

APR 01 2011

## Department of Housing and Community Development

### ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: Torrance

Mailing Address: 3031 Torrance Boulevard, Torrance CA 90503

Community Development Department

Contact Person: Kevin Joe Title: Planning Associate

Phone: 310-618-5990 FAX: 310-618-5829 E-mail: kjoe@TorranceCA.gov

Reporting Period by Calendar Year: from January 2010 to December 2010

These forms and tables, (see sample – next page) 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 (Government Code Section 65400) at the addresses listed below:

**Department of Housing and Community Development**

Division of Housing Policy Development

P.O. Box 952053

Sacramento, CA 94252-2053

-and-

**Governor's Office of Planning and Research**

P.O. Box 3044

Sacramento, CA 95812-3044

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

Jurisdiction City of Torrance  
 Reporting Period 01/01/2010 - 12/31/2010

**Table A**  
**Annual Building Activity Report Summary - New Construction**  
**Very Low-, Low-, and Mixed-Income Multifamily Projects**

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1 Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure R=Renter O=Owner	4 Affordability by Household Incomes				5 Total Units per Project	5a Est. # Infill Units*	6 Assistance Programs for Each Development See Instructions	7 Deed Restricted Units See Instructions	8 Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.	
			Very Low-Income	Low-Income	Moderate-Income	Above-Moderate-Income						
18413-15 Mansel Ave. 2-4	O					2	2					
2214 Andreo Ave. SU	R			1			1					
1305 Greenwood Ave. SU	R			1			1					
24232 Adolph Ave. SU	R			1			1					
2303 Jefferson St. 5+	O					17	17					
1810 Gramercy Ave. SU	R			1			1					
1922 Plaza del Amo 2-4	R					3	3					
1831 Cabrillo Ave. 2-4	R					3	3					
(9) Total of Moderate and Above Moderate from Table A3				0		8	8					
(10) Total by income Table A/A3					4	33	37					
(11) Total Extremely Low-income Units*												

\* Note: These fields are voluntary

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

Jurisdiction City of Torrance  
Reporting Period 01/01/2010 - 12/31/2010

**Table A2  
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) 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	
(1) Rehabilitation Activity			87	87	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	87	87	

\* Note: This field is voluntary

**Table A3  
Annual building Activity Report Summary for Above Moderate-Income Units  
(not including those units reported on Table A)**

No. of Units Permitted for Moderate	Unit Type					6. Total	7. Number of Infill units*
	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes		
No. of Units Permitted for Above Moderate	8					8	

\* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Torrance  
Reporting Period 01/01/2010 - 12/31/2010

Table B

### Regional Housing Needs Allocation Progress

#### Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2008	2009	2010	2011	2012	2013	2014	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted											468
	Non-deed restricted											
Low	Deed Restricted											292
	Non-deed restricted											
Moderate	Deed Restricted											305
	Non-deed restricted	2	1	4							7	
Above Moderate		50	28	33							111	645
Total RHNA by COG. Enter allocation number:											1,828	
Total Units		52	29	37							118	1,710
Remaining Need for RHNA Period												

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

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

Jurisdiction City of Torrance  
Reporting Period 01/01/2010 - 12/31/2010

Table C  
Program Implementation Status

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
Adequate sites	provide appropriate land use designations & inventory of suitable sites for residential development	2010	Land Use Map and inventory completed
Mixed Use Development	provide opportunities for housing integrated with commercial	on-going	The City will encourage & incentivize multi-family residential units as part of a mixed-use development where appropriate
Affordable Housing Development	provide financial & technical assistance for the creation of affordable housing	on-going	This program is viable as long as housing set aside funds are in existence
Rental Assistance Programs	provide rental assistance & Section 8 vouchers to qualified households	on-going	The City provides subsidies for 139 units and vouchers to approximately 585 households
Homeownership Education	educate & disseminate information to the public to facilitate home ownership	on-going	The City distributes pamphlets at public counters for first-time home buyers
Land Use Code Housing Types	update the Code to accurately reflect residential use that are permitted and conditionally permitted in all zones	2011	The City is in the process of pursuing a grant to help fund the Land Use Code update
Extremely Low Income & Special Needs Housing	facilitate the development of emergency & transitional housing	2011	The M-2 Zone will be evaluated for the inclusion of emergency shelters as a by right use as part of the Land Use Code update
Water & Sewer Service Providers	provide copy of the Housing Element to water & sewer service providers	2010	completed
Multi-Housing Provisions	evaluate development standards for multi-family housing	on-going	Periodically assess development standards and revise standards as appropriate
Home Rehabilitation & Improvement Programs	provide low/no interest loans for rehabilitation & repairs for low income households, senior & disabled residents	on-going	The programs will be administered as Redevelopment funding allows
Preservation of Affordable Rental Housing	preserve 112 affordable units at risk of converting to market rents	on-going	The City will consult the property owners of these at risk units to gauge the likelihood of conversion & seek to find a qualified entity to acquire properties to maintain affordability

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Torrance  
 Reporting Period 01/01/2010 - 12/31/2010

Reasonable Accommodations	provide reasonable accommodations to rules, policies & procedures to allow individuals with disabilities equal housing opportunities	2010	The City will establish a process & procedures by which reasonable accommodation requests will be handled
Land Use Code Definitions	revise the definition of family in Code to be flexible for variety of household types	2010	The definition will be amended to be consistent with State & Federal laws as part of the Land Use Code update
Enforce Fair Housing Law	educate & promote fair housing protections to participants of the rental assistance programs	on-going	The City will continue to enforce and abide by fair housing laws, increase awareness of fair housing protections, & provide assistance to victims of housing discrimination

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

Jurisdiction City of Torrance  
Reporting Period 01/01/2010 - 12/31/2010

General Comments: