to house veterans. CDBG funds are also used to assist the homeless. Specifically, the City partnered with the County of Los Angeles to set up a site for pallet shelters, with funding commitments to operate the shelters through June 2022 and an option to extend and expand the operation in the future.

Nevertheless, the extent of special needs in the City far exceeds the City’s funding capacity. The City will continue to pursue additional funding opportunities in the upcoming years.

Review of Past Accomplishments		
Program	Objectives	Effectiveness and Continued Appropriateness
GOAL 1.0: Maintain and enhance the existing viable housing stock and neighborhoods within Redondo Beach.		
Program 1: Deferred Payment Loan Program	<ul style="list-style-type: none"> Annually check the websites of the U.S. Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD) and/or contact staff for potential funding sources and as appropriate apply for eligible programs. As part of the City's Consolidated Plan update, consider the use of CDBG funds as a source of funding for this program. 	<p>Effectiveness: Following the dissolution of redevelopment and annual funding reductions from HUD, the City no longer offers deferred loans. There are a number of active loans from the Loan Program ongoing and as those properties are involved in transactions, the loans are repaid to the City. However, these repayments are not adequate to sustain a viable program.</p> <p>Continued Appropriateness: The City will pursue other funding sources for this activity for housing rehabilitation assistance.</p>

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<p>Program 2: Handyperson Program</p>	<ul style="list-style-type: none"> Annually check the websites of the U.S. Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD) and/or contact staff for potential funding sources and apply for eligible programs. As part of the City's Consolidated Plan update, consider the use of CDBG funds as a source of funding for this program. 	<p>Effectiveness: The City refers handyperson inquiries to local social service and faith-based organizations that periodically provide support to qualifying households in need. The City continues to provide services under the Mobility Access and Emergency Repair Program.</p> <p>Continued Appropriateness: The City will pursue other funding sources for this activity for housing rehabilitation assistance.</p>
<p>Program 3: Mobility Access/Emergency Repair Program</p>	<ul style="list-style-type: none"> Provide services to 10 lower income (including extremely low income) Redondo Beach homeowners each year for a total of 60 households (15 households annually). Promote program to residents through brochures at public counters and information on City website 	<p>Effectiveness: During the 2013-2021 Housing Element period, the City to date has successfully provided assistance to approximately 70 very low- and low-income households under the Mobility Access/Emergency Repair Program using CDBG funds.</p> <p>Continued Appropriateness: This program continues to be appropriate and is included in the 2021-2029 Housing Element Update.</p>
<p>Program 4: Preservation of Affordable Housing at Risk of Converting to Market Rate</p>	<ul style="list-style-type: none"> Monitor the status of Seaside Villa and Heritage Pointe annually. Ensure residents are notified by the property owner once a Notice of Intent to opt out of the Section 8 contract is filed. Contact nonprofit developers with capacity to acquire and manage at-risk projects in Redondo Beach to explore preservation options if a Notice of Intent to opt out of the Section 8 contract is filed. Support funding applications by qualified nonprofit developers to pursue funding at the State and federal levels for preserving existing affordable housing. 	<p>Effectiveness: Opting out of the Section 8 program requires a three-year notice to the tenants. Seaside Villa has opted to enter into a new 5-year contract with HUD for their continued participation in the HUD funded Section 8 program. However, two projects that had affordability covenants due to density bonus and development agreements are no longer deed restricted as affordable housing.</p> <p>Continued Appropriateness: The City will continue to facilitate the preservation of at-risk housing. This program is updated and included in the 2021-2029 Housing Element.</p>

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GOAL 2.0: Assist in the provision of housing that meet the needs of all economic segments of the community.		
Program 5: Section 8 Housing Choice Voucher Program	<ul style="list-style-type: none"> Continue to provide Section 8 vouchers to approximately 467 extremely low and very low income households annually. Petition to HUD for additional funding to assist an increased number of households. Promote program to property owners/landlords to accept Section 8 vouchers. 	<p>Effectiveness: The Redondo Beach Housing Authority (RBHA) provides rental subsidies to 437 Section 8 Voucher Program participants each month. The current goal as outlined in the RBHA's 5 year and 1-year agency plans is to provide assistance to 633 families. As of 2020, there are nearly 4,506 households on the waiting list.</p> <p>Continued Appropriateness: This program remains an important resource for extremely low and very low income households and is included in the 2021-2029 Housing Element Update.</p>
Program 6: Services for the Homeless	<ul style="list-style-type: none"> Continue to provide CDBG funding to agencies that operate emergency shelters, transitional housing, and supportive services for the homeless and persons with special needs. 	<p>Effectiveness: The City continues to utilize CDBG funds to support homeless shelters and provide homeless services. Specifically, the City has provided CDBG funds for the following organizations: Shared Bread and St. Paul's United Methodist Church. Additionally, beginning in 2016, the City initiated a contract with People Assisting The Homeless (PATH) to provide coordinated entry services to those individuals experiencing homelessness and or facing the possibility of homelessness.</p> <p>Redondo Beach is working with HUD-VASH (Housing and Urban Development and Veterans Affairs Supportive Housing) to find permanent housing for homeless veterans. Redondo Beach Housing Authority has a total of 23 veterans housed in Redondo Beach under the HUD-VASH program. The goal of the RBHA is to utilize all 40 VASH vouchers allocated to the City. The City also recently approved, 11/10/20, "Pallet Shelter</p>

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		<p>Transitional Housing" at a location near the Galleria to support the local homeless population. Funding was provided from a combination of Federal, County, and local resources.</p> <p>Continued Appropriateness: This program is included in the 2021-2029 Housing Element Update.</p>
<p>Program 7: Affordable Housing Development</p>	<ul style="list-style-type: none"> Continue to promote the availability of incentives for affordable housing development on the City website. At least every other year, conduct an affordable housing meeting with affordable housing developers and invite proposals from interested developers. Pursue additional State (e.g. State funds for transit-oriented development and infrastructure improvements) and federal funding for affordable development in conjunction with mixed use development on Galleria and Green Line station sites. 	<p>Effectiveness: The City continues to monitor affordable housing development funding through the State Cap and Trade program.</p> <p>The Galleria, a Commercial-Retail/Hotel/Office and Residential Mixed Use Project included the development of 300 residential apartments, with 10% (30 units) very low income deed restricted or 20% (60 units) low income deed restricted has been approved on a property zoned CR (Commercial Regional - allows mixed used residential). Up to 60 of the units are to be set aside as affordable housing. The specific income level of the affordable units will be "very low or low income".</p> <p>Continued Appropriateness: The City will continue to offer incentives for affordable housing. This program is included in the 2021-2029 Housing Element Update.</p>
<p>Program 8: Green Task Force</p>	<ul style="list-style-type: none"> Continue to promote and implement the policies outlined in the Sustainable City Plan, particularly those policies applicable to residential and mixed-use developments. 	<p>Effectiveness: As a result of its Green Task Force, and its Sustainable City Plan, the City continues to track towards the following housing and building recommendations:</p> <p><u>Sustainability:</u> Added the following core value to its Strategic Plan:</p>

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		<p>“Environmental Responsibility. The City incorporates environmentally sustainable practices, policies, and programs and educate the public to preserve our quality of life for future generations.”</p> <p>Support for RBUSD Environmental Programs: City staff conducts regular training programs w/Redondo Beach Unified School District (RBUSD) students on various environmental and sustainable programs regularly applied to development projects by the City.</p> <p><u>Fee Structure:</u> The City Council approved Tier 1 & Tier 2 rebate programs.</p> <p><u>Public Education Program:</u> Green Building consumer education materials are available at the Building counter and on the City's website.</p> <p><u>Historical Specimen Tree Protection:</u> Existing code provides for applications to designate trees as historic landmarks. All trees with trunk sizes over 6" in diameter are eligible.</p> <p><u>High Profile City Projects:</u> LED streetlight fixtures installation completed along Artesia Blvd., the Esplanade, and in Riviera Village.</p> <p><u>Renewable Energy Project Financing:</u> The City Council adopted Resolution to participate in Los Angeles County AB-811 program.</p> <p><u>LEED Standards:</u> North Branch Library certified as LEED Gold Building.</p>

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		<p><u>Staff Training:</u> Staff attended California Building Officials (CALBO) Green workshops.</p> <p><u>Integrated Bicycle Master Plan:</u> On 5/21/13, the City Council approved a letter of agreement with LA Metro for the Bicycle Transportation Plan Implementation Project.</p> <p>Continued Appropriateness: This program continues to be appropriate and is included in the 2021-2029 Housing Element Update.</p>
GOAL 3.0: Provide suitable sites for housing development which can accommodate a range of housing by type, size, location, price, and tenure.		
Program 9: Residential Sites Inventory	<ul style="list-style-type: none"> Maintain an inventory of adequate sites and provide sites information to interested developers Update inventory annually to ensure adequate sites are available to accommodate the City's remaining RHNA. 	<p>Effectiveness: The City has continued to maintain its sites inventory that is adequate to accommodate its RHNA. Additional sites and capacity for the provision of affordable housing have been identified in order to accommodate the City's recently 6th cycle RHNA.</p> <p>Continued Appropriateness: This program is included in the 2021-2029 Housing Element Update.</p>
Program 10: Sites Inventory Monitoring for "No Net Loss"	<ul style="list-style-type: none"> Develop evaluation procedure to implement Government Code section 65863 by July 1, 2014. 	<p>Effectiveness: The City has improved its GIS capability, allowing better correlation with residential sites inventory and building permit data. Additionally for all residential projects proposed for sites included on the City's existing sites inventory list, if the development does not include affordable housing and/or maximum allowable residential density and analysis is included that ensures RHNA capacity can still be accommodated on the remaining sites inventory.</p>

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		Continued Appropriateness: The City will continue to monitor its residential capacity. This program is included in the 2021-2029 Housing Element Update.
Program 11: Small Lot Development/Lot Consolidation	<ul style="list-style-type: none"> • Develop in 2018/2019 appropriate incentives, development standards (such as reduced minimum lot size), and review procedures to facilitate small lot development particularly for MU zone properties. • Develop in 2018/2019 appropriate incentives, development standards, and review procedures to facilitate lot consolidation for affordable housing development. 	<p>Effectiveness: Developers in the City has been able to assemble properties for development and reach an average density that is approaching the maximum density.</p> <p>Continued Appropriateness: The City will continue to monitor its residential standards. This program is included in the 2021-2029 Housing Element Update.</p>
Program 12: Mixed-Use Housing Development	<ul style="list-style-type: none"> • Continue marketing mixed use development and annually conduct marketing events. 	<p>Effectiveness: In 2011, the City amended the land use regulations and development standards related to building height, permitted uses and parking requirements within the Mixed Use (MU) and Regional Commercial (RC) zones. These amendments were intended to ensure that residential uses in the City's mixed use zones were not adversely impacted by adjacent commercial uses.</p> <p>Since 2014, the following mixed use developments have been developed or proposed in the City:</p> <p><u>Legado Mixed Use Project</u> A 115-unit mixed use project has been approved at 1700 S. Pacific Coast Highway. This project is adjacent to Site #1 (Pacific Coast Highway Mixed Use) in the Residential Sites Inventory (discussed below).</p> <p><u>219 Avenue I Mixed Use Project</u> A mixed use project consisting of 12 apartment units and 6,000 square feet of commercial development has</p>

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		<p>been approved on a property zoned MU-3C within the Coastal Zone. Two of the units will be set aside as affordable housing. The specific income level of the affordable units has not been determined. For purpose of this update, moderate income level is assumed.</p> <p><u>Seabreeze Mixed Use Project</u> Similar to the Legado Project discussed above, is a 52-unit residential condominium project with approximately 10,000 square feet of commercial space, currently under construction and also demonstrates the feasibility of intensification along S. Pacific Coast Highway.</p> <p><u>The Galleria Project:</u> This is a Commercial-Retail/Hotel/Office and Residential Mixed Use Project that includes the development of 300 residential apartments, with 10% (30 units) very low income deed restricted or 20% (60 units) low income deed restricted and was approved in 2019 on a property zoned CR (Commercial Regional - allows mixed used residential). Up to 60 of the units are to be set aside as affordable housing. The specific income level of the affordable units will be either "very low or low income".</p> <p>Continued Appropriateness: The Recommended Land Use Plan for the General Plan update emphasizes the Residential Overlay for increased residential development capacity.</p>
<p>Program 13: Transit-Oriented Development</p>	<ul style="list-style-type: none"> The City of Redondo Beach will be reviewing and refining the Model TOD Ordinance as part of their General Plan Land Use Element update. 	<p>Effectiveness: The City has reviewed zoning designations in proximity to the existing Green Line station at Marine Avenue and the future Green Line station planned near the Galleria development and is</p>

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		proposing to increase residential densities in these areas. Continued Appropriateness: The concept of TOD is incorporated into the City's Recommended Land Use Plan for the General Plan update.
GOAL 4.0: Mitigate any potential governmental constraints to housing production and affordability.		
Program 14: Amendments to the Zoning Ordinance	<ul style="list-style-type: none"> Annually review the Zoning Ordinance to identify potential constraints and amend the Zoning Ordinance as necessary. 	<p>The City's <u>Accessory Dwelling Units</u> ordinance with updated in 2019 and again in 2020 to be consistent with recent changes in State Housing Law. Additionally the City adopted an <u>Emergency Shelters Ordinance</u> in 2017.</p> <p><u>Planned Zoning Ordinance Amendments</u> to address/update specific provisions for Transitional Housing and Supportive Housing are forthcoming in conjunction with the Zoning Ordinance update to implement the updated General Plan.</p> <p>Continued Appropriateness: Additional amendments to the City's Zoning Ordinance are included in the 2021-2029 Housing Element Update.</p>
Program 15: Monitoring the Effect of Article 27 of the City Charter (Measure DD)	<ul style="list-style-type: none"> Annually review the level of development activities in high density residential and mixed use areas and ensure that there is an adequate supply of sites to accommodate the RHNA. Monitor development trends and applications for rezoning where Measure DD is triggered to assess if such trends warrant a review of Measure DD. 	<p>Effectiveness: There have not been any applications for rezoning where Measure DD has been triggered except for the provision/allowing a 98-Unit Assisted Living Facility on a property zoned P-CF. The subject property in this case was granted the zone change and the ballot measure passed. This facility has now been constructed and is fully operational.</p> <p>Continued Appropriateness: This program is included in the 2021-2029 Housing Element Update.</p>
GOAL 5.0: Continue to promote equal housing opportunity in the City's housing market regardless of age, race, color, sex, marital status, familial		

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status, national origin, ancestry, religion, sexual orientation, source of income or any other arbitrary factors.		
Program 16: Fair Housing Program	<ul style="list-style-type: none"> Continue to contract with a fair housing service provider to provide fair housing and tenant/landlord services. Promote fair housing awareness in City newsletter and website. 	<p>Effectiveness: As a CDBG entitlement jurisdiction, the City continues to utilize CDBG funds to support the Housing Rights Center which provides fair housing services for residents and landlords.</p> <p>Additionally, the City adopted a Resolution in late 2019 to effectively stay any evictions prior to the States enactment of Rent Control.</p> <p>Continued Appropriateness: This program is included in the 2021-2029 Housing Element Update.</p>

Summary of Quantified Objectives and Accomplishments (2013-2021)						
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Objectives						
New Construction	186	186	223	238	564	1,397
Rehabilitation	0	4	16	40	0	60
Section 8	233	234	0	0	0	467
Preservation of At-Risk Units	0	68	41	0	0	109
Accomplishments						
New Construction (Remaining RHNA)	0	2	40	2	515	559
Rehabilitation	30	30	10	0	0	70
Section 8	233	234	0	0	0	467
Preservation of At-Risk Units	0	68	41	0	0	109
<i>Income distribution of rehabilitation accomplishments is estimate only as seniors and disabled are presumed to be very low income without the need for income verification under the CDBG program.</i>						